

Monday, January 12, 2026
5:45 PM



City Hall
20 East Main Street¹

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)].

¹ 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.

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 **26-0025** Approval of minutes of previous meetings as written.

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

*3-a **26-0069** BBQ Chicken Mesa

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for JSTN 602 LLC, 138 South Dobson Road Suite 107 - Rock Huh, agent. There is no existing license at this location. **(District 3)**

*3-b **26-0068** Bellagio Smoke & Vape

A smoke shop is requesting a new Series 10 Beer and Wine Store License for DVT423K LLC, 28 South Dobson Road Suite 105 - Alario Ray Insunsa, agent. There is no existing license at this location. **(District 3)**

*3-c **26-0067** Pedal Haus Brewery

A brewery is requesting a new Series 6 Bar License for Pedal Mesa LLC, 201 West Main Street - Camila Alarcon, agent. The existing Series 12 Restaurant License held by Pedal Mesa LLC was issued on 11/23/2024. This license will revert to the State. **(District 4)**

***3-d 26-0066 Las Sendas Golf Club**

A bar is requesting a new Series 6 Bar License for LSM Golf LLC, 7555 East Eagle Crest Drive - Jeffrey Craig Miller, agent. The existing Series 7 Beer and Wine Bar License and Series 12 Restaurant License held by LSM Golf LLC were both issued on 12/10/2009. The Series 12 Restaurant License will revert to the State and the Series 7 Beer and Wine Bar License will remain at the location in non-use (inactive) status until it's either transferred or sold.

(District 5)

4 Take action on the following contracts:***4-a 26-0059 Purchase of FlowRider Repair Parts and Services (Replacement) for the Parks, Recreation and Community Facilities Department. (Sole Source) (Citywide)**

This purchase is for the replacement and installation of foam and vinyl covering for all walls, front and rear pillow padding, a ride surface divider, and nozzle flaps for the FlowRider attraction located at the Rhodes Aquatic Complex.

The Parks, Recreation and Community Facilities Department and Procurement Services recommend awarding the contract to the sole source vendor, FlowRider at \$250,000, based on estimated requirements.

***4-b 26-0060 One-Year Term Contract for Dynamo Playground Equipment Repair and Replacement Parts for the Parks, Recreation and Community Facilities Department. (Sole Source) (Citywide)**

The City has seven parks that have playground equipment manufactured by Dynamo Industries. This contract will provide maintenance, repairs, and add-on equipment for all the City's Dynamo playground equipment.

The Parks, Recreation and Community Facilities Department and Procurement Services recommend awarding the contract to the sole source vendor, Dynamo Industries at \$300,000, based on estimated requirements.

*4-c **26-0062** Three-Year Term Contract with Two-Year Renewal Options for Fencing and Gate Installation, Repair, Rental and Supplies for the Parks, Recreation, and Community Facilities and Facilities Management Departments. **(Citywide)**

Temporary fencing is commonly used to create interim dog parks during maintenance periods, to secure active jobsites, and to restrict access to playground equipment deemed unsafe for public use. This contract will provide fencing and gate services as needed for any City park or facility, and will include installation, repair, rental, and related materials. In addition, the contract covers the repair and replacement of chain-link fencing throughout the City.

A committee representing the Parks, Recreation and Community Facilities and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from BLCG Corp dba All Pro Fence (a Mesa business) and Biddle and Brown Fence Co., LLC dba Perimeter Solutions Group, LLC at a combined total amount not to exceed \$400,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

*4-d **26-0061** Three-Year Term Contract with Two-Year Renewal Options for Fasteners, Hardware, and Electrical Supplies for the Fleet Services Department. **(Citywide)**

This contract will provide fasteners, electrical hardware, and related products essential to the onsite maintenance and repair of the City's various municipal vehicles and equipment maintained by Fleet Services.

A committee representing the Fleet Services Department and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from Sid Tool Co., Inc. dba MSC Industrial Supply Co. not to exceed \$165,000 annually, with an annual increase allowance of up to 5% or the adjusted Producer Price Index.

4-e 26-0063*Nine-Month Use of a Cooperative Term Contract with Renewal Options for the Purchase of Public Communication Equipment and Services (Upgrade) for the Department of Innovation and Technology (Communications) (Citywide)**

The City operates a point-to-point microwave radio network (Microwave) that complements the City's fiber optic network. Microwave is the primary connection path for mission-critical Public Safety communications, such as the TOPAZ Regional Wireless Cooperative (TRWC) 800 MHz radio network and the new Fire Hazard Zone Communications System (VHF). The City's Microwave project will be upgrading fifteen (15) of the microwave links that have equipment that is no longer supported by the manufacturer and does not support the transmission protocols and bandwidths required for current and future technologies. This contract will support the first three microwave link upgrades.

The Department of Innovation and Technology and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with Aviat Networks not to exceed \$300,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index. The cost is shared between members of the TRWC: City of Mesa: 65.72%, Town of Gilbert: 16.58%, City of Apache Junction: 9.22%, Town of Queen Creek: 5.67%, Fort McDowell Yavapai Nation: 1.34%, Superstition Fire & Medical District: 0.96%, Fountain Hills: 0.33%, Rio Verde Fire District: 0.18%.

4-f 26-0064*Thirteen-Month Use of a Cooperative Term Contract for Trenchless Technology Rehabilitation and Related Products and Services for the Water Resources Department. (Citywide)**

This contract will provide trenchless rehabilitation services for wastewater piping which include cured-in-place pipe (CIPP) lining and pipe bursting to extend the life of aging underground infrastructure. This approach minimizes cost, time, and community disruption compared to traditional methods, supporting sustainable asset management and operational efficiency.

The Water Resources Department and Procurement Services recommend authorizing the purchase using the Omnia Partners cooperative contract with SAK Construction, LLC not to exceed \$1,000,000 annually.

***4-g 26-0065** Four-Year Term Contract for Water and Wastewater Treatment Chemicals for the Water Resources and Parks, Recreation and Community Facilities Departments. (**Citywide**)

The City's Water and Wastewater systems rely on several essential chemicals to ensure safe, reliable, and compliant operations. These chemicals (Calcium Hypochlorite, Aluminum Sulfate, Hydrochloric acid) support three core treatment functions: disinfecting harmful organisms, removing particles from the water, and maintaining proper water chemistry. This contract will provide these chemicals enabling the City to continue to meet state and federal water quality standards. Parks, Recreation and Community Facilities uses these chemicals to balance the water chemistry at the City's pools and splash pads.

The Water Resources and Parks, Recreation and Community Facilities Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders, Chemrite Incorporated; Hill Brothers Chemical Company; and Chameleon Industries, Inc. at a combined total amount not to exceed \$800,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-h 26-0071** Use of a Cooperative Contract for the Purchase of Two E-One Cyclone Custom Hazmat Apparatuses (Replacement and Addition) for the Mesa Fire and Medical Department. (Funded by 2024 Public Safety Bonds) (**Citywide**)

The Mesa Fire and Medical Department is requesting the purchase of two 2028 E-One Cyclone Custom Hazmat Apparatuses. The City currently has one Hazmat apparatus at station 217. One unit is to replace this unit that has met the established replacement criteria and will be either traded, auctioned, sold, or deployed to special uses. The other unit is an additional unit to outfit the new Fire Station 223 at 3310 E McDowell Road. Fire apparatus are currently taking two to three years from order to delivery.

Hazmat apparatuses are designed to carry equipment, personnel, and providing command space for hazardous material incidents, featuring large storage compartments, light towers, and winches, ensuring firefighters have organized access to gear.

The Mesa Fire and Medical Department and Procurement Services recommend authorizing the purchase using the Sourcewell cooperative contract with Rev Group, Inc. at \$2,742,066, based on estimated requirements.

***4-i 26-0088** Approving and authorizing the Mayor to sign an amendment to the employment contract with the City Clerk.

*4-j [26-0087](#) Approving and authorizing the Mayor to sign an amendment to the employment contract with the City Attorney.

*4-k [26-0086](#) Approving and authorizing the Mayor to sign an amendment to the employment contract with the City Auditor.

*4-l [26-0085](#) Approving and authorizing the Mayor to sign an amendment to the employment contract with the City Manager.

5 Take action on the following resolution:

*5-a [26-0050](#) Approving and authorizing the City Manager to enter into an Intergovernmental Agreement (IGA) with Maricopa County for the water line relocation for the new traffic signal at the Ellsworth Road and Pueblo Avenue intersection. **(County Island near District 5)** Resolution No. 12462

6 Take action on the following resolution declaring “Administrative Review Amendments – Replaced Sections and Chapters,” “Administrative Review – Expirations and Extensions,” and “Administrative Review – Development Standard Modifications” to be a public record and available to the public, and introducing the following ordinance and setting January 26, 2026, as the date of the public hearing:

*6-a [26-0100](#) A resolution declaring the documents filed with the City Clerk titled “Administrative Review Amendments - Replaced Sections and Chapters,” “Administrative Review - Expirations and Extensions,” and “Administrative Review - Development Standard Modifications” to be a public record and providing for the availability of the documents for public use and inspection with the City Clerk. **(Citywide)** Resolution No. 12463

For continuance to the February 23, 2026 City Council meeting.

*6-b **26-0055** An ordinance proposing amendments to Chapters 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 14, 20, 21, 22, 30, 31, 32, 33, 34, 35, 42, 46, 56, 63, 66, 67, 69, 70, 71, 72, 73, 76, 80, 81, 86, and 87 of Title 11 of the Mesa City Code pertaining to administrative review in compliance with A.R.S. § 9-500.49. The amendments replace, amend, and update procedures for submission, review, approval, modification, expiration, and enforcement for land use applications associated with administrative approval, along with corresponding revisions needed to align related provisions for consistency. The amendments replace, amend, and update development standards citywide to incorporate technical updates and objective standards in compliance with A.R.S. § 9-500.49. The amendments also include related changes in terminology and definitions, modifications to rules of measurement, and updates to alternative compliance. **(Citywide)** Ordinance No. 5996

Staff Recommendation: Adoption

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

The Planning and Zoning Board recommend adoption of the proposed Mesa Zoning Ordinance (MZO) Administrative Review text amendments with the condition that staff clarify the meaning of "Change of Use" as it pertains to Section 11-69-5 and related sections. The ordinance being introduced reflects modifications made by staff in response to the Board's recommendations.

For continuance to the February 23, 2026 City Council meeting.

7 **Introduction of the following ordinances and setting January 26, 2026 as the date of the public hearing on these ordinances:**

*7-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)

*7-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)

*7-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 Crisman 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 Crisman Road. This de-annexation is to accommodate Maricopa County's right-of-way requirements.

*7-d [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)

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

*8-a [25-1040](#) Proposed amendments to Chapters 4, 5, 6, 7, 8, 10, 31, 86, and 87 of Title 11 of the Mesa City Code pertaining to Battery Energy Storage Systems. The amendments include, but are not limited to: adding definitions for Battery Energy Storage System, Battery Energy Storage System Facility, Augmentation, and Nameplate Capacity; modifying land use tables to add Battery Energy Storage System and Battery Energy Storage System Facility; establishing development and other standards specific to Battery Energy Storage System Facilities. (**Citywide**) Ordinance No. 5976

*8-b [25-1083](#) An ordinance amending and adopting Mesa City code park regulations sections 6-10-2, 6-10-4, 6-10-7, and 6-10-8 to allow the use of certain electric bicycles, electric scooters and other motorized and non-motorized vehicles in city parks and shared-use paths, subject to certain limitations. **(Citywide)** Ordinance No. 5994

*8-c [25-1087](#) An ordinance amending and adopting Mesa City code traffic regulations 10-1-8, 10-1-9, 10-1-14, and 10-1-16 to allow the use of certain electric vehicles in city parks and other city right of way, subject to certain limitations. **(Citywide)** Ordinance No. 5995

*8-d [25-1055](#) ZON24-00998 "623 S Mesa Dr" 0.6± acres located approximately 1,420 feet south of the southeast corner of East Broadway Road and South Mesa Drive. Rezone from Multiple Residence-2 (RM-2) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) and Site Plan Review for a 15-unit multiple residence development. 623 South Mesa LLC, owner; Tim Boyle, Atmosphere Architects, applicant. **(District 4)** Ordinance No. 5992

Staff Recommendation: Approval with conditions
P&Z Board Recommendation: Approval with conditions (Vote: 5-0)

*8-e [25-1056](#) ZON25-00309 "Dutch Bros AZ1618" 0.8± acres located approximately 560 feet south of the southeast corner of East Elliot Road and South Power Road. Major Site Plan Modification and modification of Condition No. 1 of Ordinance 5781 to allow for a Coffee Shop with Drive-Thru Facilities. Avalon Ranch LLC, owner; Shelby Eldridge, Barghausen Consulting Engineers, applicant. **(District 6)** Ordinance No. 5993

Staff Recommendation: Approval with conditions
P&Z Board Recommendation: Approval with conditions (Vote: 5-0)

*8-f [25-1054](#) ZON23-00365 "Fujifilm PAD Expansion" 61.6± acres located approximately 1,000 feet north of the northwest corner of East Pecos Road and South Mountain Road. Rezone from Heavy Industrial with a Planned Area Development overlay (HI-PAD) and Agricultural (AG) to Heavy Industrial with a new Planned Area Development overlay and Site Plan Modification to allow for the expansion of an existing industrial facility. Fujifilm Electronic Materials USA Inc., owner; Benjamin Graff, Quarles & Brady, LLP, applicant. **(District 6)** Ordinance No. 5991

Staff Recommendation: Approval with conditions
P&Z Board Recommendation: Approval with conditions (Vote: 5-0)

Items not on the Consent Agenda

9 26-0000 Items from citizens present.
(Maximum of three speakers for three minutes per speaker.)

10 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.