



COUNCIL MINUTES

May 4, 2026

The City Council of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on May 4, 2026, at 6:01 p.m.

COUNCIL PRESENT

Mark Freeman
Scott Somers
Rich Adams
Jennifer Duff
Alicia Goforth
Francisco Heredia*
Dorean Taylor *

COUNCIL ABSENT

None

OFFICERS PRESENT

Scott Butler
Holly Moseley
Jim Smith

(*Participated in the meeting through the use of video conference equipment.)

Mayor's Welcome.

Mayor Freeman conducted a roll call.

Invocation by Pastor Ann Lyter at St. Matthew United Methodist Church.

Pledge of Allegiance was led by Zander Rogers from Boy Scout Troop 54.

Awards, recognitions, and announcements.

Mayor Freeman presented a proclamation honoring David Rousseau for his lifelong contributions to Arizona and decades of leadership. He recognized his dedication to regional success, including his efforts to help position the Valley to host major national events such as the Super Bowl, and to support economic opportunities benefiting Mesa and communities across the region.

Mr. Rousseau thanked the Mayor and Council for their leadership and public service.

(Items on the agenda were discussed out of order, but for the purpose of clarity will remain as listed on the agenda.)

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 request must be made prior to the Council's vote on the consent agenda.

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

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth–Heredia–Taylor
NAYS – None

Carried unanimously.

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

Minutes from the Special Council meeting and Study Session held on February 23, 2026; and the Regular Council meeting held on April 20, 2026.

3. Take action on the following liquor license applications:

*3-a. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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)

Mayor Freeman announced that this was the time and place for a public hearing for the annexation ordinance, major General Plan amendment resolution, and zoning case ordinance relating to a proposed development known as "Haven at Hawes."

There being no citizens present wishing to speak on the issues, the Mayor declared the public hearing closed.

Mayor Freeman stated that pending no objection from the Council, agenda Items 8-a through 8-c will be voted on in one motion.

It was moved by Vice Mayor Somers, seconded by Councilmember Adams, that Ordinance Nos. 6010 and 6011, and Resolution No. 12515 be adopted.

Upon tabulation of votes, it showed:

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

NAYS – None

Carried unanimously.

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. 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. 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)

Mayor Freeman announced that this was the time and place for a public hearing for the major General Plan amendment resolution and zoning case ordinance related to the proposed development known as "Haven at Destination."

There being no citizens present wishing to speak on this issue, the Mayor declared the public hearing closed.

Mayor Freeman stated that pending no objection from the Council, agenda Items 9-a and 9-b will be voted on in one motion.

It was moved by Vice Mayor Somers, seconded by Councilmember Adams, that Resolution No. 12516 and Ordinance No. 6009 be adopted.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth–Heredia–Taylor
NAYS – None

Carried unanimously.

10. Items from citizens present.

Reginald Bron, a Mesa resident, expressed concerns regarding an animal adoption event held on May 2, 2026, claiming inadequate care of puppies. He reported the incident to the Mesa Police Department but was dissatisfied with their response and requested that individuals involved in the mistreatment of animals be prosecuted.

11. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:05 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 4th day of May 2026. 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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