

COUNCIL MINUTES

October 6, 2025

The City Council of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on October 6, 2025, at 5:45 p.m.

COUNCIL PRESENT

Mark Freeman
Scott Somers
Rich Adams
Jennifer Duff
Alicia Goforth
Francisco Heredia
Julie Spilsbury

COUNCIL ABSENT

None

OFFICERS PRESENT

Scott Butler
Holly Moseley
Jim Smith

Mayor's Welcome.

Mayor Freeman conducted a roll call.

Mayor Freeman led a moment of silence followed by the Pledge of Allegiance.

Mayor Freeman held a moment of silence for the passing of Mesa Fire and Medical Engineer Paul Shupe, who faithfully served the department for over 20 years. He acknowledged Paul for his dedication, compassion, and service to others, and extended heartfelt condolences to his wife, children, and all who loved him.

Fire Chief Mary Cameli shared that Paul Shupe was a wonderful member of the community who served with great care and made lasting contributions to the Fire Service. She expressed appreciation on behalf of Paul's family and the Fire Department for the outpouring of support from the City Council and City Management during his illness and for his service. She added that it was an honor for the department to serve him in return and expressed gratitude for his 23 years of dedicated service to the community.

Awards, Recognitions, and Announcements.

Mayor Freeman declared October 2, 2025, as the International Day of Non-Violence in Mesa. He noted that this day is recognized globally in honor of Mahatma Gandhi and serves as a reminder of the strength found in peace, dialogue, and understanding over hatred, intimidation, or violence. He emphasized that Mesa grows stronger when residents treat one another with respect, even in times of disagreement.

Items on the agenda were discussed out of order, but for purposes 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 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 Heredia, seconded by Councilmember Spilsbury, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

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

Carried unanimously.

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

Minutes from the Study Sessions held on August 14, August 25, and August 28, 2025, and from the Regular Council Meeting on September 22, 2025.

3. Take action on the following liquor license applications:

*3-a. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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 City recovers associated costs through event revenues, making this a pass-through reimbursement.

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. 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. 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. 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. 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. 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)** – Resolution No. 12419
- *5-b. 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)** – Resolution No. 12420

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

- *6-a. 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. 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. 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)** – Resolution No. 12421

8. Take action on the following bingo application:

- *8-a. Steven Edward Clark

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

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. 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. 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 -
WITHDRAWN**

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.

Items not on the Consent Agenda

10. Items from citizens present.

Gail Graves, a Mesa resident, expressed concern regarding the illegal practices of Immigration and Customs Enforcement (ICE) and requested that the City of Mesa terminate its 287(g) agreement with the agency.

Marissa Luna, a Mesa resident, stated her opposition to the 287(g) agreement due to ICE's harsh and inhumane immigration policies. She noted that these policies have created fear and distress among many Mesa residents.

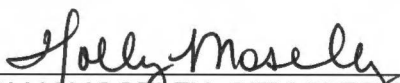
Noah James Markham, a Mesa resident, suggested that the City consider developing Section 8 housing in Mesa. He expressed concern about the need for education and training for police officers on interactions with individuals with disabilities and encouraged hiring more women police officers. He commented that he does not believe the recall election is necessary and feels that Councilmember Spillsbury is being mistreated.

City Clerk Holly Moseley announced that additional comment cards were received and she encouraged those citizens who missed the opportunity to speak to use the online comment form, noting that the comments submitted online would be published after the meeting.

11. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:20 p.m.

ATTEST:



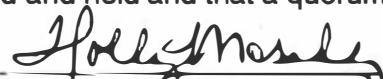
HOLLY MOSELEY, CITY CLERK





MARK FREEMAN, 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 6th day of October 2025. I further certify that the meeting was duly called and held and that a quorum was present.



HOLLY MOSELEY, CITY CLERK