



COUNCIL MINUTES

December 9, 2024

The City Council of the City of Mesa met in a Regular Council Meeting in the Council Chambers, 20 East Main Street, on December 9, 2024, at 5:50 p.m.

COUNCIL PRESENT

John Giles
Francisco Heredia
Jennifer Duff
Mark Freeman
Alicia Goforth
Scott Somers
Julie Spilsbury

COUNCIL ABSENT

None

OFFICERS PRESENT

Christopher Brady
Holly Moseley
Jim Smith

Mayor's Welcome.

Mayor Giles conducted a roll call.

Invocation by Pastor Jose Luis Amaya with Iglesia de Cristo Elim Betel Church.

Pledge of Allegiance was led by Mayor Giles.

Awards, recognitions or announcements.

Pastor Jose Luis Amaya expressed his gratitude to Mayor Giles for his service and dedication to the community and presented him with a plaque from the congregation of Iglesia de Cristo Elim Betel Church.

Mayor Giles honored Mesa's deep aviation history at Falcon Field Airport and announced that Councilmember Duff has invited the Arizona Aviation History Group and Mesa Sister Cities to make a presentation.

Councilmember Duff expressed her gratitude to have been able to attend the United Kingdom Falcon Field Day at National Memorial Arboretum in England to commemorate the connection between our communities and pay tribute to those who trained in Mesa and served in World War II.

Councilmember Duff introduced Christine Selman, President of Mesa Sister Cities, and Jocelyn Condon, Vice President for Arizona Aviation Historical Group.

Ms. Selman highlighted Mesa's strong global partnerships and reported that she is currently working with Bury St. Edmonds, England on becoming a sister city to the City of Mesa (COM).

Ms. Condon provided some history about the Falcon Field Cadets and presented a plaque made of wood from the number four hangar, noting that it is a replica of the plaque that was

dedicated to the Royal Air Force (RAF) in England. She presented the plaque to Falcon Field Airport Director Corinne Nystrom.

Mayor Giles introduced Sara Anderson, JustServe.org outreach specialist. She presented the COM with the JustServe Global Cities award and explained that only six cities nationally are honored each year in recognition of the exceptional commitment to volunteerism. She recalled several examples of the citizens that volunteer to assist the community, including Mayor Giles.

Mayor Giles introduced Frances Tesmer, economic senator of the German Senate of Economy.

Ms. Tesmer presented the COM with the Sustainable Development Goals Innovative Award from the United Nations Industrial Development Organization (UNIDO). She explained that this is a very prestigious global award that was given to Mayor Giles at the Parliament in Germany and was voted on by 500 European leaders. She expressed gratitude on behalf of the Economic Senator of Europe and the United Nations for being a role model for the world.

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 Somers, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Duff–Freeman–Goforth–Somers–Spilsbury
NAYS – None

Carried unanimously.

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

Minutes from December 2, 2024, Regular Council meeting.

3. Take action on the following liquor license applications:

*3-a. Echo Karaoke

A dinner theater restaurant that serves dinner is requesting a new Series 12 Restaurant License for Echo Venues LLC, 1844 West Broadway Road - Jason Paul Doty, agent. There is no existing license at this location. **(District 3)**

*3-b. K Town

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Dessert27 USA Inc., 1832 West Broadway Road, Suite 100 - Kim Kwaghan, agent. The existing license held by K Town LLC will revert to the State. **(District 3)**

*3-c. La Famiglia Pizza & Pasta

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for La Famiglia Lipari LLC, 1859 West Guadalupe Road, Suite 101 - Levi Joseph Love, agent. The existing license held by Polita VII LLC will revert to the State. **(District 3)**

*3-d. Pizza Mart

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Arizona Pizza Mart LLC, 1329 East Main Street - Rueben Elias Doster, agent. The existing license held by Pizza Mart East Mesa LLC will revert to the State. **(District 4)**

*3-e. Tacos & Hot Dogs Los Mayitos

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Hot Dogs Los Mayitos LLC, 330 South Gilbert Road, Suite 1 - Sheyla Maritza Ruiz Tellechea, agent. There is no existing license at this location. **(District 4)**

*3-f. The Stone House

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for AZ Stone 1 LLC, 6910 East Hampton Avenue - Keith Brian Turner, agent. There is no existing license at this location. **(District 6)**

*3-g. Steadfast Diner

A restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant License for Steadfast Diner LLC, 5149 South Inspirian Parkway - Theresa June Morse, agent. The existing license held by Handlebar Diner LLC will revert to the State. **(District 6)**

4. Take action on the following contracts:

*4-a. See: **Items not on the Consent Agenda**

*4-b. See: **Items not on the Consent Agenda**

*4-c. See: **Items not on the Consent Agenda**

*4-d. 5-Year Term Contract for Solid Waste Disposal Processing for the Solid Waste Department. **(Citywide)**

This contract allows the City of Mesa to transfer and dispose of solid waste materials collected by the Solid Waste Department to disposal facilities in and around the City. In addition, this contract allows Mesa residents to self-haul solid waste to the contracted facilities.

A committee representing the Solid Waste and Energy and Sustainability Departments and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from Waste Management of Arizona, Inc. (a Mesa

business) and Allied Waste Transportation, Inc. dba Republic Services of Phoenix (a Mesa business) at \$4,000,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-e. Dollar Limit Increase to the Term Contract for Refuse Truck Body Repair Services for the Fleet Services Department. **(Citywide)**

The City of Mesa manages a fleet of over 80 refuse trucks and performs in-house repairs but sometimes require contractors to service its refuse trucks when Original Equipment Manufacturer repairs are required or when City staff are unable to take on additional work. Refuse truck repairs are critical in providing collection services to City of Mesa residents. The dollar limit increase is needed due to unexpected repair costs and staffing shortages which have led to increased usage.

The Fleet Services Department and Procurement Services recommend increasing the dollar limit with American Equipment; AMREP Manufacturing, Co.; Balar Equipment; BTE Body Co.; Short Equipment; Spartan Truck Manufacturing; and Terrific Trucks and Equipment by \$500,000, from \$300,000 to \$800,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-f. See: **Items not on the Consent Agenda**

- *4-g. Six-Month Extension and Dollar Limit Increase to the Term Contract for Automobile Dealers Eligibility List for Citywide Departments as Requested by the Fleet Services Department. **(Citywide)**

This contract provides a non-exclusive, pre-approved list of full-service auto dealers to provide the City price quotes on the purchase, delivery, warranties, and full-service maintenance (if needed) of new vehicles on an as-needed basis. This contract is in its last year and has been extended by six months to allow ample time to complete the solicitation for a new contract. The dollar limit increase is needed to cover planned vehicle purchases for the remaining contract term.

The Fleet Services Department and Procurement Services recommend increasing the dollar limit with Courtesy Auto of Mesa, LLC, dba Courtesy Chrysler Dodge Jeep Ram of Superstition Springs (a Mesa business); Courtesy Chevrolet; Larry H. Miller Ford (a Mesa business); Midway Chevrolet Company, LLC, dba Midway Chevrolet; PFVT Motors, LLC, dba Peoria Ford; and San Tan Auto Partners, LLC, dba San Tan Ford; by \$3,600,000, from \$9,400,000 to \$13,000,000 through the remaining term of the contract.

- *4-h. Dollar Limit Increase to the Term Contract for Slurry Seal Emulsion for the Transportation Department. **(Citywide)**

The Transportation Department's contract for Slurry Seal Emulsion was terminated due to the supplier not being able to provide the materials. The Transportation Department is in the process of rebidding the contract and has obtained quotes from other suppliers, with Ergon Asphalt and Emulsions, Inc. submitting the lowest quote. The dollar limit increase is needed to pay remaining invoices for the slurry seal project.

The Transportation Department and Procurement Services recommend increasing the dollar limit with Ergon Asphalt and Emulsions, Inc. by \$17,000, from \$100,000 to \$117,000.

5. Take action on the following resolutions:

- *5-a. Adopting and publishing the City of Mesa 2050 Transportation Master Plan as a guiding document regarding the vision for transportation investment and policy in the City of Mesa. **(Citywide)** – Resolution No. 12310
- *5-b. Approving and authorizing the City Manager to enter into a Memorandum of Understanding with Valley Metro Rail, Inc. for safety and security services for light rail vehicles, park-and-rides and other related buildings located within the City of Mesa. **(Districts 3 and 4)** – Resolution No. 12311
- *5-c. See: **Items not on the Consent Agenda**
- *5-d. Approving and authorizing the sale of the real property and improvements located at 6030 South Kent Street and 6035 South Kent Street in Mesa, Arizona, known as the Arizona Laboratories for Security Defense Research (AZLabs), and authorizing the execution of necessary documents for the sale. **(District 6)** – Resolution No. 12314
- *5-e. Extinguishing a portion of three separate 20-foot public utilities and facilities easements located at 6131 East Southern Avenue to allow for the expansion of an existing Walmart retail store, requested by the property owner. **(District 6)** – Resolution No. 12315

6. Introduction of the following ordinances and setting January 13, 2024, as the date of the public hearing on these ordinances:

- *6-a. ZON24-00015 "5308 E. Main Modern" 2.3± acres located approximately 600 feet east of the northeast corner of North Higley Road and East Main Street. Rezone from Limited Commercial (LC) to Multiple Residence-4 with a Bonus Intensity Zone Overlay (RM-4-BIZ) and Site Plan Review to allow for a multiple residence development. John Saliba, Saliba Hogan Investments LLC, owner; John Fox, applicant. **(District 2)** – Ordinance No. 5910

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (7-0)

- *6-b. ZON24-00752 "Banner Gateway Residences" 10.5± acres located approximately 1,350 feet east of the northeast corner of East Banner Gateway Drive and South Greenfield Road. Rezone from Light Industrial (LI) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review to allow for a multiple residence development. CRISKO LLC/KAY AND JUDY TOOLSON JOINT REVOCAB, owner; Brennan Ray, Burch & Cracchiolo, P.A., applicant. **(District 2)** – Ordinance No. 5911

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (6-1)

- *6-c. ZON23-00970 "Legacy Square," 2.2± acres located at the northwest corner of South Pomeroy and East 2nd Avenue, approximately 250 feet west of the intersection of South Mesa Drive and East 2nd Avenue. Rezone from Downtown Residence-2 (DR-2) and Downtown Residence-3 (DR-3) to Downtown Core (DC) and Site Plan Review to allow

for a multiple residence development. Legacy Square Opzone LLC, owner; Travis Taylor, Westates Companies, applicant. **(District 4)** – Ordinance No. 5912

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (7-0)

- *6-d. ZON24-00745 "Black Rock Coffee Bar" 0.7± acres located at 1050 South Country Club Drive, approximately 850 feet north of the northwest corner of West Southern Avenue and South Country Club Drive. Major Site Plan Modification for the development of a limited-service restaurant with a drive-thru facility. Red Mountain Asset Fund I, LLC, owner; Catherine Atchley, Atwell LLC, applicant. **(District 4)** – Ordinance No. 5913

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (7-0)

- *6-e. ZON24-00711 "Lot 7 at Thomas Road" 1± acre located at the northeast corner of East Thomas Road and North 55th Place, approximately 2,600 feet west of North Recker Road and East Thomas Road. Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development and Bonus Intensity Zone Overlays (LI-PAD-BIZ) and Site Plan Review to allow for an industrial development. Resident Plumber, LLC; owner; Marian McKersie, RCAA Architects, applicant. **(District 5)** – Ordinance No. 5914

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (7-0)

- *6-f. ZON24-00636 "Red Mountain Storage Expansion" 4.2± acres located at 5612 East McDowell Road, approximately ½ mile east from the northeast corner of East McDowell Road and Higley Road. Major Site Plan Modification and a Council Use Permit to allow for an expansion of an existing mini-storage facility. Casa de Amigos Mobile Home Estates, LP, owner; Philip A Gollon, ARC Services Inc., applicant. **(District 5)** – Ordinance No. 5915

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (7-0)

- *6-g. ZON24-00656 "AZ4 Expansion - MPCA," 16± acres located at the northwest corner of East Pecos Road and South Mountain Road. Major Site Plan Modification and amending condition of approval No. 1 for Case No. Z15-024 to allow for an expansion to an existing manufacturing plant. MGC Pure Chemicals America INC, owner; Brandon Linville, Gray AE, PSC, applicant. **(District 6)** – Ordinance No. 5916

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (7-0)

- *6-h. ZON24-00426 "WM Fuel Mesa 1646." Within the 6000 to 6200 blocks of East Southern Avenue (south side). Located west of Superstition Springs Boulevard on the south side of Southern Avenue. Major Site Plan Modification and amending condition of approval

Number One for Case No. Z99-043. This request will allow for a Service Station. Trent Rachel, Retail Trust III, owner; Ryan Alvarez, Kimley-Horn, applicant. **(District 6)** – Ordinance No. 5917

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (7-0)

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

- *7-a. Proposed amendments to Chapters 6, 7, 8, 81, and 87 of Title 11 of the Mesa City Code pertaining to adaptive reuse. The text amendments include but are not limited to adding Chapter 81: Adaptive Reuse Permit; modifying land use tables to permit multiple residential use in Commercial, Industrial, and Downtown Districts if they qualify for an Adaptive Reuse Permit; adding definitions for Adaptive Reuse, Adaptive Reuse Permit, Existing Commercial, Office, and Mixed-use Building, Low-income Housing, Moderate-income Housing, and Multiple Residence Reuse. **(Citywide)** – Ordinance No. 5904

Staff Recommendation: Adoption

P&Z Recommendation: Adoption (Vote 4-0)

- *7-b. Proposed amendments to Chapter 67 and 87 of Title 11 of the Mesa City Code pertaining to residential zoning application review time frames. The text amendments include, but are not limited to, adding a time frame for administrative completeness review for residential zoning applications; adding a process for residential zoning applications that are deemed incomplete; adding a time frame for approving or denying residential zoning applications; providing exceptions from the residential zoning application time frames; and adding a definition of residential zoning application. **(Citywide)** – Ordinance No. 5905

Staff Recommendation: Adoption

P&Z Recommendation: Adoption (Vote: 7-0)

- *7-c. An ordinance repealing Mesa City Code Title 8, Chapter 1, in its entirety and adopting a new replacement Mesa City Code Title 8, Chapter 1 titled “Backflow Prevention and Cross-Connection Control.” **(Citywide)** – Ordinance No. 5909

- *7-d. ZON23-00859 “Fiesta Redefined.” **(District 3)** Within the 1300 to 1600 blocks of South Longmore (east side), within the 1300 block of West Southern Avenue (south side), and within the 1200 to 1600 blocks of South Alma School Road (west side). Located south of Southern Avenue and west of Alma School Road (80± acres). Rezone from Limited Commercial (LC) to Infill Development District-2 (ID-2). This request will allow for a mixed-use development. Verde Fiesta I, LLC and MMCP, LLC, owner; Wendy Riddell, Berry Riddell, LLC, applicant. – Ordinance No. 5906

Staff Recommendation: Approval with conditions

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

8. Take action on the following zoning case ordinance and the following intergovernmental and development agreement resolution, both related to billboards on the Mesa Community College campus:

*8-a. See: **Items not on the Consent Agenda**

*8-b. See: **Items not on the Consent Agenda**

9. Take action on the following zoning case ordinance and the following development agreement resolution, both related to Komatsu Sales & Service Facility:

*9-a. ZON24-00474 "Komatsu Sales & Service Facility" (**District 6**) Within the 9900 block of East Pecos Road (south side) and within the 6800 to 7200 blocks of South Crismon Road (west side). Located south of Pecos Road and west of Crismon Road (22.4± acres). Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Sunbelt Mesa Ellsworth LP, owner; Jeff Ducay, Cawley Architects, applicant. – Ordinance No. 5908

Staff Recommendation: Approval with conditions

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

*9-b. A resolution approving and authorizing the City Manager to enter into a development agreement with Komatsu America Corp. and Sunbelt Mesa Ellsworth, L.P., related to the design, construction, and dedication of right of way for the intersection of Crismon Road and Pecos Road. (**District 6**) – Resolution No. 12317

10. Take action on the following subdivision plat:

*10-a. SUB24-00699 "Map of Dedication for Destination at Gateway (Berge)" (**District 6**) Within the 6000 to 6400 blocks of South Signal Butte Road (both sides), the 10800 to 11200 blocks of East Gatewood Auto Drive (both sides), the 6000 to 6200 blocks of South Parkwood (both sides) and the 6200 to 6400 blocks of South Mountain Road (west side). Located south of Williams Field Road and east of Signal Butte Road (21.9± acres). BCB Group Investments, LLC, Developer; Robert A. Johnston, EPS Group, Surveyor.

Items not on the Consent Agenda

4-a. Pecos Road Basins and Storm Drain Improvements - Pre-Construction Services and Construction Manager at Risk (CMAR). (**District 6**)

This project consists of regional drainage improvements to approximately 3 miles of the Pecos Road corridor from Meridian Road to Ellsworth Road. The pre-construction phase work involves developing the project design, performing potholing, reviewing the design for constructability, preparing cost estimates, developing the project schedule, the project phasing plan and the Guaranteed Maximum Price (GMP). The GMP will be brought to Council for review and approval.

Staff recommend selecting Sundt Construction, Inc. as the CMAR for this project, and awarding a pre-construction services contract in the amount of \$417,900, and authorizing a change order allowance in the amount of \$41,790 (10%), for a total amount

of \$459,690. This project is funded by Local Street Sales Tax and the Transportation Fund.

It was moved by Councilmember Spilsbury, seconded by Councilmember Somers, that Item 4-a. Pecos Road Basins and Storm Drain Improvements - Pre-Construction Services and Construction Manager at Risk (CMAR) contract be approved.

Upon tabulation of votes, it showed:

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

NAYS – None

Carried unanimously.

4-b. Use of a Cooperative Contract for a One-Year Term with a One-Year Renewal Option for Unmanned Aerial Systems, Remotely Operated Devices, and Related Goods and Services for the Mesa Police Department. **(Citywide)**

The Police Department currently uses Unmanned Aerial Systems (UAS) and has identified increasing needs to procure and deploy various unmanned devices to facilitate operations in a safe and efficient manner. Some of the drones that will be purchased under this contract are mini drones and tethered drones. Mini drones are used to assist with clearing the interior of structures and small spaces the full-size drones are unable to access. The tethered drones will be used for special events that allow for prolonged fixed coverage for events.

The Mesa Police Department and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with Innovative UAS dba Gresco Supply at \$190,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

Melody Whetstone, a Mesa resident, requested clarification regarding the proposed drone contract.

City Manager Christopher Brady explained the difference between the existing and proposed drones and how and where each apparatus will operate.

It was moved by Councilmember Somers, seconded by Vice Mayor Heredia, that Use of a Cooperative Contract for a One-Year Term with a One-Year Renewal Option for Unmanned Aerial Systems, Remotely Operated Devices, and Related Goods and Services for the Mesa Police Department, be approved.

Upon tabulation of votes, it showed:

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

NAYS – None

Carried unanimously.

4-c. Dollar Limit Increase to the Term Contract for Hardware Supplies and Related Services for Citywide Use. **(Citywide)**

This contract supplies various City Departments with hardware supplies in a walk-in or internet purchase manner. Purchases include anything that can be found in-store or

online from The Home Depot. The dollar limit increase is needed due to increased usage by departments and product cost increases.

The Business Services Department and Procurement Services recommend increasing the dollar limit with Home Depot U.S.A., Inc. by \$200,000, from \$500,000 to \$700,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

Sunny Allison, a Mesa resident, requested information about the vendor selection process.

Business Services Department Director Ed Quedens provided details about the vendor solicitation process, called Request for Proposal (RFP), and confirmed that when this contract went out for solicitation, the City of Mesa (COM) did not receive any bids from local vendors. He confirmed that the proposed contract is part of an Arizona Cooperative Program contract with Maricopa County.

Alex Vran-Knee-Cheech, a Mesa resident, spoke in opposition to the proposed contract increase.

It was moved by Vice Mayor Heredia, seconded by Councilmember Spilsbury, that the Dollar Limit Increase to the Term Contract for Hardware Supplies and Related Services for Citywide Use be approved.

Upon tabulation of votes, it showed:

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

NAYS – None

Carried unanimously.

4-f. Three-Month Extension and Dollar Limit Increase to the Term Contract for Light-Duty and Police Vehicle Maintenance and Repair Services for the Fleet Services Department. **(Citywide)**

This contract provides non-exclusive vendors for the maintenance and repair of the City's fleet of sedans, light-duty trucks, sport utility vehicles, and vans. The contract has been extended to allow sufficient time to complete a thorough and in-depth solicitation for a new contract. This extension will provide the City with the time required to ensure a comprehensive process, allowing for proper evaluation and selection. The dollar limit increase is needed to cover maintenance and repair services for the remaining contract term.

The Fleet Services Department and Procurement Services recommend increasing the dollar limit with Larry H. Miller Ford Mesa (a Mesa business); B&T Vivian Investment Company, LLC, dba Thompson's Auto Repair & Towing (a Mesa business); Viking Auto Repair, dba Dave's Auto Repair Clinic (a Mesa business); Friendly Auto Centers, LLC, (a Mesa business); and Henry Brown Buick GMC, LLC by \$500,000, from \$800,000 to \$1,300,000 through April 30, 2024.

The following citizens addressed the Council in opposition to Item 4-f:

- Alex Vran-Knee-Cheech, a Mesa resident
- Corrina Kadlec, a Mesa resident

Mr. Brady clarified that the proposed contract expiration date should be April 30, 2025.

Discussion ensued regarding the contract for fleet vehicle maintenance.

It was moved by Councilmember Spilsbury, seconded by Vice Mayor Heredia, that the Three-Month Extension and Dollar Limit Increase to the Term Contract for Light-Duty and Police Vehicle Maintenance and Repair Services for the Fleet Services Department be approved.

Upon tabulation of votes, it showed:

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

NAYS – None

Carried unanimously.

5-c. Recommend approval of a locally preferred alternative (LPA) extending streetcar east on Rio Salado Parkway from the current streetcar terminus at Marina Heights to Dobson Road, south on Dobson Road terminating at Main Street. – Resolution No. 12312

The following citizens addressed the Council in opposition to Resolution No. 12312:

- Stephanie Wright, a Mesa resident
- Tim Boyle, a Mesa resident
- Barbara Parker, a Mesa resident
- David Winstanley, a Mesa resident
- Frankie Bower, a Mesa resident
- Mary Maybeno, a Mesa resident
- Norm Sendler, a Mesa resident
- Marc Lavender, a Mesa resident
- D.J. Stapley, a Mesa resident
- Jeff Potter, a Mesa resident

The following citizens addressed the Council in support of Resolution No. 12312:

- Jonathan Busch, a Mesa resident
- John Demko, a Mesa resident
- Carver Bierson, a Mesa resident
- Gennie Fasanella, a Mesa resident
- Jen Jondac, a Mesa resident

The following citizens submitted a comment card in opposition to Resolution No. 12312, and did not wish to speak:

- Shawna Boyle, a Mesa resident

The following citizens submitted a comment card in support of Resolution No. 12312, and did not wish to speak:

- Thomas Eyester, a Mesa resident
- Joshua Jensen, a Mesa resident
- Jason Manuel, a Mesa resident

Transit Services Director Jodi Sorrell explained that approval of this item would designate a possible streetcar route and begin the studies needed to determine the feasibility of the project and will include ridership numbers, environmental impact, and an estimated cost. She clarified that the proposed route will be an extension of an existing route that connects with Tempe and that other routes could be considered but would not be eligible for the federal grant funds that have already been received.

Discussion ensued regarding public transit in the COM and the pros and cons of adding a streetcar route.

Mr. Brady pointed out that the process of adding a streetcar began many years ago and that moving forward with the study will allow for answers to the questions being asked and confirmed.

Councilmembers Freeman and Somers expressed their concerns regarding the streetcar extension.

Councilmember Goforth expressed her desire to move ahead with the study to obtain further information.

It was moved by Vice Mayor Heredia, seconded by Councilmember Duff, that Resolution No. 12312 be adopted.

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Duff–Goforth–Spilsbury

NAYS – Freeman–Somers

Mayor Giles declared the motion carried by majority vote and Resolution No. 12312 adopted.

8. Take action on the following zoning case ordinance and the following intergovernmental and development agreement resolution, both related to billboards on the Mesa Community College campus:

Items 8-a and 8-b were discussed out of order, but for purposes of clarity will remain as listed on the agenda.

8-a. Approving and authorizing the City Manager to enter into an Intergovernmental and Development Agreement with Maricopa County Community College District and Mesa Community College primarily to allow the construction and operation of two billboards on the Mesa Community College campus and ensure revenue generated from the billboards is used to provide financial support to Mesa residents to attend Mesa Community College. **(District 3)** – Resolution No. 12316

Councilmember Somers and Councilmember Freeman spoke in support of Resolution No. 12316.

It was moved by Councilmember Spilsbury, seconded by Councilmember Somers, that Resolution No. 12316 be adopted.

Upon tabulation of votes, it showed:

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

NAYS – None

Carried unanimously.

8-b. ZON24-00767 "MCC Billboards." **(District 3)** 134.5± acres located at the southeast corner of South Dobson Road and West Southern Avenue. Rezone from Public and Semi-Public (PS) to Public and Semi-Public with a Billboard Overlay (PS-BO) to allow for two billboards. Maricopa County Community College District, owner; Reese Anderson, Pew and Lake PLC, applicant. – Ordinance No. 5907

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

Councilmember Somers spoke in opposition to Ordinance No. 5907.

Councilmember Spilsbury spoke in support of Ordinance No. 5907.

It was moved by Councilmember Freeman, seconded by Vice Mayor Heredia, that Ordinance No. 5907 be adopted.

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Duff–Freeman–Goforth–Spilsbury
NAYS – Somers

Mayor Giles declared the motion carried by majority vote and Ordinance No. 5907 adopted.

11. Conduct a public hearing.

11-a. Public hearing prior to the release of the petition for signatures for the proposed annexation case ANX23-01004, 30± acres located at the southeast corner of North Hawes Road and East McDowell Road. This request has been initiated by the applicant, Pew and Lake, PLC; applicant, for the owner, Colleen Horcher Trust. **(District 5)**

Mayor Giles announced that this is the time and place for a public hearing regarding the proposed annexation case ANX23-01004.

The following citizens addressed the Council in opposition to the proposed annexation:

- Jeff Potter, a Mesa resident
- Vincent D. Kelley, a Mesa resident
- Linda R. Finkelstein, a Mesa resident
- Margaret Kibbett, a Mesa resident
- Norm Sendler, a Mesa resident

Planning Director Mary Kopaskie-Brown verified that the public hearing is to release the petition for signatures for the proposed annexation case and added that the introduction and request for annexation approval will be heard at the Regular Council meeting on January 13, 2025.

Additional discussion ensued regarding the zoning of the proposed property and the process for annexation.

Mayor Giles declared the public hearing closed.

It was moved by Councilmember Freeman, seconded by Councilmember Somers, to release the petition for signatures for the proposed annexation case ANX23-01004.

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Duff–Freeman–Goforth–Somers–Spilsbury
NAYS – None

Carried unanimously.

12. Hear a presentation and take action on the City of Mesa Fiscal Year 2024 Annual Comprehensive Financial Report and Single Audit Report:

12-a. Accepting the City of Mesa's Annual Comprehensive Financial Report (ACFR) and Single Audit Report for the Fiscal Year ended June 30, 2024.

Carey Davis, a Mesa resident, addressed the Council. He requested clarification on some of the data in the audit report.

Finance Director Irma Ashworth introduced Jean Dietrich, Partner with Clifton Larson Allen, LLP.

Ms. Ashworth summarized the results of the audit report and 2024 financial highlights. She reported that the City continues to follow all Maricopa County accounting standards and received a clean annual report from the auditor. She confirmed that the COM's net position is strong and has increased over the last five years.

Ms. Dietrich provided an overview of the audit results for the year ending June 30, 2024, reporting that the audit was performed in accordance with Government Auditing Standards. She said that the City had one change in accounting policy associated with the Governmental Accounting Standards Board (GASB) Statement Number 96 regarding compensated absences. She confirmed that the audit did not identify any deficiencies in the internal controls or material weaknesses and no irregular or fraudulent transactions were identified. She reported that the firm issued a clean, unmodified opinion on the report which is the highest level of assurance that can be issued from a Certified Public Accountant (CPA) firm.

In response to the questions received during citizen comments, Ms. Ashworth explained that the decrease in the outstanding debt was related to the normal repayment of debt. She confirmed that the transfers from the Utility Fund to the General Fund are presented under other financing sources and pointed out the combined statements at the back of the report starting on Page 111 that provide the details of all transactions. She clarified that the numbers are rounded in the Management Discussion and Analysis (MDA).

Responding to a question from Councilmember Spilsbury, Ms. Ashworth confirmed that a draft of the Popular Annual Financial report (PAF) will be available soon. She explained that the PAF is a summarized version of the ACFR that is easier to read and understand.

City Manager Christopher Brady thanked Ms. Ashworth and her staff. He reiterated that the audit is a year-round process and that this was the highest level of assurance that a CPA can give of a City's finances.

It was moved by Councilmember Spilsbury, seconded by Vice Mayor Heredia, that Council accept the City of Mesa's Annual Comprehensive Financial Report (ACFR) and Single Audit Report for the Fiscal Year ended June 30, 2024.

Upon tabulation of votes, it showed:

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

NAYS – None

Carried unanimously.

13. Items from citizens present.

The following citizens addressed the Council to recognize Mayor Giles:

- Marcie Hutchinson, a Mesa resident
- Jerimiah Underwood, a Mesa resident
- Michael Hughes, a Mesa resident and Chief Executive Officer of A New Leaf,

14. Adjournment.

Without objection, the Regular Council Meeting adjourned at 9:00 p.m.

ATTEST:



HOLLY MOSELEY, CITY CLERK





JOHN GILES, MAYOR

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 9th day of December 2024. 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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