

Monday, May 18, 2026
5:45 PM



City Hall
20 East Main Street¹

City Council Agenda

Mark Freeman
Mayor

Rich Adams
Councilmember, District 1

Dorean Taylor
Councilmember, District 2

Francisco Heredia
Councilmember, District 3

Jennifer Duff
Councilmember, District 4

Alicia Goforth
Councilmember, District 5

Scott Somers
Vice Mayor, District 6

DECORUM: The public is encouraged to attend City Council meetings in person or electronically. All persons attending the meeting are asked to observe the rules of politeness, propriety, decorum, and good conduct. Disrupting the meeting may result in being asked to leave or being removed from the building.

ACCESSIBILITY: The City is committed to making its public meetings accessible to persons with disabilities. For special/reasonable accommodations please contact the City Manager's Office at (480) 644-3333 or AZRelay 7-1-1 at least 48 hours in advance of the meeting.

SERVICIOS EN ESPAÑOL: Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al (480) 644-2767.

PARTICIPATION: Members of the public may address the City Council on a specific agenda item or during "Items from Citizens Present." To speak in person, submit a request to speak before the scheduled start time of the meeting using the kiosks in the lobby or through the City Clerk's webpage (scan the QR code posted in the lobby). Only one request per person, per item, may be submitted. When called, please come to the lectern and state your name and district for the record. Comments on agenda items should relate to the item under consideration. During "Items from Citizens Present," up to three speakers may address general issues within the City Council's jurisdiction; Councilmembers generally may not discuss or take legal action on matters raised by speakers that are not listed on the agenda.

Comments are generally limited to three minutes unless otherwise determined by the Mayor. If you are with a group, please designate a spokesperson.

CONSENT AGENDA: All items listed on the agenda with an asterisk (*) are on the consent agenda which means they will be considered by the City Council as a group, without any separate discussion of these items, unless a Councilmember or citizen requests the item be removed from the consent agenda to be considered separately. To request removal of an item from the consent agenda, please submit a request to speak to the City Clerk prior to the scheduled start time of the meeting.

NOTICE: Pursuant to A.R.S. § 38-431.02, notice is hereby given that the City Council will hold a meeting open to the public at the date and time above. If the agenda indicates, the City Council may vote to go into executive session which will not be open to the public [A.R.S. § 38-431.03]. Members of the City Council may appear at the meeting in person, telephonically, or electronically. Children are welcome at City Council meetings, but please remember meetings are video recorded; by allowing your child to attend, you consent to your child being recorded [A.R.S. § 1-602(A)(9)].

¹ For Regular City Council meetings held at 20 E. Main Street, the meeting is held in the second floor Council Chambers unless agendized for another location. The Council may move the meeting from the Council Chambers to the first-floor Study Session room if there are technical issues, to ensure the orderly conduct of business, or if there are safety concerns; subject to technical limitations, the meeting will be televised in the Council Chambers and will remain livestreamed online for the public to continue to attend and listen to the deliberations.

Visit <https://www.mesaaz.gov/government/city-council-meetings> for additional meeting and participation information.

Mayor's Welcome

Roll Call

Invocation by Pastor Gregory Dansby of Holy Temple Church of God in Christ

Pledge of Allegiance

Awards, Recognitions and Announcements

1 Take action on all consent agenda items.

Items on the Consent Agenda

*2 [26-0034](#) Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

*3-a [26-0458](#) Casa De Mambo

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Caribbean Solutions LLC, 1130 West Grove Avenue Suite 110, Ruben Dario Sierra, agent. The existing license held by Mambos LLC will revert to the State. **(District 3)**

*3-b [26-0456](#) Grab N Go

A convenience store is requesting a new Series 10 Beer and Wine Store License for Grab N Go Country Club LLC, 757 South Country Club Drive, Michael Raymond Kaffer Jr, agent. The existing license held by Fonecs LLC will revert to the State. **(District 4)**

*3-c [26-0457](#) Target #2940

A retail store is requesting a new Series 10S Beer and Wine Store License with Sampling Privileges for Target Stores Inc, 1517 South Signal Butte Road, Ryan Witner Anderson, agent. There is no existing license at this location. **(District 5)**

*3-d [26-0459](#) Zeitouna

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for F&N Foods LLC, 3515 South Ellsworth Road Suite 101, Juanita Alicia Esparza, agent. There is no existing license at this location. **(District 6)**

***3-e** [26-0455](#) Circle K Store #9577

A convenience store is requesting a new Series 9 Liquor Store License for Circle K Stores Inc, 10744 East Elliot Road - Maria Danielle Burges, agent. There is no existing license at this location. **(District 6)**

4 **Take action on the following contracts:**

***4-a** [26-0468](#) Three-Year Term Contract with Two-Year Renewal Options for Ford and Nissan OEM Auto and Light Duty Truck Parts for the Fleet Services Department **(Citywide)**

This contract will provide Ford and Nissan Original Equipment Manufacturer (OEM) Auto and Light-Duty Parts required to repair and service the City's fleet of sedans, light duty trucks, vans, and other pieces of equipment owned by the City. Fleet Services is responsible for maintaining and servicing more than 770 light-duty vehicles manufactured by Ford and Nissan that enable City departments to deliver essential services to the community.

The Fleet Services Department and Procurement Services recommend awarding the contract to the lowest, responsive and responsible bidders, Don Sanderson Ford, Inc. dba Sanderson Ford and Reigi Auto of Mesa, LLC dba Courtesy Nissan of Mesa (a Mesa business) in a combined total amount not to exceed \$250,000, annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-b** [26-0469](#) Three-Year Term Contract with Two-Year Renewal Options for Vehicle Detection Systems for Intelligent Transportation Systems for the Transportation Department (Sole Source) **(Citywide)**

The Transportation Department currently operates and maintains 515 signalized intersections. Reliable vehicle detection remains essential for smooth traffic flow and safe operations and Wavetronix technology supports this effort by analyzing intersection data and recommending updated max-green times, as well as offering the Smart Multi Approach system for cost-effective stop-bar detection. Wavetronix is a new system with modern technologies. Transportation originally purchased Wavetronix as a demonstration, and the ITS group is pleased with its performance in monitoring traffic at signalized intersections.

The Transportation Department and Procurement Services recommend awarding the contract to the sole source vendor, Summit Traffic Solutions in an amount not to exceed \$500,000, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-c** [26-0475](#) One-Year Use of a Cooperative Term Contract with Three, One-Year Renewal Options for the Purchase of Epoxy Coating Services for the Transportation Department **(Citywide)**

This contract provides epoxy coating refresh services for existing and new roadway sections. Epoxy coating is a durable, high visibility pavement treatment used to improve safety and extend the life of roadway markings, bike lanes, and micromobility corridors.

The Transportation Department and Procurement Services recommend authorizing the purchase using the City of Scottsdale S.A.V.E. cooperative contract with Creative Paving Solutions, Inc. in an amount not to exceed \$150,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *4-d** [26-0470](#) Five-Year Term Contract for Powdered Activated Carbon for the Water Resources Department **(Citywide)**

Powdered Activated Carbon (PAC) is a critical treatment chemical used at the Brown Road Water Treatment Plant to remove total organic carbon and control taste and odor in the raw water supplied through the Central Arizona Project canal system. PAC absorbs naturally occurring organic compounds as well as synthetic organic contaminants, improving overall water quality and supporting compliance with regulatory standards.

A committee representing the Water Resources Department and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from Arq Purification, LLC in an amount not to exceed \$420,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-e** **26-0471** 52-Month Use of a Cooperative Term Contract for the Purchase of Apple Computer Products for the Department of Innovation and Technology **(Citywide)**

This contract provides for Apple PC cycle replacements and supplemental purchases of laptops and tablets for various Citywide departments as needed. It supports the City's ongoing PC Cycle Replacement Program, ensuring that end-user devices are refreshed on a regular schedule to maintain reliability, security, and compatibility with current software standards. In addition to scheduled replacements, the contract allows departments to procure supplemental equipment to meet operational needs, accommodate staffing changes, and support evolving technology requirements.

The Department of Innovation and Technology and Procurement Services recommend authorizing the purchase using the Mohave Educational cooperative contract with Apple in an amount not to exceed \$600,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

***4-f** **26-0472** One-Year Term Contract with Four-Year Renewal Options for Fertilizer and Related Commodities for the Parks, Recreation, and Community Facilities and Facilities Management Departments **(Citywide)**

This contract will provide fertilizer and related commodities for use in landscaped areas at Mesa Aquatic Facilities, City Facilities, Mesa Cemetery, Parks retention basins and sports fields. Fertilizer is needed for turf grass, plants, and trees across parks, pools, sports facilities, and City facilities.

The Parks, Recreation, and Community Facilities and Facilities Management Departments and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders, J R Simplot Company; Nutrien AG Solutions, Inc.; and Wilbur-Ellis Holdings II, Inc. in an amount not to exceed \$286,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-g** [26-0474](#) Use of a Cooperative Contract for the Purchase of Nine E-One Cyclone Custom Pumper Apparatuses, Two E-One Cyclone Custom Heavy Rescue Apparatuses, and One E-One Cyclone Custom Rear Mount Aerial Platform Apparatus (Replacements) for the Mesa Fire and Medical Department (Funded by 2022 and 2024 Public Safety Bonds) **(Citywide)**

The Mesa Fire and Medical Department is requesting the purchase of nine E-One Cyclone custom pumper apparatuses, two E-One Cyclone custom heavy rescue apparatuses, and one rear-mount aerial apparatus as part of the department's current replacement schedule. These apparatuses are nearing the end of their service life, require increasing maintenance, and no longer meet current performance standards. Replacing them will improve reliability and ensure firefighters have safe, dependable equipment for emergency response. The units being replaced will be traded, auctioned or sold.

The Mesa Fire and Medical Department and Procurement Services recommend authorizing the purchase using the Sourcewell cooperative contract with Fire Truck Solutions in an amount not to exceed \$16,900,000, based on estimated requirements.

- *4-h** [26-0478](#) Three-Year Term Contract with Two-Year Renewal Options for Structural/Extrication Personal Protective Equipment for the Mesa Fire and Medical Department **(Citywide)**

This contract will provide structural and extrication personal protective equipment (PPE) for Mesa Fire and Medical Department personnel, including turnout coats and pants, helmets, thermal hoods, structural boots, and gloves, as well as extrication coats and pants for motor vehicle and other non-fire incidents. These purchases include replacement PPE for current members based on wear, damage, and end-of-life requirements, as well as new helmets and gear for incoming recruits and personnel receiving promotions. The contract also emphasizes particulate blocking features within structural PPE to enhance protection against carcinogens and help mitigate known cancer risks among fire service personnel.

A committee representing the Mesa Fire and Medical Department and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from MES Acquisition, Inc. dba MES Service Company, LLC; L.N. Curtis & Sons dba Curtis Blue Line; Matlick Enterprises dba United Fire Equipment Company.; Great West Fire Safety, Inc.; and Redline Fire Supplies, LLC in a combined total amount not to exceed \$1,275,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-i [26-0479](#) Three-Year Term Contract with Two-Year Renewal Options for Fingerprinting Services for various City Departments as requested by the Human Resources and Mesa Police Departments **(Citywide)**

This contract will provide fingerprinting services for City departments in support of employee, contractor, and volunteer onboarding; permit and license requirements; and fingerprinting needs at the Mesa Municipal Court and Mesa Police Department.

A committee representing the Human Resources and Mesa Police Departments, and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from Secureone, Inc. in an amount not to exceed \$200,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-j [26-0484](#) Dollar Limit Increase to the Term Contract for Uniform Garments for Citywide Departments **(Citywide)**

Through its Uniform Garment Program, the City purchases and issues garments to for certain classes of employees. Items include T-shirts, polo shirts, jeans and shorts; traditional poly/cotton and cotton uniform shirts and pants; and jackets, hats and ball caps.

The contract is in its final year. Work on a new contract started in late 2025 but the extent of specification changes from the many departments has slowed the rebid and the contract was extended through 9/15/2026. The remaining funds are not enough to sustain the City's needs during this extended period for the rebid and award of the new contract.

The Business Services Department and Procurement Services recommend increasing the dollar limit with Ace Uniforms of Phoenix (Primary) and Mission Uniform Supply (Secondary) by \$250,000, from \$475,000 to a combined total amount not to exceed \$725,000 through 9/15/2026.

***4-k** **26-0490** Hohokam Stadium and Fitch Park Improvement Project - Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) **(District 1 and 4)**

Hohokam Stadium and Fitch Park are actively used by Major League Baseball's Athletics and the Parks, Recreation, and Community Facilities Department throughout the year. This project addresses the City's contractual obligations under the 2013 Facility Use Agreement for "Scheduled Capital Improvements". The project includes renovating underutilized spaces in Hohokam Stadium for new and updated facilities including sports medicine facilities with associated equipment, locker room improvements and updates to the team dining area. At Fitch Park the hitting/pitching lab will be expanded to add two new lanes.

Staff recommend awarding a construction services contract to the selected CMAR, Mortenson Construction, in the amount of \$7,291,438.00 (GMP), and authorizing a change order allowance in the amount of \$729,144.00 (10%) for a total amount of \$8,020,582.00 This project is funded by Capital General Fund.

5 **Take action on the following resolutions:**

***5-a** **26-0486** Approving and authorizing the City Manager to enter into a Grant Award with the Office of Justice Programs, to accept \$228,253 in grant funds for the Mesa Public Safety Support Department's Forensic Services Division for DNA capacity enhancement and backlog reduction. **(Citywide)**

***5-b** **26-0460** Approving and authorizing the City Manager to enter into an Intergovernmental Agreement (IGA) with the Flood Control District of Maricopa County (FCDMC) for the design and construction of drainage improvements within City right-of-way on a portion of Southern Avenue located west of Hawes Road and east of 80th Street under FCDMC's Small Project Assistant Program (SPAP). These proposed improvements will include expanding the existing perimeter wall openings and installing grates within the existing channel to improve flow capacity. The estimated total fiscal impact of this IGA is \$421,730, and 75% of this estimated total (\$316,297) is eligible for reimbursement through SPAP, meaning the estimated fiscal impact on the City is \$105,433. This project is funded by the Environmental Compliance Fee in the Transportation Capital Improvement Program. **(District 5)**

***5-c** [26-0465](#) Authorizing continued negotiations for the acquisition of certain real property rights necessary for the Pecos Road Relief Sewer Line, CP1185NS03, and, as a matter of public use and necessity, authorizing the acquisition through eminent domain of certain necessary real property rights (easement) located at 4636 E. Pecos Road, Gilbert, Arizona, at the northwest corner of Power Road and Pecos Road. **(Pecos Road Relief Sewer Line project location, District 6)**

***5-d** [26-0446](#) Approving and authorizing the City Manager to enter into a Foreign Trade Zone Operator Agreement for Foreign Trade Zone 221 with Apple Inc., to activate and operate a high-tech manufacturing and storage facility for foreign-trade zone activities at 3740 S Signal Butte Rd; Foreign Trade Zone No. 221. **(District 6)**

6 **Take action on the following resolution and introduction of the following ordinance relating to the City of Mesa Personnel Rules, and setting June 1, 2026 as the date of the public hearing on the ordinance:**

***6-a** [26-0503](#) Resolution declaring the document filed with the City Clerk and entitled "City of Mesa Personnel Rules", effective July 1, 2026, to be a public record and providing availability of the documents for public review and inspection.

***6-b** [26-0428](#) Ordinance repealing the existing Personnel Rules applicable to City of Mesa employees and adopting new Personnel Rules. **(Citywide)**

7 **Introduction of the following ordinance and setting June 1, 2026 as the date of the public hearing on these ordinance:**

***7-a** [26-0348](#) ZON25-00578 "New Life Fellowship Hall Building," 0.6± acres located approximately 1,770± feet east of the northeast corner of West Broadway Road and South Dobson Road. Site Plan Review. This request will allow for an approximately 6,421± square foot Place of Worship. James MacMillan, New Life Full Gospel Fellowship, Inc., Owner; Ron Hecht, Valley Architecture, Inc., applicant. **(District 3)**

Staff Recommendation: Approval with conditions

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

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

- *8-a** [26-0267](#) An ordinance amending Chapter 31 of Title 1 of the Mesa City Code pertaining to the authority and duties of the City Auditor. The amendments include adoption of new Section 1-31-6 (Access to Records and Property), allowing the City Auditor access to City records and property to conduct an audit or otherwise perform the duties of the City Auditor, and Section 1-31-7 (Audit Committee Meetings), allowing the City Auditor to request meetings with the Audit, Finance and Enterprise Committee. **(Citywide)**
Ordinance No. 6012
- *8-b** [26-0389](#) ZON26-00081 "Brakes Plus Mesa," 0.9± acres located approximately 510± feet north of the northwest corner of South Ellsworth Road and East Elliott Road. Major Site Plan Modification and amending Conditions of Approval No. 1 and No. 6 of Ordinance 5855. This request will allow for an approximately 4,897± square foot minor auto repair development. Ellsworth Land LP, Owner; Juel Rae, Olsson, Inc., applicant. **(District 6)** Ordinance No. 6013

Staff Recommendation: Approval

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

9 Discuss, receive public comment, and take action on the zoning ordinance, and take action on the resolution, relating to the development known as Sun Devil Auto.

- *9-a** [25-0957](#) ZON25-00256 "Sun Devil Auto - Signal Butte" 5.9± acres located approximately 280 feet east of the northeast corner of East Southern Avenue and South Signal Butte Road. Major Site Plan Modification and amending Conditions of Approval Nos. 1, 6, 7 and 9 of Ordinance No. 3884 for the development of an approximately 7,689± square foot Minor Automobile/Vehicle Service and Repair facility. WS Holdings I, LLC, owner; George Pasquel III, Withey Morris Baugh, PLC, applicant. **(District 5)**
Ordinance No. 5990

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 4-0)

- *9-b** [26-0445](#) Approving and authorizing the City Manager to enter into a development agreement between WS Holdings I, LLC, and the City of Mesa, for property located approximately 280 feet east of the northeast corner of South Signal Butte Road and East Southern Avenue. **(District 5)**

10 Take action to adopt the FY 2026/2027 tentative budget:

- *10-a** **26-0282** Take action on and adopt the tentative FY 2026/27 Budget. A Special Council meeting to hold a public hearing and adopt the final budget will be on June 1, 2026 immediately following the regular council meeting. **(Citywide)**

Items not on the Consent Agenda**11 Introduction of the following ordinances and setting June 1, 2026, as the date of the public hearing on alternative zoning case ordinances, both relating to a proposed development known as "Ascension."**

- 11-a** [26-0346](#) Staff recommended ordinance for ZON25-00635 "Ascension," 40± acres located at the northeast corner of East Brown Road and North 32nd Street. Rezone from Agricultural (AG) to Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD). This request will allow for a 46-lot single residence development. Brown Road Citrus, LLC, Owner; Baylee Lopez, Wood, Patel & Associates, Applicant. **(District 1)**

Staff recommends this project have a maximum density of 1.24 dwelling units per acre, resulting in a 46-lot single residence development, to be consistent with the Citrus Sub-Area Plan character area that is predominately RS-35 to preserve low-density, suburban-estate type residential uses. Ordinance No. ____ reflects staff's recommendation.

- 11-b** [26-0487](#) P&Z Board recommended ordinance for ZON25-00635 "Ascension," 40± acres located at the northeast corner of East Brown Road and North 32nd Street. Rezone from Agricultural (AG) to Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD). This request will allow for a 47-lot single residence development. Brown Road Citrus, LLC, Owner; Baylee Lopez, Wood, Patel & Associates, Applicant.
(District 1)

The Planning and Zoning Board recommended approval of the proposed development with a density of 1.27 dwelling units per acre, at the request of the applicant, resulting in a 47-lot single residence development. Ordinance No. ____ reflects the P&Z Board's recommendation. (Vote: 6-0)

12 Conduct a public hearing and take action on the following resolution relating to the Mesa Town Center Improvement District No. 228:

- 12-a** [26-0492](#) Conduct a public hearing on the annual assessments for the Mesa Town Center Improvement District No. 228.
- 12-b** **26-0493** A resolution approving the 2026 District Assessments for Mesa Town Center Improvement District No. 228. The proposed final assessments do not include any rate increases. **(District 4)**

13 Items from citizens present.

- 13-a** [26-0009](#) **Items from citizens present.**
(Maximum of three speakers for three minutes per speaker.)

14 Adjournment.¹

¹ Prior to adjournment, at this Council meeting, the City Council may vote to go into executive session for legal advice on any item listed on this agenda pursuant to A.R.S. §38-431.03(A)(3); this notice is given pursuant to A.R.S. §38-431.02 to the members of the City Council and the public.