



COUNCIL MINUTES

April 6, 2026

The City Council of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on April 6, 2026, at 5:45 p.m.

COUNCIL PRESENT

Mark Freeman
Scott Somers
Rich Adams
Jennifer Duff
Francisco Heredia*
Dorean Taylor

COUNCIL ABSENT

Alicia Goforth

OFFICERS PRESENT

Scott Butler
Holly Moseley
Jim Smith

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

Mayor's Welcome.

Mayor Freeman conducted a roll call.

Mayor Freeman excused Councilmember Goforth from the entire meeting.

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

Awards, recognitions, or announcements.

Mayor Freeman acknowledged that the City of Mesa (COM) received two environmental excellence awards.

Environmental and Sustainability Deputy Director Lauren Whittaker introduced Energy and Sustainability Director Scott Bouchie and announced that the City received two honors at the Arizona Forward Environmental Excellence Awards Gala on March 21, 2026. She recognized that the Mesa Youth Climate Action Fund, supported by a \$150,000 award from Bloomberg Philanthropies, provides microgrants ranging from \$1,000 to \$5,000 for sustainable and resilient projects in Mesa. She added that an Award of Distinction was given for the Reed Park Greening Project in the heat mitigation category. She discussed the importance of increasing urban shade and strengthening the COM's resilience to rising temperatures. She thanked the Mayor and Councilmember Duff for attending the Gala and the Council for their support in these initiatives.

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 request must be made prior to the Council's vote on the consent agenda.

It was moved by Councilmember Adams, seconded by Vice Mayor Somers, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Heredia–Taylor
NAYS – None
ABSENT – Goforth

Mayor Freeman declared the motion carried unanimously by those present.

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

Minutes from the Study Session held on February 9, 2026, and the Regular Council meeting held on March 23, 2026.

3. Take action on the following liquor license applications:

*3-a. The Guadalupe on Main

A bar with a restaurant that serves lunch and dinner is requesting a new Series 7 Beer and Wine Bar License for The Guadalupe on Main LLC, 1526 East Main Street - Alysia Kay Gratton Ramos, agent. The existing license held by Alysia Kay Gratton Ramos, Sole Proprietor, will revert to the State for modification. **(District 4)**

*3-b. The Guadalupe on Main

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for The Guadalupe on Main LLC, 1526 East Main Street - Alysia Kay Gratton Ramos, agent. The existing license held by Alysia Kay Gratton Ramos, Sole Proprietor, will revert to the State. **(District 4)**

4. Take action on the following contracts:

*4-a. Three-Year Term Contract with Two-Year Renewal Options for Welding Certification and Inspection Services for the Energy Resources Department (Single Response). **(Citywide)**

This contract is for an experienced contractor to provide welding certification testing, welding inspection and non-destructive testing of welds in the natural gas distribution system, and field x-ray services of welds on high pressure gas pipe. These services are required to maintain compliance with federal code 49 CFR Part 192 as well as API 1104. The welding certification and non-destructive testing help to ensure we continue to provide a safe and reliable natural gas system.

A committee representing the Energy Resources Department and Procurement Services evaluated responses and recommend awarding the contract to the single responsive and responsible proposal from Certerra Southwest, LLC, in a total amount not to exceed

\$300,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-b. Three-Year Term Contract with Two-Year Renewal Options for Streetlight Parts and Electrical Supplies for the Transportation Department. **(Citywide)**

The City of Mesa maintains approximately 45,968 streetlights that facilitate and safeguard vehicular and pedestrian traffic. This contract is the primary source for the City to purchase streetlight parts and electrical supplies for the repair of streetlight fixtures and streetlight electrical systems.

The Transportation Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidder, Border States Industries, Inc., in an amount not to exceed \$367,600 annually, with an annual increase allowance of up to 5% or the adjusted Producer Price Index.

- *4-c. See: **Items not on the Consent Agenda**

- *4-d. See: **Items not on the Consent Agenda**

5. Take action on the following resolutions:

- *5-a. See: **Items not on the Consent Agenda**

- *5-b. Approving and authorizing the sale of certain City-owned real property located at 8130 East Redberry, Mesa, Arizona, and authorizing the City Manager to enter into necessary deal documents, including a purchase agreement and development agreement. **(District 5)** – Resolution No. 12484

- *5-c. Authorizing the issuance and sale of General Obligation Bonds, Series 2026, not to exceed \$61,000,000. **(Citywide)** – Resolution No. 12485

- *5-d. Authorizing the sale, execution, and delivery of Utility Systems Revenue Refunding Obligations, Series 2026, not to exceed \$225,000,000. **(Citywide)** – Resolution No. 12486

- *5-e. Authorizing the sale, execution, and delivery of Utility Systems Revenue Obligations, Series 2026, not to exceed \$341,000,000. **(Citywide)** – Resolution No. 12487

- *5-f. Approving and authorizing the City Manager or designee to purchase and contract with a qualified electric power supplier via a reverse auction for a firm electric power product to provide 12 Megawatts (MW) of off-peak summer supply between June and September 2026, not to exceed \$90/MWh or \$1,382,400 total cost. **(Citywide)** – Resolution No. 12488

6. Introduction of the following ordinance and setting April 20, 2026 as the date of the public hearing on this ordinance:

- *6-a. See: **Items not on the Consent Agenda**

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

- *7-a. ZON25-00774 "Blue Sky Pest Control," 2.4± acres located at the northwest corner of East Ray Road and South 71st Street. Major Site Plan Modification and amending Conditions of Approval No. 1 and No. 2 of Ordinance No. 5699. This request will allow for a 26,000± square foot industrial building. Ensign93, LLC, Owner; Vince Dalke, Dalke Design Group, applicant. **(District 6)** – Ordinance No. 6005

Staff Recommendation: Approval with conditions

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

- *7-b. See: **Items not on the Consent Agenda**

Items not on the Consent Agenda

- 4-c. Three-Year Term Contract with Two-Year Renewal Options for Street Sweeping Services for the Transportation Department. **(Citywide)**

This contract provides arterial and collector street sweeping services for the Transportation Department, ensuring more than 16,000 center lane miles of arterial and collector streets are swept routinely or no less than monthly. Regular sweeping removes particulates, dust, and debris, helping to maintain stormwater infrastructure free and clear of debris during storm events helps maintain clean and safe streets. This contract also provides as-needed special event and emergency response sweeping.

A committee representing the Transportation Department and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from C&S Sweeping Services, in an amount not to exceed \$1,421,100 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

Noah James Markham, a Tempe resident, expressed support for the street sweeping services contract to maintain clean streets.

It was moved by Vice Mayor Somers, seconded by Councilmember Duff, that the Three-Year Term Contract with Two-Year Renewal Options for Street Sweeping Services for the Transportation Department be approved.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Heredia–Taylor

NAYS – None

ABSENT – Goforth

Mayor Freeman declared the motion carried unanimously by those present.

- 4-d. Aripine Park & Whitman Park Playground Renovation, Design-Bid-Build Contract. **(Districts 1 & 4)**

This project will furnish and install new playground equipment, shade structures, site amenities, concrete ramps and new playground surfacing to the existing and new

playgrounds at designated areas in each park. Sidewalk ramps, new engineered wood fiber, and new poured-in-place seamless rubber play surfacing will improve safety and make the playgrounds more accessible. Additional amenities to be installed include benches, new lighting, and trash receptacles.

Staff recommend awarding a contract for this project to the lowest responsible bidder, Building and Development Professionals LLC, in the amount of \$1,116,873.37, and authorizing a change order allowance in the amount of \$111,687.34 (10%), for a total authorized amount of \$1,228,560.71. This project is funded by federal funding through the Community Development Block Grant Program (CDBG) granted through the Housing and Community Development Department.

Noah James Markham, a Tempe resident, expressed his support for improvements to Aripine and Whitman Parks.

It was moved by Councilmember Taylor, seconded by Councilmember Duff, that the Aripine Park & Whitman Park Playground Renovation, Design-Bid-Build Contract be approved.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Heredia–Taylor
NAYS – None
ABSENT – Goforth

Mayor Freeman declared the motion carried unanimously by those present.

5-a. Setting May 18, 2026 as the public hearing date to review the proposed FY2026/2027 annual assessments for the Mesa Town Center Improvement District No. 228. The proposed final assessments do not include any rate increases. **(District 4)** – Resolution No. 12483

Noah James Markham, a Tempe resident, stated he is in agreement with the improvements to the Mesa Town Center.

It was moved by Vice Mayor Somers, seconded by Councilmember Duff, that Resolution No. 12483 be adopted.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Heredia–Taylor
NAYS – None
ABSENT – Goforth

Mayor Freeman declared the motion carried unanimously by those present.

6-a. ZON25-00942 “Rio Salado 25.” 3.1± acres located at the northwest corner of West Rio Salado Parkway and North Cubs Way. Rezone from General Commercial (GC) to General Commercial with a Bonus Intensity Zone Overlay (GC-BIZ), Council Use Permit (CUP), and Site Plan Review. This request will allow for the development of an approximately 54,725± square foot hotel and 36-unit multiple residence building. Rio Salado 25, LLC, Owner; Jonathan Boyd, Boyd Development, applicant. **(District 3)** – Ordinance No. 6007

Staff Recommendation: Approval with conditions

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

Noah James Markham, a Tempe resident, said he supports the development.

It was moved by Councilmember Duff, seconded by Vice Mayor Somers, that Ordinance No. 6007 be adopted.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Heredia–Taylor

NAYS – None

ABSENT – Goforth

Mayor Freeman declared the motion carried unanimously by those present.

7-b. ZON25-00326 "RMDC Dance Studio," 1± acres located approximately 350± feet east of the southeast corner of East Warner Road and South Mountain Road. Rezone from Limited Commercial (LC) to Limited Commercial with a Bonus Intensity Zone Overlay(LC-BIZ) and Site Plan Review to allow for the development of a 15,344± square foot commercial building. MMJM Ventures, LLC, Owner; Benjamin Haught, Red Rock Contractors, applicant. **(District 6)** – Ordinance No. 6006

Staff Recommendation: Approval with conditions

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

Noah James Markham, a Tempe resident, shared that he is in favor of the RMDC Dance Studio in Mesa.

It was moved by Vice Mayor Somers, seconded by Councilmember Duff, that Ordinance No. 6006 be adopted.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Heredia–Taylor

NAYS – None

ABSENT – Goforth

Mayor Freeman declared the motion carried unanimously by those present.

8. Items from citizens present.

Regi Bron, a Mesa resident, expressed his concern with the 287(g) Agreement with Immigration and Custom Enforcement (ICE) and their operations. He commented that his public records request has not been completed.

Peter Duettra, a Mesa resident, acknowledged his support for the 287(g) Agreement with ICE as a safer avenue of enforcement, and urged Council to resist any attempt to rescind the 287(g) Agreement.

Noah James Markham, a Tempe resident, voiced support for the 287(g) Agreement and requested an extension of the light rail.

9. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:10 p.m.

MARK FREEMAN, MAYOR

ATTEST:

HOLLY MOSELEY, CITY CLERK

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 April 2026. I further certify that the meeting was duly called and held and that a quorum was present.

HOLLY MOSELEY, CITY CLERK

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