



COUNCIL MINUTES

February 24, 2025

The City Council of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on February 24, 2025, at 6:04 p.m.

COUNCIL PRESENT

Mark Freeman
Scott Somers
Rich Adams
Jennifer Duff
Alicia Goforth
Francisco Heredia
Julie Spilsbury

COUNCIL ABSENT

None

OFFICERS PRESENT

Christopher Brady
Holly Moseley
Jim Smith

Mayor's Welcome.

Mayor Freeman conducted a roll call.

Invocation by Pastor Richard Cornejo with Victory Outreach Mesa.

Pledge of Allegiance was led by Mayor Freeman.

There were no awards, recognitions, or announcements.

1. Take action on all consent agenda items.

All items listed with an asterisk (*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember or citizen requests, in which event the item will be removed from the consent agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to the City Clerk prior to the Council's vote on the consent agenda.

It was moved by Councilmember Spilsbury, seconded by Councilmember Duff, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth–Heredia–Spilsbury

NAYS – None

Carried unanimously.

*2. Approval of minutes of previous meetings as written.

Minutes from January 9, January 27, January 30 and February 3, 2025, Study Sessions; and February 3, 2025, Regular Council meeting.

3. Take action on the following contracts:

*3-a. State Route 202 Red Mountain Shared Use Path - Project Design, Bid, and Build. **(District 5)**

This project is for approximately 1.4 miles of pedestrian and bicycle connectivity throughout the area and will give access to the Hawes Trails System. It includes solar powered pathway lights, landscaping, benches, a new crosswalk at the north section of the State Route 202 and Power Road intersection, and a traffic signal at the intersection of Power Road and Redmont Drive.

Staff recommends awarding a contract to Lincoln Constructors, Inc. in the amount of \$3,408,389.20, and authorizing a change order allowance in the amount of \$340,838.92 (10%), for a total authorized amount of \$3,749,228.12. This project is funded by Street Bonds and Local Street Sales Tax, of which 94.3% will be reimbursed by the federal grant under the Federal Highway Administration Transportation Alternatives - Maricopa Association of Governments program.

*3-b. Police Department Headquarters Building Renovation, Construction Manager at Risk (CMAR), Guaranteed Maximum Price. (GMP) No. 1 of 1. **(District 4)**

The existing building is approximately 50 years old. It was constructed in 3 phases over a 20-year period starting in 1974. The building infrastructure is at end-of-life and needs to be replaced. This includes mechanical, electrical, plumbing, and life safety. Elevator refurbishment and backup power enhancements are also needed. The building configuration does not meet the needs of the department and is not conducive to a customer friendly environment.

This renovation project will include a full removal and replacement of infrastructure and interior walls. The interior stairwells will be relocated to exterior positions and the current elevators will be refurbished, with the staff elevator extended to the fourth floor. Community space will be added to both the exterior and interior of the building. The lobby will be expanded, allowing for improved customer service and the ability to hold private conversations between residents and staff. Floor configurations will allow for synergies of divisions and access to employee support areas.

The renovation of the holding facility and the in-custody court are included. This phase of the basement renovation will address safety and volume issues with a better flow of detainees and staff throughout the space. Separate entrances and exits to both the holding area and the court area are included.

Staff recommends awarding a contract to Willmeng Construction, Inc. in the amount of \$53,450,000 (GMP), and authorizing a change order allowance in the amount of \$2,672,500 (5%), for a total authorized amount of \$56,122,500. This project is funded by 2022 Public Safety Bonds and Public Safety Sales Tax.

*3-c. Sloan Park Women's Locker Room and Performance Lab - Construction Manager At Risk (CMAR), Guaranteed Maximum Price. (GMP) No. 1 of 1. **(District 3)**

This project includes the addition of a women's locker room, a performance hitting and pitching lab, and the addition of motion capture technology to analyze and improve pitching and batter performance.

Staff recommends awarding a contract to M A Mortenson Company in the amount of \$16,000,000 (GMP), and authorizing a change order allowance in the amount of \$800,000 (5%), for a total authorized amount of \$16,800,000. This project is funded by the Capital General Fund.

- *3-d. Three-Year Term Contract with Two-Year Renewal Options for Water Reclamation Polymer for the Water Resources Department. **(Citywide)**

This contract will provide Polymer for use in the wastewater solids dewatering process to enhance the removal of suspended solids and contaminants from the wastewater.

A committee representing the Water Resources Department and Procurement Services evaluated responses and recommends awarding the contract to the highest scored proposal from Solenis, LLC at \$1,300,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *3-e. Three-Year Term Contract with Two-Year Renewal Options for APG Neuros Aeration Blower Parts and Services for the Water Resources Department (Sole Source). **(Citywide)**

This contract will provide an authorized vendor to maintain and repair the City's APG-Neuros blowers. The vendor will provide parts, equipment and maintenance, and repair services for the Southeast Water Reclamation Plant (SEWRP). APG-Neuros blowers play a crucial role in wastewater treatment by enhancing the aeration process, which improves treatment efficiency. Proper aeration is essential for breaking down organic matter and ensuring the treated wastewater meets environmental standards.

A committee representing the Water Resources Department and Procurement Services evaluated responses and recommend awarding the contract to the single, responsive, and sole source vendor, APGN, Inc., at \$150,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *3-f. Ten-Month Use of a Cooperative Contract for Water and Wastewater Industrial Plumbing Supplies for the Water Resources Department. **(Citywide)**

This contract will provide pipe, fittings, valves, backflow devices, and other related products and equipment for the City's Water and Wastewater treatment facilities.

The Water Resources Department and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with Copperstate Bolt & Nut Company; Ferguson Enterprises, Inc.; and Best Plumbing Specialties, Inc. at \$150,000 based on estimated requirements.

- *3-g. Three-Year Term Contract with Eight One-Year Renewal Options for One Total Trihalomethane Online Analyzer with Annual Maintenance and Support for the Water Resources Department (Single Response). **(Citywide)**

A Total Trihalomethane (TTHM) Analyzer is used to measure the concentration of trihalomethanes in drinking water. The analyzer will be used to take process samples onsite and produce results for water plant operators to confirm treatment decisions.

A committee representing the Water Resources Department and Procurement Services evaluated response and recommend awarding the contract to the single, responsive, and responsible vendor, Aqua Metrology Systems Limited at \$130,000 for Year One and \$30,000 annually for the annual maintenance and support for Years Two through Eleven.

- *3-h. Dollar Limit Increase to the Term Contract for Lubricants, Oils, and Grease for the Water Resources and Fleet Services Departments. **(Citywide)**

This contract is for the purchase of lubricants, oil, and grease for the maintenance of pumps, motors, and other equipment located at the City's various water and wastewater treatment facilities. The reason for this increase is to add the Fleet Services department to the contract.

The Water Resources and Fleet Services Departments and Procurement Services recommend increasing the dollar limit with Reladyne West, LLC; Colorado Petroleum Products Company dba Arizona Petroleum; and Senergy Petroleum, LLC by \$300,000, from \$90,000 to \$390,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *3-i. Four-Month Term Use of a Cooperative Contract for General Motors Original Manufacturer Auto and Light Duty Truck Parts for the Fleet Services Department. **(Citywide)**

These parts are needed to support Mesa's fleet of sedans, light-duty trucks, and vans. These parts are installed by Fleet Services Department staff. Procurement Services solicited for these products, but the solicitation was canceled due to General Motors no longer accepting the pricing methodology used in the solicitation. The solicitation has been revised and republished. The State of Arizona cooperative contract is needed to bridge the gap between the end of the current contract and the award of a new contract.

The Fleet Services Department and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with Courtesy Chevrolet at \$350,000, through June 30, 2025, based on estimated requirements.

- *3-j. Twenty-Eight Month Term Use of a Cooperative Contract with Renewal Options for Bridgestone and Goodyear Tires for the Materials and Supply Warehouse (for Fleet Services and Mesa Fire and Medical Departments). **(Citywide)**

This contract provides Bridgestone tires, primarily large tires for heavy-duty vehicles such as solid waste trucks and fire apparatus. Different brands of tires are required to meet the needs of varying vehicles and applications and to match existing tires on vehicles and equipment. This contract also provides Goodyear which include emergency vehicle tires.

The Business Services Department and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with Southern Tire Mart, LLC and Goodyear Tire and Rubber Co. at \$1,612,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *3-k. Use of a Cooperative Contract for One Aircraft Rescue and Fire Fighting Vehicle and One Platform Aerial Ladder Truck (Replacements) for the Mesa Fire and Medical Department. **(Citywide)**

The Mesa Fire and Medical Department is requesting an E-One TITAN 4X4 Aircraft Rescue and Fire Fighting Vehicle. This vehicle will provide airport rescue services at Mesa Falcon Field. The Department also requests an E-One 95' aerial platform to provide life and property-saving services to the citizens of Mesa. Both vehicles will replace older units that have met the end of their useful life and are part of the City's capital replacement schedule.

The Mesa Fire and Medical Department and Procurement Services recommend authorizing the purchase using the Sourcewell cooperative contract with Rev Group, Inc. at \$3,703,000, based on estimated requirements. This purchase is funded by the 2022 Public Safety Bonds.

- *3-l. One-Year Term Contract with Four-Year Renewal Options for Industrial Building, Plumbing, Electrical and HVAC Materials for the Materials and Supply Warehouse (for Citywide Departments). **(Citywide)**

This contract will establish a list of qualified, pre-approved contractors, who will respond to requests for quotes for industrial building, plumbing, electrical, and HVAC materials. Supplies will include but not be limited to gaskets, tees, bolts, washers, ball valves, fittings, connectors, conduit, brackets, latches, welding supplies, couplings, padlocks, and tools such as hammers, pliers, and shovels.

Business Services and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders, Best Plumbing Specialties, Border States Industries, Inc., and Tri Pacific Supply, Inc. at \$782,000 based on estimated requirements.

- *3-m. Nine-Month Term Use of a Cooperative Contract with Renewal Options for Locks, Door Hardware, and Related Parts and Services for the Facilities Management Department. **(Citywide)**

This contract provides locks, door hardware, and other parts to be used when performing repairs or replacements in City facilities.

The Facilities Management Department and Procurement Services recommend authorizing the purchase using the 1GPA (Government Procurement Alliance) cooperative contract with Intermountain Lock and Security Supply dba IML Security Supply at \$175,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *3-n. Three-Year Term Contract with Two-Year Renewal Options for Pavement Preservation Materials for the Transportation Department. **(Citywide)**

This contract will provide pavement preservation materials (terminal blend rubber modified asphaltic emulsion and emulsified asphalt) for the Transportation Department's in-house crews to effectively maintain the City's roadways and extend the life of the pavement. These materials represent the first line of pavement preservation as well as the base materials for more complex treatments such as slurry seal. Both materials are used for different distresses on the streets as needed.

The Transportation Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders, Ergon Asphalt & Emulsions, Inc. and Main Street Materials, Inc. at \$1,805,000 annually, with an annual increase allowance of up to 5% based on the markets identified in the contract.

- *3-o. Thirteen-Month Term Use of a Cooperative Contract for Replacement Shade Structures, Canopies, and Parts and Services for Shade Structures for the Parks, Recreation and Community Facilities Department. **(Citywide)**

This contract will be used to purchase replacement shade structures, canopies, and parts/services for shade structures in City parks, basins, pools, and sports complexes.

The Parks, Recreation and Community Facilities Department and Procurement Services recommend authorizing the purchase using the Mohave cooperative contract with USA Shade and Shade 'N Net at \$550,000 for the term.

4. Take action on the following resolutions:

- *4-a. Approving and authorizing the submission of grant applications by the City of Mesa Police Department to the Arizona Governor's Office of Highway Safety for FY 2026 grant funds in the amount of \$324,000 and authorizing the City Manager to negotiate and accept the Governor's Office Highway Safety contracts. **(Citywide)** – Resolution No. 12328
- *4-b. Approving and authorizing the City Manager to extend Natural Gas Transportation Service Agreement FT2AE000 with El Paso Natural Gas Company, LLC., a Kinder Morgan Company, for a fifty-years Supply Period. **(Citywide)** – Resolution No. 12329
- *4-c. Extinguishing a portion of two 20-foot public utility and facilities easements and a portion of a 15-foot easement for public utilities located at 139 North Dobson Road, to accommodate a new multi-family development, requested by the property owner. **(District 3)** – Resolution No. 12330

5. Discuss, receive public comment, and take action on the following ordinances:

- *5-a. ZON24-00891 "Encanto by Blandford Homes." 11.25± acres located approximately 1,550 feet east of the southeast corner of North Lindsay Road and East Encanto Street. Rezone from Single Residence-9 (RS-9) to Single Residence-7 with a Planned Area Development Overlay (RS-7-PAD) for a single residence subdivision. Central Christian Church of Mesa, owner; Sean Lake, Pew & Lake, PLC, applicant. **(District 1)** – Ordinance No. 5929

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 6-0)

- *5-b. ZON24-00469 "Recker Gardens." 4.5± acres located approximately 630 feet east of the southeast corner of South Recker Road and East Main Street. Rezone from Multiple Residence-3 with a 'U' designation and a Planned Area Development Overlay (RM-3U-PAD) to Multiple Residence-4 with Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a multiple residence development. BFH Holdings LLC, owner; David Bohn, BFH Group, applicant. **(District 2)** – Ordinance No. 5930

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 6-0)

- *5-c. ZON24-00818 "Palm Gateway." 36± acres located approximately 3,300 feet east of the northeast corner of South Sossaman Road and East Pecos Road. Rezone from Employment Opportunity (EO) to General Industrial (GI). LPC Mesa Gateway LP, owner; Brad Cushard, Logistics Properties Company, applicant. **(District 6)** – Ordinance No. 5931

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 6-0)

- *5-d. Amending Table 1 entitled Mesa Development Impact Fees in Mesa City Code, Title 5, Chapter 17 to remove the Water Impact Fee Category column to confirm the discontinuation of this fee. – Ordinance No. 5932

Items not on the Consent Agenda

6. Introduction of the following ordinance and setting March 3, 2025, as the date of the public hearing on this ordinance:

- 6-a. ZON24-00638 "Lofts at 121." 3± acres located at 121 and 129 North Beverly, approximately 881 feet north of the northeast corner of East Main Street and North Beverly. Rezone from Single Residence-6 (RS-6) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a 68-unit multiple residence development. Lofts at 121 LLC, owner; Tim Boyle, Atmosphere Architects, applicant. **(District 4)** – Ordinance No. 5933

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 5-0)

It was moved by Vice Mayor Somers, seconded by Councilmember Duff, that Zoning Case No. ZON24-00638 be continued to the March 17, 2025, Regular Council meeting.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth–Heredia–Spilsbury

NAYS – None

Carried unanimously.

7. Items from citizens present.

David Winstanley, a Mesa resident, addressed the Council regarding the City of Mesa (COM) budget approval process, and requested that the process includes citizen input.

Michael Peyron, a representative for GreenPharms Dispensary in Mesa, commented on City Ordinance No. 5601, which prohibits marijuana delivery in the COM. He encouraged the Council

to approve a text amendment to allow medical marijuana delivery and highlighted the potential benefits.

Scott Ouelette, a Mesa resident, spoke in support of the COM maintaining bipartisanship and diversity.

8. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:23 p.m.

MARK FREEMAN, MAYOR

ATTEST:

HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting of the City Council of Mesa, Arizona, held on the 24th day of February 2025. I further certify that the meeting was duly called and held and that a quorum was present.

HOLLY MOSELEY, CITY CLERK

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