

Monday, May 4, 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 reunión 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 Ann Lyter at Velda Rose United Methodist Church****Pledge of Allegiance****Awards, Recognitions and Announcements****1 Take action on all consent agenda items.****Items on the Consent Agenda**

***2** [26-0033](#) Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

***3-a** [26-0443](#) 309 Sports Lounge

A restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant License for HNB LLC, 2050 West Guadalupe Road Suite 9-12, Christian Kevin Kramber, Agent. The existing license held by La Casa De Las Flores Gourmet Kitchen LLC will revert to the State. **(District 3)**

***3-b** [26-0442](#) AW Smoke Shop

A smoke shop is requesting a new Series 10 Beer and Wine Store License for Ora Investments LLC, 1232 East Southern Avenue Suite 4, Jeffrey Craig Miller, Agent. There is no existing license at this location. **(District 4)**

4 Take action on the following contracts:

- *4-a** [26-0430](#) Three-Year Term Contract with Two-Year Renewal Options for Pavement Marking Materials and Traffic Paint for the Transportation Department **(Citywide)**

The Transportation Department is responsible for installing and maintaining pavement markings that support traffic control throughout the community. These markings are for roadways, intersections, bike lanes, and parking lots, including lane lines, crosswalks, stop bars, legends, symbols, and other roadway markings. This contract provides thermoplastic markings, waterborne traffic paint, alkyd extrude thermoplastic, and glass beads used for visibility enhancement.

The Transportation Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders, Geveko Markings, LLC.; Ennis Flint, Inc.; Svevia USA Inc. dba Roadmax Products; and Potters Industries, LLC. in a total amount not to exceed \$525,600 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-b** [26-0431](#) Purchase of Variable Frequency Drives (Replacements) for the Water Resources Department (Sole Source) **(Citywide)**

The Brown Road Water Treatment Plant must replace the Variable Frequency Drives (VFDs) serving the washwater recovery basin pumps, as well as the six VFDs operating the flocculator drives for basins 1-6. The existing drives have exceeded their useful life and have become increasingly unreliable due to age and component obsolescence, making ongoing maintenance difficult. These VFDs play a critical role in regulating pump flow and controlling flocculator mixing speeds (functions essential to maintaining stable treatment processes), consistent water quality and compliance with regulatory standards.

The Water Resources Department and Procurement Services recommend awarding the contract to the sole source vendor, Border States, at \$157,000 based on estimated requirements.

- *4-c** **26-0451** Three-Year Term Contract with Two-Year Renewal Options for Emergency and Non-Emergency Generator Rental Services for the Water Resources Department, Facilities Management and the Department of Innovation and Technology **(Citywide)**

The Water Resources Department, Facilities Management, and the Department of Innovation and Technology require access to rental generators, transformers, and power cables to ensure uninterrupted operations at critical facilities that serve our community. These departments rely on rental generators primarily during the hot Arizona summer months and at other times as needed to provide backup power for locations and sites without redundant systems, including pump stations. When required, stand-by rental units are positioned onsite to maintain operational readiness during power failures, helping protect essential City services, public health, and the environment.

A committee representing Water Resources, Facilities Management, Mesa Fire and Medical Department, the Department of Innovation and Technology, and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from H&E Equipment Services, Inc. dba H&E Rentals, Herc Rentals, Inc., GenServe LLC (a Mesa business), and Garner Environmental Services, in a combined total amount not to exceed \$600,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-d** **26-0432** Three-Year Term Contract with Two-Year Renewal Options for Generator Purchases and Installation Services (Replacement) for Facilities Management and the Department of Innovation and Technology **(Citywide)**

This contract provides for the purchase and installation of new generators and related equipment for the City on an as-needed basis to ensure uninterrupted power for critical City-owned facilities during outages. These generators are essential for maintaining operations, protecting public safety, and preventing service disruptions caused by utility failures or extreme weather.

A committee representing Facilities Management, Water Resources, the Mesa Fire and Medical Department, the Department of Innovation and Technology and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from H&E Equipment Services, Inc. dba H&E Rentals, K2 Electric, LLC., and GenServe LLC (a Mesa business) in a combined total amount not to exceed \$500,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-e [26-0433](#) One-Year Use of a Cooperative Term Contract with Two, One-Year Renewal Options for the Purchase of a Statewide Fire Incident Management System for the Mesa Fire and Medical Department (Arizona Department of Administration "Reimbursement" Grant) **(Citywide)**

By implementing the fire incident management solution, MFMD (along with other municipal fire departments) will improve notification, response management, and reporting of critical incidents. The Arizona Department of Administration State Grants Office grant is designed to provide funding to municipal fire departments and fire districts for this specific hardware and software. This is a reimbursement grant where the City of Mesa will pay upfront and then be reimbursed 100% by the Arizona Department of Administration.

The Mesa Fire and Medical Department and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with Versaterm Public Safety US, Inc., in an amount not to exceed \$490,200 for Year 1, \$444,000 for Year 2, and \$455,100 for Year 3, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index. This purchase is 100% grant funded.

5 Take action on the following resolutions:

- *5-a [25-0848](#) Approving and authorizing the City Manager to submit the City of Mesa Annual Action Plan for Fiscal Year 2026/2027. Approving and authorizing the submittal of applications to receive entitlement funds for Fiscal Year 2026/2027 under the U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) program, Emergency Solutions Grant (ESG) program, HOME Investment Partnership Program (HOME), and Human Services to fund activities approved by the City Council; and authorizing the City Manager to expend, disburse and enter into agreements for disbursement of Fiscal Year 2026/2027 CDBG, ESG, HOME, and Human Services funds, received by the City. **(Citywide)**
Resolution No. 12512
- *5-b [26-0411](#) Approving a Substantial Amendment to the FY 2021/2022 HOME-American Rescue Plan (HOME-ARP) Allocation Plan and authorizing the City Manager to sign and submit the Amendment to the U.S. Department of Housing and Urban Development (HUD). **(Citywide)** Resolution No. 12513
- *5-c [26-0394](#) Approving and authorizing the City Manager to enter into a Right of Way Occupancy License with Vero Fiber Networks, LLC. **(Citywide)**
Resolution No. 12514

6 Introduction of the following ordinances and setting May 18, 2026 as the date of the public hearing on these ordinances:

- *6-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
- *6-b** [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)
- *6-c** [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)

7 Discuss, receive public comment, and take action on the following ordinance:

- *7-a** [26-0234](#) ZON25-00917 "Longbow Mixed-Use" 3.4± acres located approximately 1,665± feet west of the southwest corner of North Recker Road and East Longbow Parkway. Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development Overlay and Bonus Intensity Zone Overlay (LI-PAD-BIZ), Council Use Permit (CUP) and Site Plan Review. This request will allow for the development of an approximately 56,360± square foot hotel and future commercial development. Dover Associates, LLC, Owner. Chris Webb, Rose Law Group, applicant. **(District 5)** Ordinance No. 6008

Staff Recommendation: Approval

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

For continuance to the June 1, 2026 City Council meeting.

Items not on the Consent Agenda**8 Conduct a public hearing, take action on the following annexation ordinance, major General Plan amendment resolution, and zoning case ordinance relating to a proposed development known as "Haven at Hawes."**

- 8-a** [26-0373](#) ANX25-00231 - Annexing 40+ acres located at the southeast corner of South Hawes Road and East Mesquite Street. This request has been initiated by Sean Lake / Sarah Prince, Pew & Lake, P.L.C., for the owner, Stewart Development II, LLC. **(District 6)** Ordinance No. 6010

- 8-b** [26-0387](#) GPA25-00233 "Haven at Hawes," 38± acres located at the southeast corner of South Hawes Road and East Mesquite Street. Major General Plan Amendment to change the Placetype from Local Employment Center to Urban Residential. Stewart Development II, LLC, Owner; Sean Lake / Sarah Prince, Pew & Lake, P.L.C., Applicant. **(District 6)** Resolution No. 12515

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption (Vote: 6-0)

- 8-c** [26-0319](#) ZON25-00234 "Haven at Hawes," 38± acres located at the southeast corner of South Hawes Road and East Mesquite Street. Rezoning from Agricultural (AG) to Residential Small-Lot 2.5 with a Planned Area Development overlay (RSL-2.5-PAD) and approval of residential product. This request will allow for a 230-lot single residence development. Stewart Development II, LLC, Owner; Sean Lake / Sarah Prince, Pew & Lake, P.L.C., applicant. **(District 6)** Ordinance No. 6011

Staff Recommendation: Approval with conditions

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

9 Conduct a public hearing and take action on the following major General Plan amendment resolution and zoning case ordinance relating to a proposed development known as "Haven at Destination."

- 9-a** [26-0388](#) GPA25-00283 "Haven at Destination," 28± acres located at the northwest corner of South Meridian Road and Arizona Route 24. Major General Plan Amendment to change the Placetype from Urban Center to Mixed Residential. The Cubes at Meridian 24 LLC, Owner; Sean Lake / Sarah Prince, Pew & Lake, P.L.C., Applicant. **(District 6)** Resolution No. 12516

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption (Vote: 6-0)

- 9-b** [26-0318](#) ZON25-00288 "Haven at Destination," 28± acres located at the northwest corner of South Meridian Road and Arizona Route 24. Rezone from General Industrial (GI) to Small-Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) and approval of residential product. This request will allow for a 155-lot single residence development. The Cubes at Meridian 24 LLC, Owner; Sean Lake / Sarah Prince, Pew & Lake, P.L.C., applicant. **(District 6)**. Ordinance No. 6009

Staff Recommendation: Approval with conditions

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

10 Items from citizens present.

- 10-a** [26-0008](#) **Items from citizens present.**
(Maximum of three speakers for three minutes per speaker.)

11 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.