

Monday, May 19, 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**

Invocation by Pastor Tim Ahlman with Christ Greenfield Church.

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

***2 25-0009** Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

***3-a 25-0432** Buca Di Beppo

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for BDB Other States LLC, 1730 South Val Vista Drive - Andrea Dahlman Lewkowitz, agent. The existing license held by Buca Restaurants 2 Inc. will revert to the State. **(District 2)**

***3-b 25-0429** Power Meeting Center

A meeting center is requesting a new Series 6 Bar License for 860 North Riverview LLC, 2224 West Rio Salado Parkway Suite 101 - Amy Suzanne Nations, agent. This is an ownership transfer; therefore, the existing license held by Power Meeting Center LLC will revert to the State for modification. **(District 3)**

***3-c 25-0430** Courtyard Mesa at Wrigleyville West

A hotel with a bar and restaurant that serves lunch and dinner is requesting a new Series 11 Hotel/Motel License for 2224 West Rio Salado Parkway LLC, 2224 West Rio Salado Parkway Suite 102 - Amy Suzanne Nations, agent. The existing license held by MC Hotel River View LLC will revert to the State. **(District 3)**

***3-d** **25-0431** Sheraton Mesa Hotel at Wrigleyville West

A hotel with a bar and restaurant that serves lunch and dinner is requesting a new Series 11 Hotel/Motel License for 860 North Riverview LLC, 860 North Riverview - Amy Suzanne Nations, agent. The existing license held by River View Hotel LLC will revert to the State. **(District 3)**

***3-e** **25-0433** Guru's Indian Kitchen

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Sodhi & Sons #2 LLC, 4459 South Power Road Suite 107 - Satpreet Singh, agent. There is no existing license at this location. **(District 6)**

4 **Take action on the following contracts:*****4-a** **25-0421** Three-Year Term Contract with Two-Year Renewal Options for Vehicle Rental Services for the Police Department **(Citywide)**

An evaluation committee recommend awarding the contract to the qualified proposal from Enterprise Holdings, Inc. at \$1,100,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-b** **25-0422** Eight-Month Term Use of a Cooperative Contract with Renewal Options for Sewer Inspection CCTV Equipment, Parts, and Services (Upgrade) for the Water Resources Department **(Citywide)**

The department's current CCTV inspection equipment is outdated and will no longer be supported by the vendor. Upgrading to an advanced AI-powered solution for sewer condition assessment is required to ensure a smooth transition to SewerAI, the City's underground infrastructure management system. This purchase will enable the modernization of hardware and robotics, enhancing operational efficiency and maintaining the effectiveness of our inspection processes.

The Water Resources Department and Procurement Services recommend authorizing the purchase using the Sourcewell cooperative contract with RapidView at \$500,000 annually with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-c** **[25-0423](#)** One-Year Term Use of a Cooperative Contract with Renewal Options for Emergency Pipeline and Sewer Repair Services for the Water Resources Department (**Citywide**)

This contract provides for emergency pipeline and sewer repair services, which is crucial for water utilities to efficiently address unexpected pipeline failures or damage. Having pre-qualified contractors ensures prompt responses, reducing downtime and preventing disruptions in the water supply. Covered tasks typically include excavation, pipeline repairs, valve operations, and site restoration.

The Water Resources Department and Procurement Services recommend authorizing the purchase using the City of Scottsdale cooperative contract with WaCo, LLC. dba WaCo Contracting and Achen Gardner Construction, LLC at \$800,000, 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** **[25-0375](#)** Authorizing and supporting the submittal of a grant application by Compudopt to the Tohono O'odham Nation in the amount of \$19,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant.
- *5-b** **[25-0376](#)** Authorizing and supporting the submittal of a grant application by Desert Sounds Performing Arts to the Tohono O'odham Nation in the amount of \$10,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant.
- *5-c** **[25-0377](#)** Authorizing and supporting the submittal of a grant application by Gene Lewis Boxing Club & Youth Center to the Tohono O'odham Nation in the amount of \$10,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant.
- *5-d** **[25-0378](#)** Authorizing and supporting the submittal of a grant application by Mothers Against Drunk Driving to the Tohono O'odham Nation in the amount of \$9,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant.
- *5-e** **[25-0379](#)** Authorizing and supporting the submittal of a grant application by Save the Family Foundation of Arizona to the Tohono O'odham Nation in the amount of \$20,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant.

- *5-f** [25-0380](#) Authorizing and supporting the submittal of a grant application by Alice Cooper's Solid Rock Teen Centers to the Tohono O'odham Nation in the amount of \$40,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant.
- *5-g** [25-0381](#) Authorizing and supporting the submittal of a grant application by Tooth B.U.D.D.S., Inc. to the Tohono O'odham Nation in the amount of \$10,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant.
- *5-h** [25-0382](#) Authorizing and supporting the submittal of a grant application by City of Mesa Office of Urban Transformation to the Tohono O'odham Nation in the amount of \$10,000, and authorizing the City Manager to accept and administer subsequent awarded funds. **(Citywide)**
- *5-i** [25-0389](#) Approving and authorizing the City Manager to enter into a Conduit Occupancy Agreement with Light Source Communications to occupy portions of City-owned conduits.
- *5-j** [25-0416](#) Adopting and publishing the City of Mesa Comprehensive Safety Action Plan as a guiding document regarding the vision for transportation safety in the City of Mesa. **(Citywide)**
- *5-k** [25-0402](#) Approving the City of Mesa's 2025 Title VI Program Update as required every three years by the Federal Transit Administration. **(Citywide)**
- *5-l** **25-0410** Approving and authorizing the City Manager to enter into a Lease Agreement between the City of Mesa and the United States Postal Service for City-owned property located at 135 North Center Street. The lease includes a three-year term with no renewal options.
- *5-m** **25-0411** Approving and authorizing the City Manager to enter into a Ground Lease and Option to Purchase Premises, Parking License Agreement, Purchase and Sale Agreement(s), and other necessary transaction documents between the City of Mesa and Soltrust Main QOZB, LLC for the completion of a development project at 233 East Main Street on City-owned property generally located at the southwest corner of Main Street and Pomeroy.
- *5-n** [25-0420](#) A resolution approving and authorizing the City Manager to enter into a Development Agreement with Higley/202 Industrial, LLC regarding sewer line improvements and the temporary use of a private wastewater system for the project related to Zoning Case ZON23-00276 on Property located on approximately 4.930 +/- acres within the 3800 Block of North Higley Road (East Side). Located east of Higley Road and north of Thomas Road in Mesa, Arizona. **(District 5)**

6 Introduction of the following ordinances and setting June 2, 2025 as the date of the public hearing on these ordinances:

- *6-a** [25-0418](#) ANX24-01031 - Annexing 0.5± acres located at the northwest corner of East Elliot Road and South Hawes Road. This request has been initiated by Martens Development, for owner Martens Elliot Land LLC. **(District 6)**
- *6-b** [25-0443](#) Amending Title 5, Chapter 13, Section 2 of the Mesa City Code to provide that the Solid Waste Residential Development Fee is as set forth in the Schedule of Fees and Charges; this changes the code to be similar to other code sections that provide that fees will be as set forth in the Schedule of Fees and Charges; this does not change the fees that will be proposed to Council in a future resolution.
- *6-c** [25-0417](#) Proposed amendments to Chapters 34 and 87 of Title 11 of the Mesa City Code pertaining to Manufactured Home Parks and Subdivisions and Recreational Vehicle Parks and Subdivisions. The text amendments include but are not limited to modifying the permitted uses in Recreational Vehicle Subdivisions and Manufactured Home Subdivisions to allow for dwelling units of conventional construction; modifying language to clarify the permitted uses in Recreational Vehicle Parks and Manufactured Home Parks; adding a maximum height requirement for dwelling units of conventional construction; modifying how required yard setbacks in Recreational Vehicle and Manufactured Home Parks and Subdivisions are measured; modifying the definitions of Manufactured Home, Manufactured Home Lot, Manufactured Home Park, Manufactured Home Subdivision, Recreational Vehicle Accessory Structure, Recreational Vehicle, Recreational Vehicle Lot, Recreational Vehicle Park, Recreational Vehicle Subdivision; adding a definition of Recreational Vehicle, Park Model; and minor revisions to emergency parking wording. **(Citywide)**

Staff Recommendation: Adoption

P&Z Recommendation: Adoption (4-0)

7 Take action on the following subdivision plat:

- *7-a** [25-0419](#) SUB24-01087 "Coyote Landing, A Condominium Phase II" 7.21± acres located approximately 830 feet north of the northeast corner of South Crismon Road and East Southern Avenue. Amended Final Plat. Copper Sunrise, LLC, developer; Peter Vesecky, Vespro, surveyor. **(District 5)**

8 Take action to adopt the FY 2025/2026 tentative budget:

- *8-a** **25-0149** Take action on and adopt the tentative FY 2025/26 Budget.

Items not on the Consent Agenda**9 Conduct a public hearing and take action on the following resolution relating to the Mesa Town Center Improvement District No. 228:**

- 9-a** **25-0413** Public hearing on the annual assessments for the Mesa Town Center Improvement District No 228.
- 9-b** **25-0414** Resolution approving the 2025 District Assessments for Mesa Town Center Improvement District No. 228. The proposed final assessments do not include any rate increases.

10 Items from citizens present. (Maximum of three speakers for three minutes per speaker.)**11 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.