

Monday, January 26, 2026  
5:45 PM



City Hall  
20 East Main Street<sup>1</sup>

## City Council Agenda

**Mark Freeman**  
Mayor

**Rich Adams**  
Councilmember, District 1

**Dorean Taylor**  
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 Council meetings in person 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 reunión 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. For agenda 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.

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)].

<sup>1</sup> For Regular City Council meetings held at 20 E. Main Street, the meeting is held in the Upper Council Chambers. The Council may move the meeting from the Upper Council Chambers to the Lower Council Chambers if there are technical issues, to ensure the orderly conduct of business, or if there are safety concerns; subject to technical limitations, the meeting will be televised in the Upper Council Chambers and will remain livestreamed online for the public to continue to attend and listen to the deliberations.

Visit <https://www.mesaaz.gov/government/city-council-meetings> for additional meeting and participation information.

**Mayor's Welcome****Roll Call****Invocation by Reverend Mindy Tucker from Unity of Mesa****Pledge of Allegiance****Awards, Recognitions and Announcements****1 Take action on all consent agenda items.****Items on the Consent Agenda**

**\*2**      [26-0026](#)      Approval of minutes of previous meetings as written.

**3 Take action on the following liquor license applications:**

**\*3-a**      [26-0113](#)      Udon Shin

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Chasing Dragons LLC, 138 South Dobson Road Suite 108 - Huong Tram Le Truong, Agent. There is no existing license at this location. **(District 3)**

**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 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. The applicant has also not made the required alterations to the liquor application filed with the Arizona Department of Liquor Licenses & Control and the City of Mesa to accurately reflect the ownership entity that is requesting a license. 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-b**     **26-0112**     University Market

A convenience store and smoke shop is requesting a new Series 9 Liquor Store License for Sodhi & Sodhi Investments LLC, 1931 West University Drive - Harnoor Singh Sodhi, agent. The existing Series 10 Beer and Wine Store License held by Sodhi & Sodhi Investments will revert to the state.  
**(District 3)**

**4**            **Take action on the following contracts:****\*4-a**     **26-0115**     Four-Year Term Contract with Six One-Year Renewal Options for an Enterprise Automatic Vehicle Locator (AVL) Telematics Solution for City-Owned Vehicles for Fleet Services and the Department of Innovation and Technology and Various City Departments **(Citywide)**.

This contract establishes a unified platform for Automatic Vehicle Location (AVL) to standardize vehicle tracking and telematics data gathering for city-owned vehicles. The platform embraces and implements “Application Rationalization” which aims to streamline technologies, a primary goal of the City. A unified approach will take multiple systems that perform the same function and reduce them down to a single application, making it easier to track, maintain, and integrate into desired dashboards for understanding vehicle locations and improved route efficiency. The project will be completed in two phases. Phase One includes approximately 1,200 city-owned vehicles and rolling stock (loaders, backhoes, etc.). Phase Two is expected to include approximately 983 city-owned vehicles. Phase Two is not included in the current dollar amounts and will be presented to Council for approval at a later date.

A committee representing Fleet Services and the Department of Innovation and Technology and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from LB Technology, Inc. in an amount not to exceed \$221,000 for Year 1 and an amount not to exceed \$201,000 annually for years 2-10, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- \*4-b**     **26-0109**     One-Year Term Contract with Four One-Year Renewal Options for Bronze Water Service Valves, Fittings, and Hydrants for the Materials and Supply Warehouse (for the Water Resources Department). **(Citywide)**

This contract will establish a list of qualified, pre-approved vendors who can provide various valves, fittings, hydrants, and repair parts stocked in the Materials and Supply warehouse. These materials support Water Resources maintaining the City's water distribution system including City-owned fire hydrants. The vendor that provides the lowest price, can meet the required delivery time frame, and has product availability will be selected.

The Business Services Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders, Ferguson Enterprises, LLC dba Ferguson Waterworks; Fortiline, Inc. (a Mesa business); and Winwater Works Phoenix AZ Co. dba Winwater Works Phoenix at a combined total amount not to exceed \$2,550,000 annually.

**5        Take action on the following resolutions:**

- \*5-a**     **26-0078**     Approving and authorizing the City Manager to enter into an Amendment to the Communications License Agreement with Crown Castle Fiber, LLC. **(Citywide)**
- \*5-b**     **26-0092**     Authorizing the sale of certain City-owned real property located at 159 North Phyllis and authorizing the City Manager to enter into a Purchase and Sale Agreement for the sale of the property. **(District 3)**
- \*5-c**     **25-1107**     Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the Regional Public Transportation Authority (RPTA) for fixed-route bus, paratransit and RideChoice, services. The estimated cost of transit services for FY 2025/26 is \$39,002,561. Public Transportation Funds (PTF) from Propositions 400 and 479 will fund \$34,005,07 and the City's General Fund will fund \$4,997,487. **(Citywide)**
- \*5-d**     **25-1108**     Approving and authorizing the City Manager to enter into a funding agreement with Valley Metro Rail, Inc., for the current light rail operations in the City of Mesa. The estimated cost of service for operations, maintenance and facility landscaping of the existing light rail line for fiscal year 2025/26 is \$18,043,000. The City anticipates receiving \$2,933,743 in light rail fares, advertising, preventive maintenance grant, and Arizona Lottery Funds for a net impact to the City's General Fund of \$15,109,257. **(Districts 3 and 4)**

**6 Introduction of the following ordinance and setting February 9, 2026 as the date of the public hearing on this ordinance:**

- \*6-a**     [25-0957](#)     ZON25-00256 "Sun Devil Auto - Signal Butte" 5.9± acres located approximately 280 feet east of the northeast corner of East Southern Avenue and South Signal Butte Road. Major Site Plan Modification and amending Conditions of Approval Nos. 1, 6, 7 and 9 of Ordinance No. 3884 for the development of an approximately 7,689± square foot Minor Automobile/Vehicle Service and Repair facility. WS Holdings I, LLC, owner; George Pasquel III, Withey Morris Baugh, PLC, applicant. **(District 5)** Ordinance No. 5990

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 4-0)

**7 Take action on the following resolution declaring titles and schedules of terms/rates/fees/charges to be public records and available to the public, and introducing the following ordinance regarding titles and schedules for non-residential water utility terms/rates/fees/charges and setting February 9, 2026 as the date of the public hearing on this ordinance:**

- \*7-a**     [26-0110](#)     A resolution declaring proposed titles and schedules of terms/rates/fees/charges for non-residential water utility services to be a public record. **(Citywide)**
- \*7-b**     [26-0111](#)     An ordinance adopting titles and schedules of terms/rates/fees/charges for non-residential water utility services. **(Citywide)**

**8 Take action on the following resolution declaring titles and schedules for terms and conditions for the sale of utilities to be public records and available to the public, and introducing the following ordinance regarding titles and schedules for terms and conditions for the sale of utilities and setting February 9, 2026 as the date of the public hearing on this ordinance:**

- \*8-a**     [26-0120](#)     A resolution declaring amended Terms and Conditions for the Sale of Utilities to be a public record. **(Citywide)**
- \*8-b**     [26-0121](#)     An ordinance proposing and adopting amended Terms and Conditions for the Sale of Utilities. **(Citywide)**

**9 Discuss, receive public comment, and take action on the following ordinances:**

- \*9-a**     [26-0056](#)     Proposed amendments to Chapter 1 of Title 2 and Chapters 66 and 67 of Title 11 of the Mesa City Code pertaining to the organization and duties of the Planning and Zoning Board and the Design Review Board. The amendments include, but are not limited to: modifying the membership and qualifications of the Planning and Zoning Board; repealing in its entirety Section 11-66-2: Planning and Zoning Board and adopting a new "Section 11-66-2: Planning and Zoning Board;" repealing in its entirety Section 11-66-6: Design Review Board and adopting a new "Section 11-66-6: Design Review Board;" and modifying appeal bodies. **(Citywide)**  
Ordinance No. 5997

Staff Recommendation: Adoption

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

- \*9-b**     [26-0057](#)     ZON25-00397 "Department of Child Safety of Arizona" 3± acres located at the northeast corner of East University Drive and North 80th Street. Site Plan Modification and amending the Conditions of Approval No. 1 and 4 of Ordinance No. 2354. This request will allow for a 24,000± square foot Office development. Innovative Technology Development Group, LLC, owner; Kyle Vilaubi, Bramic Design Group, Inc., applicant. **(District 5)**  
Ordinance No. 5998

Staff Recommendation: Approval with conditions

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

- \*9-c**     [26-0053](#)     ANX25-00889 "Geneva Villas De-Annexation" De-annexing public right-of-way located at the intersection of East Brown Road and North Crismon Road (0.14± acres), subject to approval by the Maricopa County Board of Supervisors. The de-annexation of public right-of-way is allowed pursuant to A.R.S. § 9-471.03. **(District 5)** Ordinance No. 5999

In 2022, 7.93± acres of land were annexed into the City of Mesa, including the land that is the subject of this proposed de-annexation ordinance. Since 2022, Maricopa County has determined that it needs an additional 10 feet of right-of-way in the area, specifically for Crismon Road. This de-annexation is to accommodate Maricopa County's right-of-way requirements.

**10 Discuss, receive public comment, and take action on the zoning ordinance, and take action on the resolution, relating to the development 202 RV Valet Storage Expansion:**

- \*10-a [26-0058](#)** ZON24-00525 "202 RV Valet Storage Expansion" 15.5± acres located at 8839 East Main Street. Rezone from General Commercial with Planned Area Development Overlay (GC-PAD) to GC with a new PAD Overlay, Site Plan Review and Council Use Permit (CUP). This request will allow for a 58,845± square foot Boat and RV Storage facility. Germaine RV LLC, owner; Dane Astle, Edifice Architecture, applicant. **(District 5)** Ordinance No. 6000

Staff Recommendation: Approval with conditions

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

- \*10-b [26-0093](#)** A resolution approving and authorizing the City Manager to enter into an amended and restated development agreement with Germaine RV, LLC, and Monty R Germaine and Debora L Germaine Trust to facilitate development of a Boat and RV Storage facility related to Zoning Case ZON24-00525 on property located on the Southwest corner of East Main Street and the Loop 202 Red Mountain Freeway. **(District 5)**

**Items not on the Consent Agenda**

**11 Hear a presentation and take action on the City of Mesa Fiscal Year 2025 Annual Comprehensive Financial Report and Single Audit Report:**

- 11-a [25-0999](#)** Accepting the City of Mesa's Annual Comprehensive Financial Report (ACFR) and Single Audit Report for the Fiscal Year ended June 30, 2025.

**12 Items from citizens present.**

- 12-a [26-0001](#)** **Items from citizens present.**  
(Maximum of three speakers for three minutes per speaker.)

**13 Adjournment.<sup>1</sup>**

<sup>1</sup> 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.