

Monday, October 6, 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
Vice Mayor, 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 Angela White with The Spiritual Assembly of the Bahá'ís of Mesa.

Pledge of Allegiance

Awards, Recognitions and Announcements

1 Take action on all consent agenda items.

Items on the Consent Agenda

*2 [25-0018](#) Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

*3-a [25-0853](#) Echo Karaoke

A karaoke venue is requesting a new Series 7 Beer & Wine Bar 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 [25-0852](#) Golden Valley

A restaurant that serves lunch and dinner is requesting a new Series 7 Beer & Wine Bar License for Golden Valley 25 LLC, 832 West Baseline Road Suites 13-14 - Amanda F. Wong, agent. This is an owner transfer; therefore, the existing license held by Lu's Chinese Inc. will revert to the State for modification. **(District 3)**

*3-c [25-0857](#) Taco Land Inca-Mex

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Saenz Vasquez Family LLC, 1231 West Baseline Road Suite 101 - Sofia Elizabeth Vasquez Diaz, agent. There is no existing license at this location. **(District 3)**

*3-d [25-0851](#) Level 1 Arcade Bar

An arcade bar is requesting a new Series 6 Bar License for Level 1 Arcade Bar Mesa LLC, 48 West Main Street - Jeffrey Craig Miller, agent. The existing Series 12 Restaurant License held by Level 1 Arcade Bar Mesa LLC will revert to the State. **(District 4)**

***3-e** **25-0858** Daruma Ramen And Bowl

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License Jung N. Kim, Sole Proprietor, Jung N Kim, 2650 East University Drive Suite 107 - Jung N. Kim, Agent. There is no existing license at this location. **(District 1)**

Recommendation for Denial: Mesa City staff recommend the City Council enter an order recommending disapproval of the liquor license application because public convenience and the best interests of the community will not be substantially served by issuing the license. The applicant has not obtained all necessary licenses and permits for which the applicant is liable at the time of the liquor license application. Specifically, the applicant has not obtained the following: (i) General Business License as required by Mesa City Code 5-5-3(A); (ii) Transaction Privilege Tax License as required by Mesa City Code 5-10-300(A) and; (iii) Fire Safety Operational Permit and inspection as required by Mesa City Code 7-2-2(a)(5) and the 2018 International Fire Code Section 105.1.1. Additionally, the applicant has current debts related to accounts maintained with the City and is thus ineligible to receive a new license, service, or benefit from the City pursuant to Mesa City Code 1-32-200. Specifically, the applicant has the following city debts: (i) fees related to regulating the sale of alcoholic beverages as set forth in the City's schedule of fees and charges. A yes vote for this item on the consent agenda will constitute City Council's order recommending disapproval of the liquor license application. (Ariz. Rev. Stat. Ann. §4-201 and Ariz. Admin. Code §R19-1-702)

***3-f** **25-0856** Sunnyside

A restaurant that serves breakfast and lunch is requesting a new Series 12 Restaurant License for KS Partners LLC, 2823 North Power Road Suite 101 - Stella C Roberts, agent. The existing Series 12 Restaurant License held by K Bar M Restaurants LLC will revert to the State. **(District 5)**

***3-g** **25-0855** Walmart Fuel Center #3799

A convenience store with a gas station is requesting a new Series 10 Beer and Wine Store License for Walmart Inc., 330 West Baseline Road - John Dean Curtis II, Agent. There is no existing license at this location. **(District 4)**

4 Take action on the following contracts:

- *4-a** [25-0838](#) One-Year Term Contract with Four-Year Renewal Options for Gas Service Regulators for the Materials and Supply Warehouse (for the Energy Resources Department) **(Citywide)**

This contract will provide a list of pre-approved vendors who will respond to quotes for the purchases of gas service regulators for new construction projects and maintenance and repair of existing services in the City's natural gas distribution system. Materials and Supply places orders and maintains inventory as needed.

The Business Services Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders, Border States Industries, Inc., Measurement Control System, Inc., Meter Valve & Control, Inc., and Wesco Distribution, Inc. at \$1,185,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- *4-b** [25-0841](#) Three-Year Term Contract with Two-Year Renewal Options for Mobile Natural Gas Supply for the Energy Resources Department **(Citywide)**

This contract establishes a list of qualified suppliers to provide mobile gas supply in support of the natural gas distribution system during extreme weather events and planned maintenance, helping to minimize service interruptions. The contract will only be utilized when system support or direct customer assistance is required. For each project, the department will obtain quotes from the approved vendors.

A committee representing the Energy Resources Department and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from Atlas Oil Company, Certarus (USA) Ltd., Rawhide Leasing Company LLC, and REV LNG LLC at \$1,200,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

4-c [25-0842](#) Dollar Limit Increase to the Term Contract for Stagehand Temporary Worker Services for the Arts and Culture Department **(Citywide)*

This contract provides stagehand and production technicians for events at the Mesa Arts Center and Mesa Arts Center affiliated events throughout the City. Specifically, the vendor provides temporary event labor for the following jobs depending on the event need: stewards, riggers, fly rail operators, stage electricians, stage carpenters, audio technicians, props, personnel, video technicians, follow-sport operators, forklift operators, truck loaders, wardrobe personnel, and hair and makeup artists. An increase is necessary due to a rise in the contractor rates as well as expected higher contract volume and usage.

The Arts and Culture Department and Procurement Services recommend increasing the dollar limit by \$125,000, from \$975,000 to \$1,100,000 annually, with UTP Productions, Inc.

4-d [25-0843](#) Additional Vendor Award to the Cooperative Term Contract for Bridgestone and Goodyear Tires for the Materials and Supply Warehouse (for Fleet Services and Mesa Fire and Medical Departments) **(Citywide)*

This contract provides Bridgestone tires, primarily large tires for heavy-duty vehicles such as solid waste trucks and fire apparatus. This contract also provides Goodyear tires, which is another option to purchase emergency vehicle tires. This supplemental award expands the contract by adding an additional vendor, providing greater flexibility and choice when purchasing Goodyear tires.

The Business Services Department and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with ATR Tires LLC dba Gomez Tire Sales & Services (a Mesa business). No change is requested to the contract limit of \$1,612,000 annually.

***4-e [25-0844](#) Additional Vendor Award to the Cooperative Term Contract for Miscellaneous Construction Materials for the Materials and Supply Warehouse (**Citywide**)**

This contract replenishes the Warehouse's inventory with materials that are competitively priced (nationally based volume cooperative and highly discounted pricing) in a timely manner. Materials include brick pavers, block caps, mortar, bags of cement, concrete pads, nails, stakes, sealants, grout, bags of asphalt cold patch, etc. This supplemental award expands the contract by adding an additional vendor, providing greater flexibility and choice when purchasing these materials.

The Business Services Department and Procurement Services recommend authorizing the purchase using the Sourcewell (State of Minnesota) cooperative contract with Anixter, Inc. No change is requested to the contract limit of \$152,000 annually.

***4-f [25-0845](#) Use of a 33-Month Cooperative Term Contract with Renewal Options for Janitorial and Sanitation Supplies, Equipment, and Related Services for Multiple City Departments (**Citywide**)**

The Materials and Supply Warehouse, Arts and Culture, Facilities Management, and Parks, Recreation and Community Facilities Departments require a broad supply of janitorial and sanitation products to support daily maintenance operations. Supplies available on this contract include sanitizing and disinfecting cleaners, waste receptacles, paper products including paper towels, cups and napkins, brooms, brushes and handles, latex gloves, etc.

The Business Services Department and Procurement Services recommend authorizing the purchase using the City of Tucson (Omnia) cooperative contract with Waxie Sanitary Supply (a Mesa business) as a Local Member Distributor for Network Services Company dba Network Distribution at \$350,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-g** [25-0849](#) Five-Year Term Contract for Water/Wastewater Corrosion Monitoring and Testing Services for the Water Resources Department **(Citywide)**

This contract will establish a list of qualified contractors who will provide services related to corrosion monitoring and cathodic protection systems. These services will include annual inspection, testing, routine maintenance, and minor repairs.

A committee representing the Water Resources Department and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from Accurate Corrosion Control, Inc., Corpro Companies, Inc., and Farwest Corrosion Control Company at \$350,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

5 Take action on the following resolutions:

- *5-a** [25-0813](#) Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with Flood Control District of Maricopa County for construction, construction management, operation, and maintenance necessary for the drainage improvements along Elliot Road from East Maricopa Floodway (EMF) to Ellsworth Road. This will be achieved through the implementation of new storm drains and other drainage features to divert stormwater to EMF. **(District 6)**

- *5-b** [25-0823](#) Approving and authorizing the City Manager to enter into a Grant Pass-Thru Agreement with the City of Phoenix for a grant award of \$800,000 from the Federal Transit Administration (FTA) through the Consolidated Appropriations Act of 2023. The funding (\$800,000 in FTA grant funds and a required \$200,000 City match) will allow the City to construct and install 40-50 transit micro-shelters. **(Citywide)**

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

- *6-a** [25-0810](#) Amending Sections 10-4-4 and 10-4-5 of the Mesa City Code to reduce the speed limit from 40 mph to 35 mph on Extension Road between Baseline Road and Southern Avenue, as recommended by the Transportation Advisory Board. **(Districts 3 and 4)** Ordinance No. 5967

7 Discuss, receive public comment, and take action on the zoning ordinance, and take action on the resolution, relating to the development Gateway Park:

- *7-a** [25-0740](#) ZON22-00890 "Gateway Park" 33.3± acres located at the northwest and southwest corners of East Ray Road and South Hawes Road. Rezone 15.6± acres from Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Limited Commercial (LC), rezone 17.7± acres from LC-PAD to Light Industrial with a PAD overlay (LI-PAD) and Site Plan Review for an approximately 235,600± square foot industrial development and future commercial development. Mesa Airport Growth Properties LLC, owner; Wendy Riddell, Berry Riddell LLC, applicant. **(District 6)** Ordinance No. 5966

Staff Recommendation: Approval with conditions

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

- *7-b** [25-0820](#) A resolution approving and authorizing the City Manager to enter in a Development Agreement (DA No. 23-00014) for the development of an industrial and commercial development on 33+/- acres located at the northwest and southwest corners of East Ray Road and South Hawes Road. **(District 6)**

8 Take action on the following bingo application:

- *8-a** [25-0850](#) Steven Edward Clark

Steven Clark, Manager, 3403 East Main Street **(District 2)**

Items not on the Consent Agenda

- 9 Either discuss, receive public comment, and take action on Ordinance No. 5963, or introduction of Ordinance No. 5968 and setting October 20, 2025 as the date of the public hearing on Ordinance No. 5968. The City Council may act on only one of the options below.**

- 9-a** [25-0738](#) **Discuss, receive public comment, and take action on the following ordinance:**

Proposed amendments to Chapter 36 of Title 11 of the Mesa City Code pertaining to legal nonconforming uses, lots/parcels, structures, and sites, and legal procedurally conforming uses and structures. The amendments repeal in its entirety Chapter 36 - Nonconforming Uses, Structures, and Lots and adopt a new "Chapter 36 - Nonconforming and Procedurally Conforming." **(Citywide)** Ordinance No. 5963

9-b [25-0875](#) Introduction of the following ordinance and setting October 20, 2025 as the date of the public hearing on this ordinance:

Proposed amendments to Chapter 36 of Title 11 of the Mesa City Code pertaining to legal nonconforming uses, lots/parcels, structures, and sites, and legal procedurally conforming uses and structures. The amendments repeal in its entirety Chapter 36 - Nonconforming Uses, Structures, and Lots and adopt a new "Chapter 36 - Nonconforming and Procedurally Conforming." **(Citywide)** Ordinance No. 5968

This Ordinance is a modified version of Ordinance No. 5963; it modifies the proposed definitions for legal procedurally conforming use and legal procedurally conforming structure by removing the proposed language that appears in 11-36-2(B)(2) and 11-36-2(E)(2) in Ordinance No. 5963.

10 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.