

Monday, September 8, 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****Moment of Silence****Pledge of Allegiance****Awards, Recognitions and Announcements****1 Take action on all consent agenda items.****Items on the Consent Agenda**

***2** [25-0016](#) Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

***3-a** [25-0747](#) Shop Kwik & Deli

A convenience store is requesting a new Series 10 Beer and Wine Store License for Shop Kwik 323 LLC, 323 North Gilbert Road Suite 101-102 - Amarjit Singh, agent. The existing license held by Joeys Beer and Wine LLC will revert to the state for modification. **(District 1)**

***3-b** [25-0749](#) Calitacos

A restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant License for Cali Tacos Lindsay LLC, 2757 East Main Street - Andrea Dahlman Lewkowitz, agent. There is no existing license at this location. **(District 1)**

***3-c** [25-0750](#) One Pot Fusion

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Mundeemak LLC, 502 South Dobson Road Suite 6 - Chunyarat Rungruang, agent. There is no existing license at this location. **(District 3)**

***3-d** [25-0745](#) GJ Liquors

A convenience store with a gas station is requesting a new Series 9 Liquor Store License for GJ Liquors LLC, 753 West Broadway Road - Jackaran Singh, agent. There is no existing license at this location. **(District 4)**

***3-e [25-0751](#) Pizzicata-Mesa**

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Pope Legacy Ventures LLC, 6210 East McKellips Road - David Lynn Pope, agent. The existing license held by Pizzicata Mesa LLC will revert to the State. **(District 5)**

4 Take action on the following contracts:***4-a [25-0754](#) Four-Year Term Contract for Water & Wastewater Treatment Chemicals for the Water Resources Department **(Citywide)****

This contract establishes qualified primary and secondary contractors for the supply and delivery of Hydrochloric Acid and Hydrofluorosilicic Acid. These chemical compounds are critical reagents utilized in the City's water treatment and wastewater operations to maintain safe, efficient, and regulatory-compliant facilities.

The Water Resources Department and Procurement Services recommend awarding Primary and Secondary contracts to the lowest, responsive, and responsible bidders, Brenntag Pacific, Inc., Hill Brothers Chemical Company, and Pencco, Inc., at \$200,000, annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

4-b [25-0755](#) Dollar Limit Increase to the Term Contract for Custodial Services for City Facilities - Zone 7 for the Facilities Management Department **(Citywide)*

This contract provides custodial services such as cleaning offices, restrooms, and common areas; waste management; restocking supplies; and providing specialized cleaning services for approximately 68 City facilities. A dollar limit increase is needed for the addition of the Northeast Public Safety Facility and the Gene Autry Clubhouse.

The Facilities Management Department and Procurement Services recommend increasing the dollar limit with Landmark Building Maintenance Services LLC. dba Pivot Building Services, by \$117,100 from \$848,000 to \$965,100 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-c [25-0757](#)** 10-Month Use of a Cooperative Term Contract with Renewal Options for Transmission Repair Services for the Fleet Services Department **(Citywide)**

The City of Mesa has a fleet of over 1,600 heavy-duty and light-duty vehicles that Fleet Services maintains. This contract establishes service labor rates and associated pricing required to complete repairs by qualified vendors and pricing for the purchase of transmission parts and replacements for repairs performed by the City of Mesa Fleet Services staff.

The Fleet Services Department and Procurement Services recommend authorizing the purchase using the Mesa Public Schools, Strategic Alliance for Volume Expenditures (S.A.V.E.) cooperative contract with AAMCO, GJH Motors, Jasper Engines, Larry H Miller Mesa, RWC Group, Sun Auto & Tire, and W.W. Williams at \$200,000 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 [25-0703](#)** Approving and authorizing the City Manager to enter into a ground lease, development agreement, and option to purchase agreement; and three phase-specific development agreements and real estate sales agreements between the City of Mesa and RN 1 Real Estate, LLC (aka, Culdesac) to lease and for the development and sale of approximately 25-acres of City-owned land at the southwest corner of University and Mesa Drives. **(District 4)**
- *5-b [25-0735](#)** Approving and authorizing the City Manager to purchase and enter into contracts with qualified electric power suppliers through a reverse auction process for up to two firm electric power products and associated energy, for up to 10 Megawatts (MW) of Base supply, for a contract term not to exceed 18 months, for a total cost not to exceed \$2,566,720. **(Districts 1 and 4)**
- *5-c [25-0739](#)** ZON25-00529 "CV-Germann Industrial Park" 38.8± acres located approximately 1,300± feet east of the northeast corner of South Ellsworth Road and East Germann Road. Site Plan Review for an approximately 663,992± square foot industrial park. AEI Arizona OZ Fund LLC, owner; Andrews Design Group, applicant. **(District 6)**
- Staff Recommendation: Approval with conditions
P&Z Board Recommendation: Approval with conditions (Vote: 6-0)
- *5-d [25-0794](#)** Approving and authorizing the City Manager to acquire additional natural gas pipeline transmission capacity directly with Transwestern Pipeline Company, LLC or through the Arizona Electric Power Cooperative, Inc. for up to 8,000 Dekatherms per day of capacity and execute associated contractual documents. **(Citywide)**

6 Take action on the following resolution declaring Mesa City Code Title 11, “Chapter 14 - Employment Opportunity District” to be a public record and available to the public, and introducing the following ordinance and setting September 22, 2025 as the date of the public hearing:

***6-a** [25-0737](#) A resolution declaring the documents filed with the City Clerk titled "Chapter 14 - Employment Opportunity District" to be a public record and providing for the availability of the documents for public use and inspection with the City Clerk.

***6-b** [25-0736](#) Proposed amendments to Chapters 14 and 86 of Title 11 of the Mesa City Code. The amendments include but are not limited to: repealing in its entirety Chapter 14 - Employment Opportunity District and adopting a new “Chapter 14 - Employment Opportunity District” and modifying Section 11-86-1: Purpose and Applicability pertaining to the purpose and applicability of use types. **(Citywide)**

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption (Vote: 6-0)

7 Introduction of the following ordinances and setting September 22, 2025 as the date of the public hearing on these ordinances:

***7-a** [25-0738](#) 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)**

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

Staff Recommendation: Adoption

***7-b** [25-0741](#) ZON25-00025 "4062 E Main" 7± acres located approximately 1,600± feet west of the northwest corner of East Main Street and North Greenfield Road. Rezone 3.3± acres from Multiple Residence-4 (RM-4) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and rezone 3.7± acres from RM-4-PAD to RM-4 with a new PAD overlay (RM-4-PAD) and Site Plan Review for a 137-unit attached single-residence development. Dolly Varden LLC, owner; Tim Boyle, Atmosphere Architects, applicant. **(District 2)**

Staff Recommendation: Approval with conditions

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

- *7-c [25-0742](#)** ZON25-00304 "Price Manor II" 6.5± acres located approximately 1,620± feet north of the northeast corner of East McKellips Road and North Center Street. Rezone from Single Residence-9 with a Planned Area Development overlay (RS-9-PAD) to Small Lot Single Residence 4.5 with a PAD overlay (RSL-4.5-PAD) for a 41-lot single residence development. Thomas Ahdoot, owner; Sean Lake, Pew & Lake PLC, applicant.
(District 1)

Staff Recommendation: Approval with conditions

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

Items not on the Consent Agenda

- 8 Items from citizens present. (Maximum of three speakers for three minutes per speaker.)**
- 9 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.