

## COUNCIL MINUTES

July 1, 2025

The City Council of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on July 1, 2025, at 4:45 p.m.

### COUNCIL PRESENT

Mark Freeman  
Scott Somers  
Rich Adams  
Jennifer Duff  
Alicia Goforth\*  
Julie Spilsbury

### COUNCIL ABSENT

Francisco Heredia

### OFFICERS PRESENT

Scott Butler  
Holly Moseley  
Jim Smith

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

Mayor Freeman conducted a roll call.

Mayor Freeman excused Councilmember Heredia from the entire meeting.

1. Review and discuss items on the agenda for the July 1, 2025, and July 8, 2025, Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items removed from the consent agenda: None

Responding to a request from Mayor Freeman regarding agenda Item 4-a, **(Ellsworth Road South City Limits to Ray Road, Construction Manager At Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 of 1 (District 6))**, on the July 8, 2025, Regular Council meeting agenda, City Engineer Lance Webb introduced Interim Transportation Director Erik Guderian and displayed a PowerPoint Presentation. **(See Attachment 1)**

Mr. Webb presented an overview of the proposed project, outlining the scope and construction timeline. He confirmed that the project will span three miles and will be completed in three phases, with each phase covering one mile of construction. (See Pages 1 through 5 of Attachment 1)

In response to a question from Vice Mayor Somers, Mr. Guderian stated that the impact on traffic is expected to be minimal due to a coordinated traffic management plan developed in collaboration with the contractors to help maintain traffic flow.

Discussion ensued regarding the alternate routes to be utilized and the possible disruption to the community during construction.

City Manager Scott Butler informed the Council that there will be an update to the July 8, 2025, Regular Council meeting agenda, adding a resolution to call the special election.

Mayor Freeman thanked staff for the presentation.

2-a. Hear a presentation, discuss, and provide direction regarding eminent domain on Dobson Road for a pedestrian hybrid beacon, and on Elliot Road for right-of-way improvements.

City Engineer Lance Webb introduced Interim Transportation Director Erik Guderian, Real Estate Manager Lisa Davis and displayed a PowerPoint Presentation. **(See Attachment 2)**

Mr. Guderian provided background information on the proposed pedestrian hybrid beacon. He reported that a review of the crash history revealed the absence of traffic signals within approximately half a mile of the location and no designated pedestrian crossings, leading to frequent mid-block crossings. He pointed out that the crash data identified five fatal or serious injury incidents in the area, reinforcing that this location is a high priority for pedestrian safety improvements. He discussed the importance of installation of the beacon in a manner that minimizes impacts on adjacent property owners and existing rights-of-way. He added that the plan also includes relocating nearby bus stops to align with the new crossing, enhancing pedestrian accessibility and safety. (See Pages 2 through 4 of Attachment 2)

Ms. Davis provided an overview of the easements required by the townhouse community for public utility use and temporary construction access and she presented a map outlining the affected area. She explained that the City has been working with the homeowners' association (HOA) for over two years to reach an agreement, and at HOA's request, the proposed documentation was revised from a right-of-way agreement to an easement. (See Pages 5 through 7 of Attachment 2)

Responding to a question from Councilmember Spilsbury, Ms. Davis verified that the property to be acquired is not usable space, and the existing masonry wall will be moved back to create additional space with landscaping to match the area.

Discussion ensued regarding the size and use of the proposed property.

City Attorney Jim Smith explained the rationale for using a friendly condemnation process rather than pursuing litigation.

Mr. Webb provided an overview of the Elliott Road project, noting that it is federally funded and offered the background on the project. He reviewed the planned improvements that will be implemented as part of the scope of work. (See Pages 8 and 9 of Attachment 2)

Ms. Davis explained that the project involves 12 parcels owned by seven property owners and outlined the necessary acquisitions. She verified that the planned improvements are mutually beneficial, as they include infrastructure that the property owners would otherwise be required to install upon future development. She explained that an appraisal had been completed and signed purchase agreements have been received for several parcels. She reported that due to the use of federal funding, the project is subject to strict timelines, including the requirement to achieve right-of-way clearance by October 2025. She outlined the steps needed to move the project

forward and discussed potential scenarios that could occur during the escrow process, noting that the City may pursue a resolution of intent to use eminent domain, commonly referred to as friendly condemnation, to meet project deadlines. (See Pages 10 and 11 of Attachment 2)

Mayor Freeman thanked staff for the presentation

3. Acknowledge receipt of minutes of various boards and committees.

3-a. Board of Adjustment Study Session meeting held on April 2, 2025.

3-b. Board of Adjustment Public Hearing meeting held on April 2, 2025.

3-c. Design Review Board meeting held on May 13, 2025.

It was moved by Vice Mayor Somers, seconded by Councilmember Spilsbury, that receipt of the above-listed minutes be acknowledged.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth–Spilsbury

NAYS – None

ABSENT– Heredia

Mayor Freeman declared the motion carried unanimously by those present.

4. Current events summary including meetings and conferences attended.

Mayor Freeman and Councilmembers highlighted the events, meetings, and conferences recently attended.

5. Scheduling of meetings.

City Manager Scott Butler stated that the schedule of meetings is as follows:

Tuesday, July 8, 2025, 4:30 p.m. – Study Session

Tuesday, July 8, 2025, 5:45 p.m. – Regular

6. Adjournment.

Without objection, the Study Session adjourned at 5:16 p.m.

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MARK FREEMAN, MAYOR

ATTEST:

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HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 1<sup>st</sup> of July 2025. I further certify that the meeting was duly called and held and that a quorum was present.

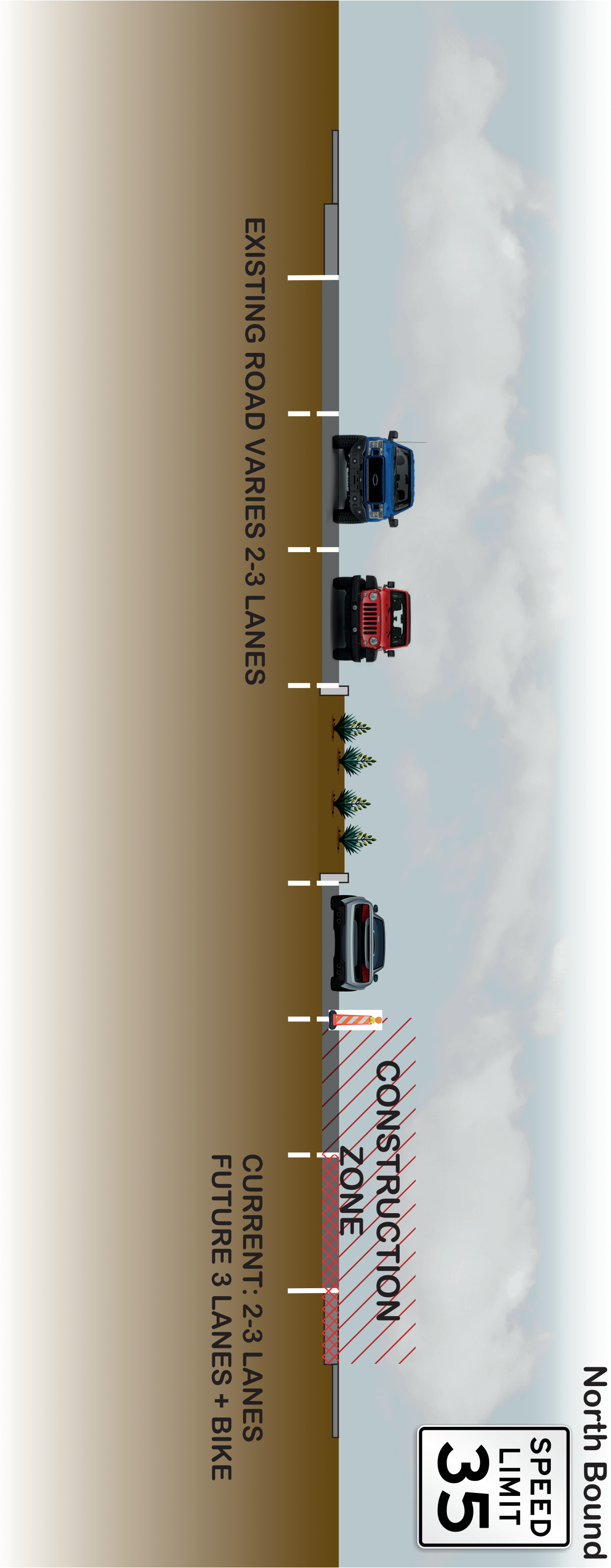
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HOLLY MOSELEY, CITY CLERK

sr  
(Attachments – 2)



# ELLSWORTH RD FROM LOOP 202 TO GERMANN RD PHASE I

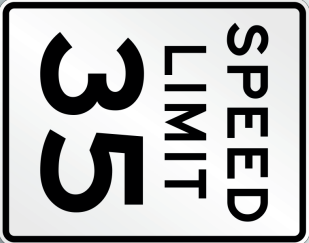


## TYPICAL ROAD CONDITIONS THROUGH CONSTRUCTION ZONE



# ILLSWORTH RD FROM LOOP 202 TO GERMANN RD PHASE II

South Bound



CURRENT: 2-3 LANES  
FUTURE 3 LANES + BIKE

EXISTING ROAD VARIES 2-3 LANES

## TYPICAL ROAD CONDITIONS THROUGH CONSTRUCTION ZONE

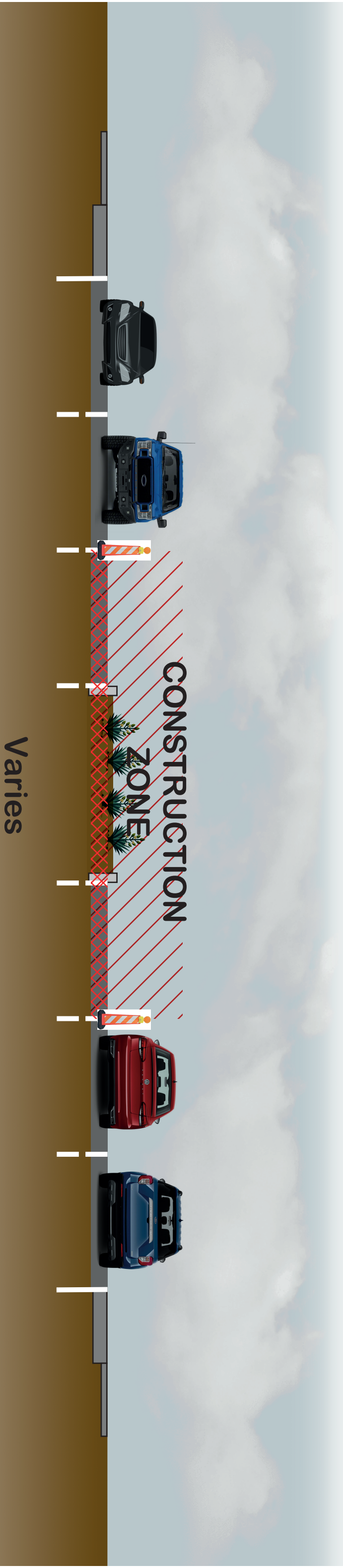


# ILLSWORTH RD FROM LOOP 202 TO GERMANN RD

## PHASE III

South Bound

North Bound



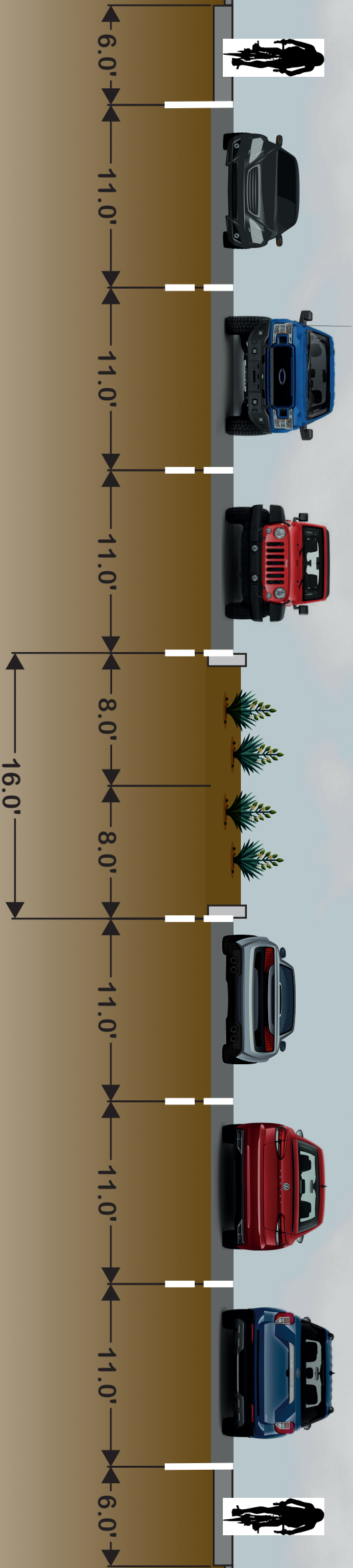
# TYPICAL ROAD CONDITIONS THROUGH CONSTRUCTION ZONE



# WILSWORTH RD FROM LOOP 202 TO GERMANN RD COMPLETED ROADWAY SECTION

South Bound

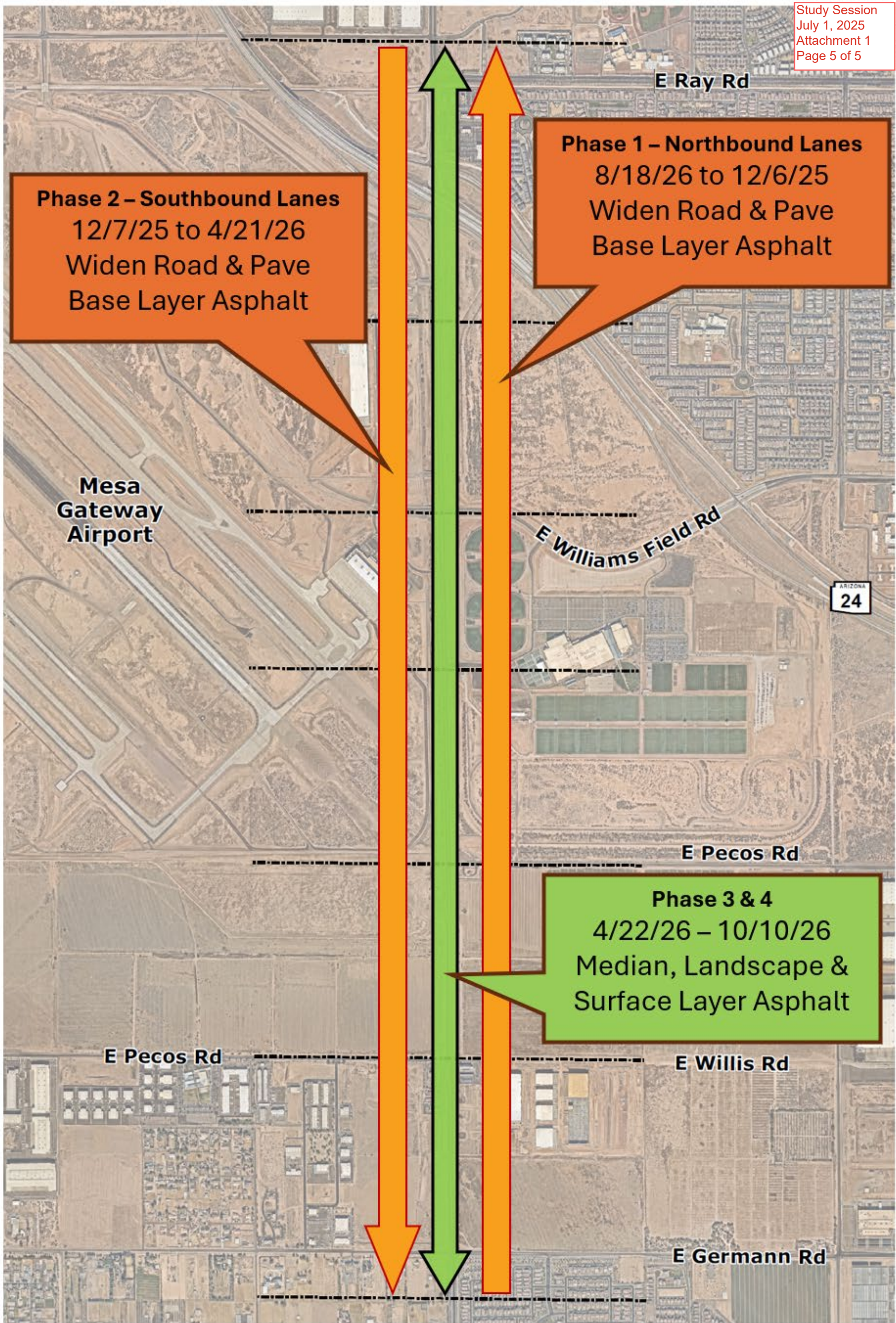
SPEED  
LIMIT  
45



North Bound

SPEED  
LIMIT  
45





**Phase 2 – Southbound Lanes**  
12/7/25 to 4/21/26  
Widen Road & Pave  
Base Layer Asphalt

**Phase 1 – Northbound Lanes**  
8/18/26 to 12/6/25  
Widen Road & Pave  
Base Layer Asphalt

**Phase 3 & 4**  
4/22/26 – 10/10/26  
Median, Landscape &  
Surface Layer Asphalt



# Dobson Road Pedestrian Hybrid Beacon

July 1, 2025

## Dobson Rd

- 6-lane arterial
- 40-mph speed limit
- 32,000 vehicles per day

## Adjacent Land Use

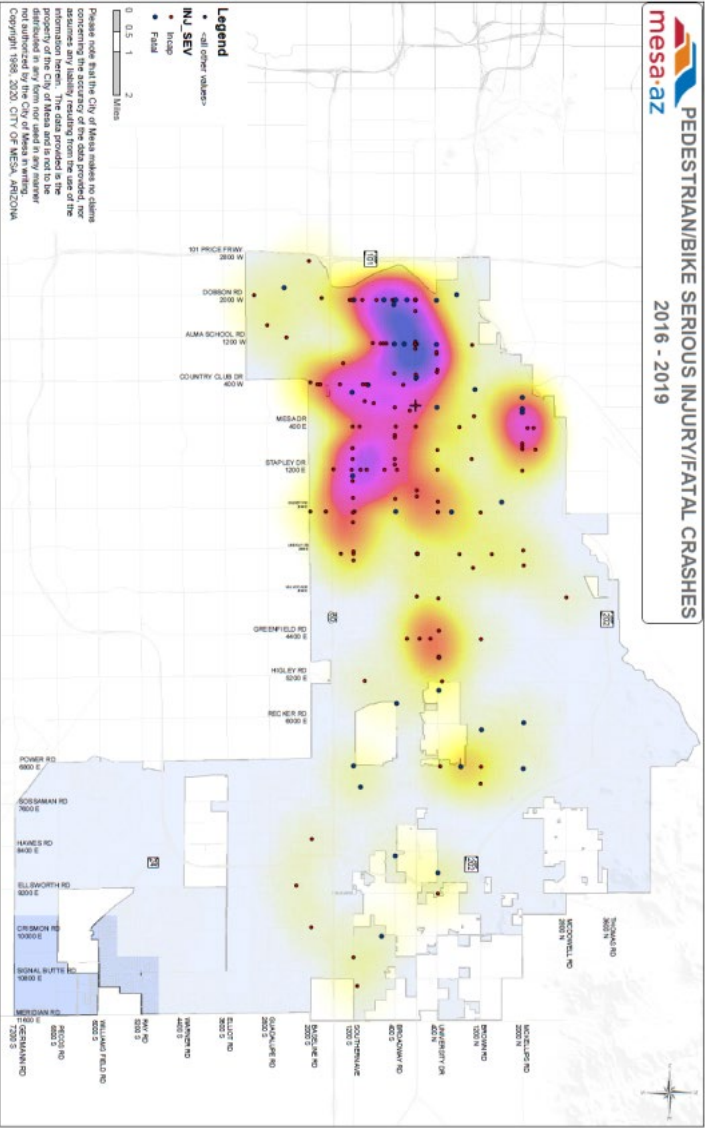
- Commercial
- Multi-family (high density of zero vehicle households)

## Crossing Location

- No signalized crossing between 8<sup>th</sup> Ave and Broadway Rd
- Highly used bus stop locations without a way to cross the street



- 5 fatal/serious injury crashes per year involving pedestrians or bicycles on Dobson Rd between Broadway Rd and Southern Ave
- Mesa's Comprehensive Safety Action Plan identifies the Dobson Rd Corridor as a high priority for pedestrian safety





## Crossing Location

- 1/4 mile south of Broadway Rd (halfway between 8<sup>th</sup> Ave and Broadway Rd)
- Avoids utilities as much as possible
- Pedestrian Hybrid Beacon right-of-way to affect one property owner, not multiple property owners
- Relocated bus stops to be adjacent to the PHB

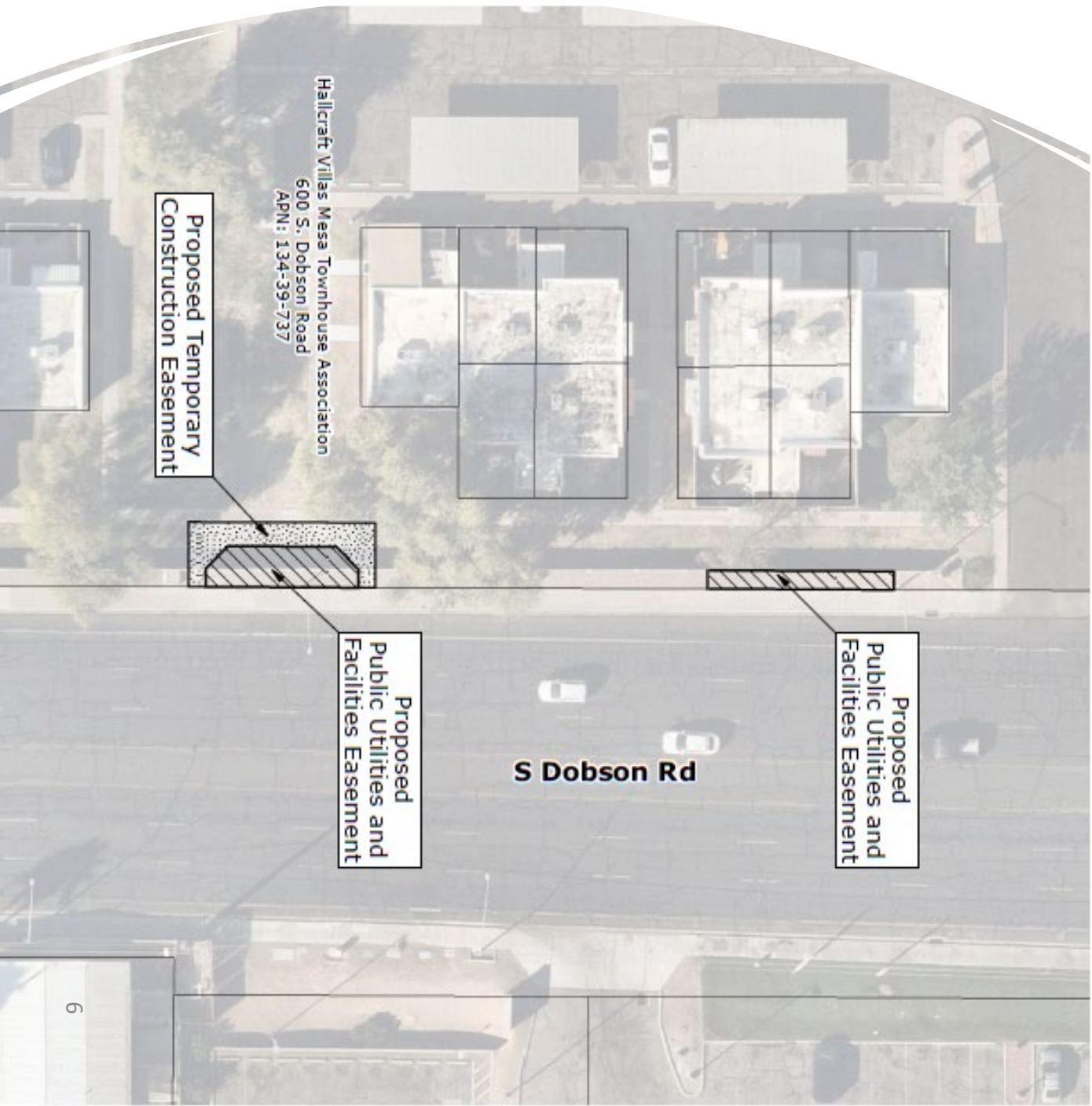


- PUFFE

- Bus shelter

- Pedestrian Hybrid Beacon

- Seeking authority to use Eminent Domain for acquisition of easements
- Just Compensation-Property was appraised by third party appraiser
- Hallcraft Villas Mesa Townhouse Association HOA agrees with offer







# Dobson Road Background of Acquisition

August 5, 2024

## ATENCIÓN:



Para todos los propietarios de casas adosadas en Hallcraft Villas Mesa

¿Qué está construyendo la Ciudad de Mesa?

- Una nueva señal de cruce de peatones en Dobson Road con un paso de peatones y una rampa en la acera
- Reemplazando el muro comunitario alrededor del área de señalización
- Una nueva estructura de sombra para la parada de autobuses en Dobson Road

¿Su voto es necesario!

La ciudad de Mesa propone construir una señal de cruce de peatones en Dobson Road y modernizar una parada de autobuses en la propiedad Hallcraft Villas Mesa Townhouse. Se necesitan dos servidumbres para este proyecto: una servidumbre de servicios públicos e instalaciones y una servidumbre de construcción temporal. La Ciudad ha ofrecido comprar el área necesaria para la señal y la parada de autobuses de la propiedad de la HOA por medio de una servidumbre permanente de instalaciones y servicios públicos, y ha presentado un acuerdo de compra. Se está llevando a cabo una votación para otorgar estas servidumbres, y se necesita su participación!

Los residentes deberían haber recibido lo siguiente:

- 1) Una carta de la Junta de la Asociación de Casas Adosadas de Hallcraft Villas Mesa y de la Compañía Comunitaria GUD
- 2) Un correo electrónico con un enlace a la boleta electrónica
- 3) Una boleta de voto ausente con aviso de reunión especial para la votación

Formas de presentar su voto:

- 1) Boleta electrónica
- 2) Asista a la junta especial de la Asociación de Propietarios a las 6:30 p.m. en la Iglesia Bautista de Longmore el 27 de agosto de 2024
- 3) Envíe por correo electrónico, fax, o correo, su boleta de voto ausente A MÁS TARDAR las 2 p.m. el 26 de agosto de 2024 a:

Hallcraft Villas Mesa Townhouse Association  
c/o GUD Community Management LLC  
4135 S. Power Road, Ste. 122  
Mesa, AZ 85212  
[mvry@gudhoa.com](mailto:mvry@gudhoa.com)

Preguntas Frecuentes:

¿Por qué se necesita esta señal?

Para que los peatones puedan cruzar Dobson Road de forma segura.

¿Cómo está comprando la Ciudad la propiedad?

Después de negociaciones con los representantes de la HOA, el área necesaria se comprará como una servidumbre de instalaciones y servicios públicos de 665 pies cuadrados y una servidumbre de construcción temporal de 140 pies cuadrados si se aprueba la votación. La HOA conserva la propiedad del terreno.

¿Cómo fue valorada la zona?

La Ciudad de Mesa contrató a un tasador independiente y certificado para preparar un informe de tasación del área que se está comprando.

¿Cuándo vence el plazo para enviar mi voto?

Todas las boletas de voto ausente DEBERÁN recibirse a más tardar las 2:00 p.m. el 26 de agosto de 2024.

De lo contrario, asista a la junta especial de la HOA el 27 de agosto de 2024 para emitir tu voto.

¿A quién puedo contactar en la Ciudad de Mesa si tengo preguntas sobre el proyecto?

Curt Alving, City of Mesa Engineering Public Relations  
[Curt.Alving@MesaAZ.gov](mailto:Curt.Alving@MesaAZ.gov)

## 2023 Made offer to HOA

At request of HOA Revised acquisition to easement not ROW

## 2024 HOA determined CC&R's required a vote

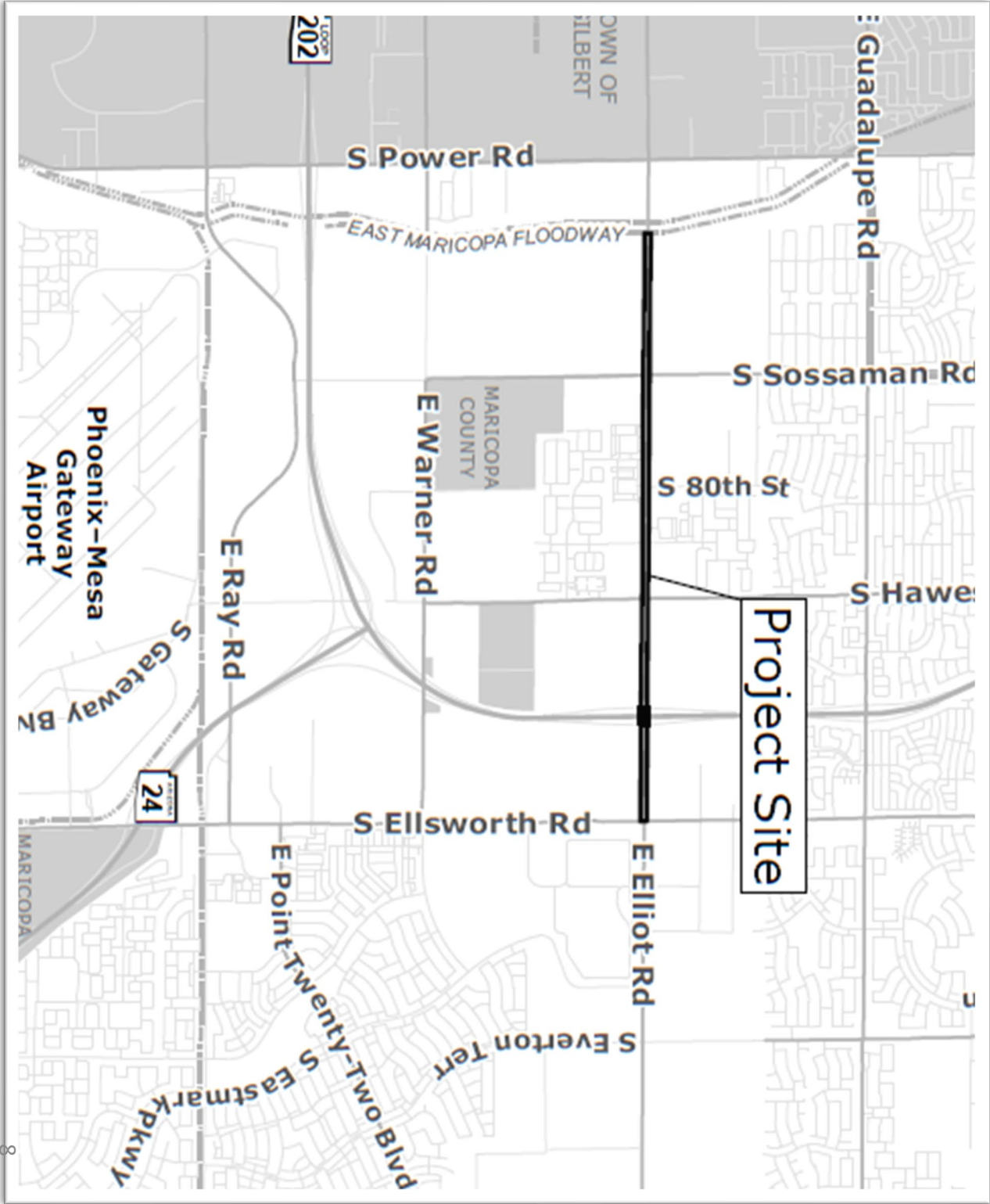
City Staff created flyer, attended HOA meetings, spoke with individual owners

- Vote held on August 23, 2024-did not pass 136 votes counted
  - 125 in favor
  - 11 not in favor
  - 68 did not vote considered not in favor
- HOA requested the City seek eminent domain authority



# Elliot Road

## East Maricopa Floodway to Ellsworth Road



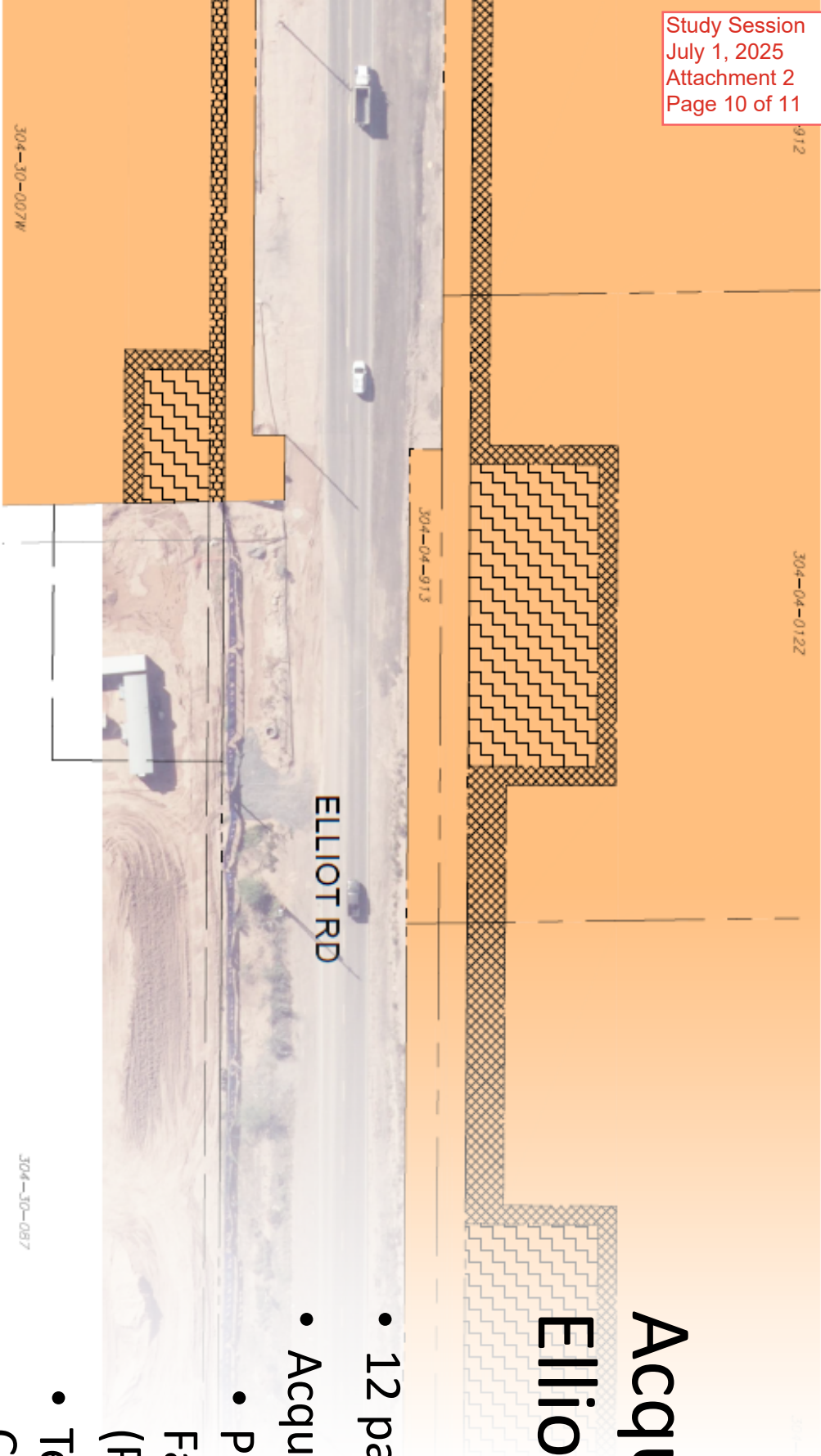


# Elliot Road Improvements 2.5 miles

- Six-lane roadway
- New Traffic Signal at Elliot Road and 80<sup>th</sup> St
- Curb, Gutter, Sidewalks
- Streetlights
- Drainage basins
- Striped bike lanes
- Underground utilities



# Acquisitions for Elliot Road



- 12 parcels with 7 owners
- Acquisitions for Project
  - Public Utilities and Facilities Easement (PUFE)
  - Temporary Construction Easement (TCE)
  - Temporary Drainage Easement (TDE)

LEGEND:

TEMPORARY DRAINAGE EASEMENT (TDE)

DRAINAGE EASEMENT (DE)

TEMPORARY CONSTRUCTION EASEMENT (TCE)

PUBLIC UTILITY AND FACILITY EASEMENT (PUFE)

REQUESTING AUTHORIZATION ON THESE PROPERTIES

PROPERTY LINE

RIGHT OF WAY (ROW)

EASEMENT

ELLIOT ROAD  
CITY PROJECT NO.  
ALOP PROJECT NO.  
TRACTS NO 0000  
FEDERAL AID NO  
EAST MARICOPA RD  
TO ELLSWORTH RD  
SHEET 6 OF 8



# Requesting Eminent Domain Authority

- Federally Funded
  - October 2025 Right of way clearance required
  - Properties in Escrow must be closed or Order of Immediate Possession acquired
  - Allows the project to move forward
- Just Compensation-Third party appraiser and review appraiser
- Continuing negotiation with Property Owners