

Monday, January 13, 2025
5:45 PM



City Hall Council Chambers
20 East Main Street

City Council Agenda

Mark Freeman
Mayor

Rich Adams
Councilmember, District 1

Julie Spilsbury
Councilmember, District 2

Francisco Heredia
Councilmember, District 3

Jennifer Duff
Councilmember, District 4

Alicia Goforth
Councilmember, District 5

Scott Somers
Councilmember, District 6

DECORUM: The public is encouraged to attend City of Mesa (City) Council meetings in person, telephonically, 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, and you may be prohibited from attending meetings for a period of time.

ACCESSIBILITY: The City is committed to making its public meetings accessible to persons with disabilities. For special 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 at the meeting may address the City Council with comments on a specific agenda item or during "Items from Citizens Present." **To request to speak in person, submit a blue speaker card to the City Clerk prior to the start of the meeting.** When called to speak, please step up to the lectern, speak clearly into the microphone, and begin by stating your name and address for the record. To request to speak telephonically, submit the online Council Meeting Speaker/Comment Card to the City Clerk at least one hour before the start of the meeting.

For agendized items, comments should be relevant to the item being discussed. During "Items from Citizens Present," the speaker may address the City Council on more general issues. Councilmembers are normally not permitted to discuss or take legal action on any matters raised by the public that are not specifically on the agenda.

If you would like handouts distributed to the City Council, please give them to the City Clerk at the time you submit your blue speaker card. Eleven copies of each document are requested.

To give everyone an opportunity to speak, 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 blue speaker card to the City Clerk prior to the start 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)].

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

Mayor's Welcome**Roll Call**

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

Pledge of Allegiance**Awards, Recognitions and Announcements**

- 1 Selection of Vice Mayor.
- 2 Take action on all consent agenda items.

Items on the Consent Agenda

*3 [25-0000](#) Approval of minutes of previous meetings as written.

4 **Take action on the following liquor license applications:**

*4-a [25-0040](#) Taco El Paisa

A restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant License for Tacos El Paisa LLC 2, 1259 East Southern Avenue - Jared Michael Repinski, agent. There is no existing license at this location. **(District 4)**

*4-b [25-0039](#) Grab N Go 9202

A convenience store is requesting a new Series 10 Beer & Wine Store License for Grab N Go 9202 Mesa LLC, 9202 East Main Street - Jared Michael Repinski, agent. The existing license held by Kahpachi LLC will revert to the State. **(District 5)**

5 Take action on the following contracts:

- *5-a** [24-1270](#) Pecos & Rittenhouse New Sewer Lines - Southeast Mesa, Pre-Construction Services and Construction Manager at Risk (CMAR) **(District 6)**

This project consists of adding two segments of sewer pipes in southeast Mesa. The Pre-Construction Phase work involves developing the project design, reviewing the design for constructability, preparing cost estimates, developing the project schedule, preparing the project phasing plan, and developing the Guaranteed Maximum Price (GMP) for the project. The GMP will be brought to Council for review and approval.

Staff recommends selecting Achen-Gardner Construction as the CMAR for this project and awarding a Pre-Construction Services contract in the amount of \$247,038. This project is funded by Utility Systems Revenue Obligations.

- *5-b** [25-0043](#) One-Year Term Contract with Four-Year Renewal Options for Landscape Sprinkler and Irrigation Supplies for the Materials and Supply Warehouse, Parks and Recreation, Facilities Management, Transportation and Transit Departments **(Citywide)**

This contract will provide landscape sprinkler and irrigation supplies (PVC pipe, fittings, valves, and miscellaneous supplies) on an as-needed basis for repair, modification, and new installation of irrigation systems located in landscaped areas owned or maintained by the City, including parks and landscaped medians.

The Business Services Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders, Ewing Irrigation Products, Inc. and Horizon Distributors, Inc., at \$1,185,000, annually with an annual increase allowance of up to 5% or the adjusted Producer Price Index.

- *5-c** [25-0044](#) Use of a Cooperative Contract for a Four-Year Initial Term, with Six One-Year Renewal Options for a Customer Engagement Portal Solution for the Department of Innovation and Technology **(Citywide)**

This contract will allow the purchase of i3 Verticals software to replace the City's current utility customer portal, which is inadequate for current and future functionality requirements. This solution will provide customers with services available today such as viewing their monthly bills, making payments, and setting up SurePay. Enhanced functionality will include access to their Smart Meter usage data and outage information, getting outage notifications, the ability to schedule move-ins/move-outs and request new services, and transfers, as well as get help with energy and water conservation.

The Department of Innovation and Technology, the Business Services Department, and Procurement Services recommend authorizing the purchase using the City of Phoenix cooperative contract with Milestone LLC at \$1,569,000 for Years 1 and 2, and \$278,000 annually for software licensing for Years 3 through 10.

6 Take action on the following resolutions:

- *6-a** [25-0070](#) Approving City of Mesa participation in the bidding process for acquiring natural gas pipeline transmission capacity and any resulting contracts upon a successful bid for additional natural gas transmission capacity. Resolution No. 12318
- *6-b** [25-0027](#) Approving and authorizing the City Manager to enter into a Right of Way Occupancy License with Cablevision Lightpath LLC for the placement of fiber optic cable network. **(Citywide)** Resolution No. 12319
- *6-c** [25-0028](#) Approving and authorizing the City Manager to enter into a Right of Way Occupancy License with Bicentel, LLC for the placement of fiber optic cable network. **(Citywide)** Resolution No. 12313
- *6-d** [25-0029](#) Vacating a portion of public right-of-way located on the east side of the 3400 block of North Val Vista Drive to combine with the adjacent parcel for future development; requested by the property owner. **(District 1)** Resolution No. 12320
- *6-e** [25-0034](#) Extinguishing a portion of two separate 20-foot public utilities easements located at 460 East Auto Center Drive to allow for the redevelopment of an existing automotive dealership; requested by the property owner. **(District 4)** Resolution No. 12321

7 Introduction of the following ordinances and setting January 27, 2025 as the date of the public hearing on these ordinances:

- *7-a** [25-0032](#) ZON24-00405 "Skilled Nursing Facility" 2.1± acres located approximately 1,770 feet east of the northeast corner of North Higley Road and East Main Street. Major Site Plan Modification and amending condition of approval No. 1, No. 7, No. 8, No. 9, No. 10, and No. 11 for Case No. Z89-009 to allow for a Skilled Nursing Facility. Velda Rose United Methodist Church Inc., owner; Sean Lake / Sarah Prince, Pew & Lake, PLC, applicant. **(District 2)** Ordinance No. 5918

Staff Recommendation: Approval with conditions

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

- *7-b** [24-0248](#) ZON23-00594 "Meridian 24" Within the 6400 to 6700 blocks of South Meridian Road (west side). Located north of Pecos Road on the west side of Meridian Road (41± acres). Site Plan Review and amending the conditions of approval for Case No. Z01-045. This request will allow for an industrial development. SR24MERIDIAN QOZB LLC, owner; Morgan Retzlaff, applicant. **(District 6)** Ordinance No. 5919

Staff Recommendation: Approval with conditions

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

- *7-c** [25-0033](#) ZON24-00731 "88 Southern Townhomes" 4± acres located approximately 1,900 feet west of the northwest corner of South Ellsworth Road and East Southern Avenue. Rezone from Multiple Residence-2 with a Planned Area Development Overlay (RM-2-PAD) to RM-2 with a new PAD (RM-2-PAD) and a Major Site Plan Modification to allow for a single residence development. Coconut Properties LLC, and AZ COMMERCIAL HOLDINGS LLC, owners; Shaine Alleman, Tiffany & Bosco, P.A., applicant. **(District 5)** Ordinance No. 5920

Staff Recommendation: Approval with conditions

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

- *7-d** [25-0030](#) ZON22-01264 "Power Retail Development" 2± acres located approximately 1,200 feet south of the southwest corner of South Power Road and East Williams Field Road. Rezone from Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ) to LC with a new BIZ Overlay (LC-BIZ) and Major Site Plan Modification for a multi-tenant commercial building with a drive-thru facility. Power Road Gateway LLC, owner; Tim Rasnake, Archicon, applicant. **(District 6)** Ordinance No. 5921

Staff Recommendation: Approval with conditions

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

- *7-e [25-0045](#) ANX24-01085 Annexing 3.8± acres of County right-of-way along East Elliot Road from South Sossaman Road and extending approximately 2,600 feet west of South Sossaman Road. **(District 6)** Ordinance No. 5922
- *7-f [25-0047](#) An ordinance that corrects two minor, non-substantive typographical errors made in Ordinance No. 5898, adopted on December 2, 2024, related to the titles and schedules of terms/rate/fees/charges for City owned natural gas utility services. This ordinance re-adopts, without any changes to, the natural gas utilities rates, fees and charges previously adopted in Ordinance No. 5898. Ordinance No. 5923
- 8 Introduction of the following annexation and zoning ordinances relating to the development, Medina Station, and setting January 27, 2025, as the date of the public hearing on these ordinances:**
- *8-a [25-0035](#) ANX23-00690 Annexing 64± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. This request has been initiated by Pew & Lake, PLC, for the owners, Bela Flor Holdings, LLC. **(District 5)** Ordinance No. 5924
- *8-b [25-0031](#) ZON23-00691 "Medina Station" 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Rezone from Agricultural (AG) to Limited Commercial with a Planned Area Development Overlay (LC-PAD), Council Use Permit, and Site Plan Review for a mixed-use development. Bela Flor Holdings, LLC, owner; Reese Anderson, Pew & Lake, PLC, applicant. **(District 5)** Ordinance No. 5925
- Staff Recommendation: Approval with conditions
P&Z Board Recommendation: Approval with conditions (Vote: 6-0)
- 9 Introduction of the following annexation and zoning ordinances relating to the development, Carmello by Blandford Homes, and setting February 3, 2025, as the date of the public hearing on these ordinances:**
- *9-a [25-0036](#) ANX23-01004 Annexing 30± acres located at the southeast corner of North Hawes Road and East McDowell Road. This request has been initiated by Pew & Lake, PLC, for the owners, Colleen Horcher Trust. **(District 5)** Ordinance No. 5926

- *9-b** [24-1229](#) ZON23-01003 "Carmello by Blandford Homes" 30± acres located at the southeast corner of North Hawes Road and East McDowell Road. Rezone from Agricultural to Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD) to allow for a Single Residence Subdivision. Colleen Horcher Trust, owner; Pew and Lake PLC; applicant. **(District 5)** Ordinance No. 5927

Staff Recommendation: Approval with conditions

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

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

- *10-a** [24-1230](#) 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)

- *10-b** [24-1228](#) 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)

- *10-c** [24-1233](#) 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)

- *10-d** [24-1232](#) 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)

- *10-e** [24-1225](#) 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)

- *10-f** [24-1231](#) 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)

- *10-g** [24-1226](#) 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)

11 Take action on the following subdivision plat:

- *11-a [25-0037](#) SUB24-00506 "SWC Peterson Ave. & Ellsworth Rd.," 7.5± acres located at the southwest corner of South Ellsworth Road and East Peterson Avenue. Final Plat. Ellsworth Land LP, owner; Michael E. Fondren, R.L.S., RLF Consulting LLC, surveyor. **(District 6)**

12 Take action on the following bingo application:

- *12-a [25-0042](#) Sunspire Community
Robert Waterman, Manager, 2600 East Allred Avenue **(District 1)**

Items not on the Consent Agenda**13 Conduct a public hearing and take action on the following minor General Plan amendment resolution, and take action on the following zoning case relating to a proposed development known as "Banner Gateway Residences".**

- 13-a [25-0038](#) ZON24-00894 "Banner Gateway Residences - Minor General Plan Amendment" 10.5± acres located approximately 1,350 feet east of the northeast corner of East Banner Gateway Drive and South Greenfield Road. Minor General Plan Amendment to change the General Plan Character Area Type from Employment to Mixed Use Activity District with a Regional-Scale District Sub-type. CRISKO LLC/KAY AND JUDY TOOLSON JOINT REVOCAB; owner; Brennan Ray, Burch & Cracchiolo, P.A., applicant. **(District 2)** Resolution No. 12322

Staff Recommendation: Adoption
P&Z Board Recommendation: Adoption (6-1)

- 13-b [24-1234](#) 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)

14 Items from citizens present. (Maximum of three speakers for three minutes per speaker.)

15 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.