

COUNCIL MINUTES

June 16, 2025

The City Council of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on June 16, 2025, at 5:45 p.m.

COUNCIL PRESENT

Mark Freeman
Scott Somers
Rich Adams
Alicia Goforth
Francisco Heredia
Julie Spilsbury

COUNCIL ABSENT

Jennifer Duff

OFFICERS PRESENT

Lisa Anderson
Scott Butler
Jim Smith

Mayor's Welcome.

Mayor Freeman conducted a roll call.

Mayor Freeman excused Councilmember Duff from the entire meeting.

Invocation by Pastor Jose Luis Amaya with Iglesia de Cristo Elim Betel Church.

Pledge of Allegiance was led by Mayor Freeman.

There were no awards, recognitions, or announcements.

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 blue card must be completed and given to the City Clerk prior to the Council's vote on the consent agenda.

It was moved by Councilmember Spilsbury, seconded by Councilmember Heredia, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

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

Mayor Freeman declared the motion carried unanimously by those present.

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

Minutes from March 20, April 3 and 17, 2025, Study Sessions; and June 2, 2025, Regular Council meeting.

3. Take action on the following recommendation made by the Judicial Advisory Board:

- *3-a. Reappointing City Magistrate, Umayok Novell, to a two-year term beginning July 1, 2025 and ending June 30, 2027.

4. Take action on the following liquor license applications:

*4-a. Mariscos Mi Lindo Guaymas Mesa

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Mariscos Mi Lindo Guaymas at 35th Ave LLC, 1036 West Southern Avenue, Suite 104 - Karem Saed Hamid Velazquez, agent. There is no existing license at this location. **(District 3)**

*4-b. Slick City Action Park

A family entertainment center is requesting a new Series 12 Restaurant License for Gravity Solutions Riverview LLC, 1812 West Rio Salado Parkway - Wade Alan Stooks, agent. There is no existing license at this location. **(District 3)**

*4-c. Pour Wine and Taproom

A taproom is requesting a new Series 7 Beer & Wine Bar License for Pour Wine and Taproom LLC, 2905 South Ellsworth Road, Suite 103 - Kreg David Marshall Bahm, agent. The existing Series 7 Beer and Wine Bar License will remain active at the location, and the new license will be held in non-use status until it has either been sold or transferred. **(District 6)**

5. Take action on the following contracts:

*5-a. Ray Road Improvements - Ellsworth Road to Hawes Road.

This project will widen Ray Road from Ellsworth Road to Hawes Road to a full six-lane arterial road. Improvements include curb, gutter, sidewalks, raised median, traffic signals, streetlights, drainage facilities and landscaping and other associated improvements. This project will also serve industrial properties along Serenity Avenue with a traffic signal at Ray Road on a new connector road.

Staff recommend awarding a contract to the lowest responsible bidder, Sunland Asphalt and Construction, LLC, in the amount of \$10,695,592, and authorize a change order allowance in the amount of \$1,069,559.20 (10%), for a total authorized amount of \$11,765,151.20. This project is funded by 2020 Street Bonds.

*5-b. Fire Station 205 Rebuild - Construction Manager At Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 of 2. **(District 2)**

GMP No. 1 will include temporary station site improvements, demolition of the existing fire station building, and securing the long lead electrical equipment to meet the overall

timing of construction for the project. GMP No. 2 will be presented to Council at a future date for the remaining scope of work necessary to complete the project.

Staff recommend awarding a contract to FCI Constructors, Inc. in the amount of \$529,167.14 (GMP), and authorizing a change order allowance in the amount of \$26,458.36 (5%), for a total authorized amount of \$555,625.50. This project is funded by 2022 Public Safety Bonds.

- *5-c. Use of a Cooperative Contract for the Purchase of One Tractor Truck and Mobile Command Trailer (Replacements) for the Fleet Services and Police Departments. **(Citywide)**

This contract will be used for the purchase of a Freightliner Cascadia Truck and a Farber Mobile Command Trailer to replace units that have met the established replacement criteria and will be either traded, auctioned, sold, or deployed to special uses. A Mobile Command Trailer is a specialized, self-contained unit designed to serve as a mobile command and control center during emergencies or major operations. This trailer is towed into position and deployed on-site, acting as a hub for coordination, communication, and strategic decision-making. The Cascadia Truck will be used to tow the Mobile Command Trailer.

The Fleet Services and Police Departments and Procurement Services recommend authorizing the purchase of one Tractor Truck using the State of Arizona cooperative contract with Freightliner of Arizona, LLC at \$181,800 and one Mobile Command Trailer using the Omnia Partners cooperative contract with Farber Specialty Vehicles at \$1,565,300, for a total of \$1,747,100.

- *5-d. 42-Month Term Use of a Cooperative Contract with Renewals for Aftermarket Light-Duty Automotive Parts for the Fleet Services Department. **(Citywide)**

The Fleet Services Department maintains a fleet of over 1,300 automobiles and light-duty trucks. The City has a diverse fleet of passenger cars/SUVs, patrol vehicles, pickups, and utility vans, plus an assortment of small engine equipment. This contract will be used to purchase aftermarket parts to maintain these vehicles.

The Fleet Services Department and Procurement Services recommend authorizing the purchase using the Sourcewell cooperative contract with Genuine Auto Parts dba NAPA Autoparts at \$500,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *5-e. One-Year Term Use of a Cooperative Contract with Renewal Options for OEM Auto and Light Duty Truck Parts for the Fleet Services Department. **(Citywide)**

This contract facilitates the procurement of Original Equipment Manufacturer (OEM) auto and light-duty truck parts to support Mesa's fleet of sedans, light-duty trucks, and vans not covered under existing OEM contracts. These parts will be used by the Fleet Services staff, who maintain a diverse fleet that includes passenger cars, SUVs, patrol vehicles, pickups, utility vans, and various small-engine equipment from multiple manufacturers. This contract will support approximately 650 vehicles within the City's fleet.

The Fleet Services Department and Procurement Services recommend authorizing the purchase using the Maricopa County cooperative contract with Autonation Chrysler Jeep

Dodge dba Autonation SSC, Courtesy Auto of Mesa, LLC (a Mesa business), Parts Authority, LLC, Parts Mart, Inc., Rodeo QCC, Inc. dba Rodeo Chrysler Dodge Jeep Ram, Courtesy Chevrolet, and Tex Chevrolet, Inc. dba Earnhardt Chevrolet at \$900,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *5-f. 16-Month Term Use of a Cooperative Contract with Renewal Options for Heavy Equipment, Parts, Accessories, Supplies and Related Services for the Facilities Management Department. **(Citywide)**

The Facilities Management Department oversees the maintenance of 23 chillers across multiple city sites. In the event of a chiller replacement, lead times typically range from 6 to 12 months. This contract will establish multiple vendors to provide rental services for a variety of heavy and light equipment on an as-needed basis. Available rental items include chillers, cooling towers, temporary HVAC equipment, and miscellaneous tools.

The Facilities Management Department and Procurement Services recommend authorizing the purchase using the Omnia Partners cooperative contract with Caterpillar, Inc. at \$250,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *5-g. 17-Month Term Use of a Cooperative Contract with Renewal Options for Beck Rotary Actuators (Upgrade) for the Water Resources Department. **(Citywide)**

This contract will be used to replace outdated actuators at the Brown Road Water Treatment Plant, as they have reached the end of their operational lifespan. The current pneumatic actuators are increasingly unreliable, exhibiting multiple performance issues and lacking a mechanical backup. Upgrading to Beck actuators will enhance operations reliability and ensure precise flow control. The Beck rotary actuators regulate the effluent flow from the water filters, enabling operators to consistently produce high-quality, compliant drinking water while efficiently meeting water system demands.

The Water Resources Department and Procurement Services recommend authorizing the purchase using The Interlocal Purchasing System (TIPS) cooperative contract with Harold Beck & Sons at \$200,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *5-h. Three-Year Term Contract with Two-Year Renewal Options for Electric Utility Construction, Maintenance, and Emergency Response Services for the Energy Resources Department. **(Citywide)**

This contract will secure hourly rates for electric line crew services from qualified contractors to support the City's Electric Utility. The City has multiple active and pending service projects that require dedicated electric utility crews to support ongoing development in downtown Mesa, including areas such as Site 17, Eco East, Legacy Square, 233 E Main St, and the EDGE on Main. In addition to supporting these efforts, Electric Utility must also maintain adequate crew availability for routine outages and emergency response, particularly during the monsoon season, when storm related damage is more likely to impact system reliability.

A committee representing the Engineering and Energy Resources Departments and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from National Powerline, LLC, Wilson Construction, Co.,

MYR Group, Inc. dba Sturgeon Electric, Co., and Summit Line Construction at \$1,000,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *5-i. Three-Year Term Contract with Two-Year Renewal Options for Pavement Preservation Services for the Transportation Department. **(Citywide)**

This contract provides contracted services in applying pavement preservation materials throughout the City's roadways as part of the Transportation Pavement Preservation Program. The bid solicited responses for materials, application, traffic control, and mobilization, organized into three groups and their respective sections, which includes supporting treatments such as slurry seals, fog seals, sealcoats, and crack seals to extend the lifespan of the City's roadway infrastructure.

The Transportation Department and Procurement Services recommend Primary and Secondary awards to the lowest, responsive, and responsible bidders, Talis Construction Corporation (a Mesa business), VSS International, Inc., S&S Paving and Construction, Cactus Transport II, LLC dba Cactus Transport, Sunland Asphalt & Construction, LLC, American Road Maintenance, Copper State Pavement, Inc., and Holbrook Asphalt, LLC dba Holbrook Asphalt Co. at \$11,507,000 annually, with an annual increase allowance of up to 5% or based on the market indexes identified in the contract. This contract is funded through the Highway User Revenue Fund (HURF) and Local Streets Sales Tax.

- *5-j. Three-Year Term Contract with Two-Year Renewal Options for Pavement Preservation Materials for the Transportation Department. **(Citywide)**

This contract provides Transportation's in-house crews with pavement preservation materials for supporting treatments such as slurry seals, fog seals, sealcoats, and crack seals. This work is part of the Transportation Pavement Preservation Program to extend the lifespan of the City's roadway infrastructure.

The Transportation Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders, Main Street Materials and Musgrove Enterprises, LLC dba Sealmaster-Arizona at \$2,739,000 annually, with an annual increase allowance of up to 5% or based on the market indexes identified in the contract. This contract is funded through the Highway User Revenue Fund (HURF) and Local Streets Sales Tax.

- *5-k. Five-Year Term Contract for Office Supplies and Related Products Departments and Strategic Alliance for Volume Expenditures (S.A.V.E.) Cooperative Members. **(Citywide)**

This contract provides the purchase of various office supplies and products, including paper, toner and ink cartridges, batteries, safety supplies, promotional items, breakroom essentials, office equipment, and furniture. Individual users and departments can conveniently place orders online through the vendor's website, ensuring next-day desktop delivery on an as-needed basis.

Mesa served as the lead agency for this contract, which is also available to over 100 member agencies of the S.A.V.E. Cooperative. Based on prior terms, the estimated total spend is \$8.7 million. To secure the best pricing, staff issued a Request for Proposals and received two qualified responses. Vendors were invited to participate in a reverse auction, which resulted in a 51% reduction in the market basket bid amount.

A committee representing the Business Services, City Manager's Office, and Police Departments and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from Wist Supply & Equipment Co. dba Wist Business Supplies & Equipment at \$2,000,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

6. Take action on the following resolutions:

- *6-a. Modifying fees and charges for the Solid Waste and Environmental and Sustainability Departments. **(Citywide)** – Resolution No. 12379
- *6-b. Modifying and adding new fees and charges for the Arts and Culture Department. **(Citywide)** – Resolution No. 12380
- *6-c. Modifying and adding new fees and charges for the Development Services Department. **(Citywide)** – Resolution No. 12381
- *6-d. Modifying and adding new fees and charges for Falcon Field Airport. **(Citywide)** – Resolution No. 12382
- *6-e. Adding new fees and charges for the Municipal Court. **(Citywide)** – Resolution No. 12383
- *6-f. Modifying fees and charges for the Economic Development Department. **(Citywide)** – Resolution No. 12384
- *6-g. Approving and authorizing the City Manager to enter into an Addendum to the Amended and Restated Community Maintenance Agreement between the City of Mesa and the Eastmark Community Alliance, Inc. for Phase 3 and 4 of the Great Park. **(District 6)** – Resolution No. 12385
- *6-h. Approving and authorizing the City Manager to enter into an Intergovernmental Agreement (IGA) with the City of Scottsdale to provide mutual back-up ambulance services. This IGA will allow City of Mesa Fire and Medical Department and City of Scottsdale to provide back-up ambulance services for each other across their Certificate of Necessity boundaries upon request, when additional ambulances are needed and resources are available. **(Citywide)** – Resolution No. 12386
- *6-i. See: **Items not on the Consent Agenda**
- *6-j. Adopting a notice of intent to enter into a retail development tax incentive agreement pursuant to A.R.S. §9-500.11 (Version 2) related to the development of improvements for the project known as "Medina Station" generally located at the southeast corner of East Southern Avenue and South Signal Butte Road. **(District 5)** – Resolution No. 12388
- *6-k. Levying the amount to be collected by a secondary property tax and the rate upon each one hundred dollars (\$100) of assessed valuation of property subject to taxation within the City of Mesa for the fiscal year ending June 30, 2026. **(Citywide)** – Resolution No. 12389

7. Introduction of the following ordinances and setting July 1, 2025 as the date of the public hearing on these ordinances:

- *7-a. ZON24-01020 "SWC Sossaman and Main." 3.5± acres located at southwest corner of South Sossaman Road and East Main Street. Rezone from Limited Commercial (LC) to Multiple Residence-2 with a Planned Area Development Overlay (RM-2-PAD) and Site Plan Review for a 45-unit multiple residence development. Elliot Barken, owner; Jon Gillespie, Rose Law Group, applicant. Legal Protest - An affirmative vote of three-fourths of the members of City Council is required to adopt this Ordinance, pursuant to A.R.S. §9-462.04(H). **(District 2)** – Ordinance No. 5944

Staff Recommendation: Approval with conditions

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

- *7-b. ZON24-01074 "Polaris Academy." 1.8± acres located at the southwest corner of East Hampton Avenue and South Clearview Avenue. Modification of a Council Use Permit (CUP); Rezone 0.8± acres from Light Industrial with a Planned Area Development Overlay (LI-PAD) to LI-PAD with a Bonus Intensity Zone Overlay (LI-PAD-BIZ); Major Site Plan Modification for 1.8± acres; and to remove conditions no. 1, 7, 8, 10, and 11 of Ordinance No. 2732 to allow the expansion of a private school. Polaris Re Holdings LLC, owner; Nathan Palmer, applicant. **(District 6)** – Ordinance No. 5945

Staff Recommendation: Approval with conditions

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

- *7-c. Proposed amendments to Chapters 81 and 87 of Title 11 of the Mesa City Code pertaining to Adaptive Reuse Permits. The amendments include, but are not limited to: modifying terms within Chapter 81 (Adaptive Reuse Permit) to reflect eligibility of existing commercial, office, and mixed use parcels rather than buildings; modifying the Adaptive Reuse Permit application cap; changing the zoning districts in which Adaptive Reuse Permits are allowed; clarifying the applicable development standards; modifying the definitions for Adaptive Reuse, Adaptive Reuse Permit, Low-Income Housing, Moderate Income Housing, and Multiple Residence Reuse; removing the definition of Existing Commercial, Office, and Mixed-Use Building; and adding a definition of Existing Commercial, Office, and Mixed-Use Parcel. **(Citywide)** – Ordinance No. 5946

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption (Vote: 4-0)

- *7-d. Proposed amendments to Chapter 25 of Title 6 and Chapter 31 of Title 11 of the Mesa City Code pertaining to marijuana sales and facilities. The text amendments include but are not limited to removal of marijuana delivery language and increasing the permitted floor area for Medical Marijuana Dispensaries and Dual License Facilities. **(Citywide)** – Ordinance No. 5947

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption of the proposed amendments to the Zoning Ordinance (Chapter 31 of Title 11) (6-0)

8. Take action on the following resolution declaring “2025 Form-Based Code Amendments” to be a public record and available to the public, and introducing the following ordinance and setting July 1, 2025, as the date of the public hearing:

- *8-a. A resolution declaring the document filed with the City Clerk titled "2025 Form-Based Code Amendments" to be a public record and providing for the availability of the document for public use and inspection with the City Clerk. – Resolution No. 12390
- *8-b. Proposed amendments to Chapters 56, 57, 58, 59, 60, 63 and 64 of Title 11 of the Mesa City Code pertaining to Form-Based Code. The text amendments include but are not limited to repealing in its entirety Chapter 56: Form-Based Code Overview and adopting a new “Chapter 56: Form-Based Code Overview”; repealing in its entirety Chapter 57: Maps; repealing in its entirety Chapter 58: Building Form Standards and adopting a new “Chapter 58: Building Form Standards”; repealing in its entirety Chapter 59: Building Type Standards and adopting a new “Chapter 59: Building Type Standards;” repealing in its entirety Chapter 60: Private Frontage Standards and adopting a new “Chapter 60: Private Frontage Standards;” modifying the process for modifications to Smart Growth Regulating Plan Transect Zones; modifying the definition for “Build-to Line;” modifying the definition for “Dwelling, Dwelling Unit, or Housing Unit;” deleting the definition of “Accessory/Secondary Unit;” adding the definition of “Accessory Dwelling Unit.” **(Citywide)** – Ordinance No. 5948

Staff Recommendation: Adoption

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

9. Take action on the following resolution declaring “2025 Amendments to Mesa City Code Title 9, Chapter 6: Land Division Regulations” to be a public record and available to the public, and introducing the following ordinance and setting July 1, 2025, as the date of the public hearing:

- *9-a. A resolution declaring the document filed with the City Clerk titled "2025 Amendments to Mesa City Code Title 9, Chapter 6: Land Division Regulations" to be a public record and providing for the availability of the document for public use and inspection with the City Clerk. – Resolution No. 12391
- *9-b. Proposed amendments to Chapter 6 of Title 9 and Chapters 30, 66, and 87 of Title 11 of the Mesa City Code pertaining to Land Divisions. The text amendments include but are not limited to repealing Mesa City Code Title 9, Chapter 6 (Subdivision Regulations) in its entirety and replacing it with a new Mesa City Code Title 9, Chapter 6 titled “Land Division Regulations;” repealing Mesa City Code Title 11, Zoning Ordinance, Section 11-30-6 (Lots and Subdivisions) in its entirety and replacing it with a new Section 11-30-6 titled “Lots and Land Divisions;” amending Mesa City Code Title 11, Zoning Ordinance, Section 11-66-2(C); and amending Mesa City Code Title 11, Zoning Ordinance, Chapter 87 (Definitions). **(Citywide)** – Ordinance No. 5949

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption of the proposed amendments to the Zoning Ordinance (Chapter 30, 66, and 87 of Title 11) (6-0)

10. Take action on the following subdivision plats:

- *10-a. SUB25-00148 "Hawes Crossing - Village 4." 39.2± acres located at the southwest corner of South Hawes Road and East Warner Road. Final Plat. Billy W. and Nora D. Maynard Living Trust, owner; Drew Huseh, Landsea Homes, applicant. **(District 6)**
- *10-b. SUB25-00294 "Edgecore Mesa I, A Condominium Plat." 39.9± acres located approximately 1600 feet south of the southwest corner of East Elliot Road and South Everton Terrace. Final Plat. MECP1 Mesa 1, LLC, owner; Alex Hayes, Withey Morris Baugh, PLC, applicant. **(District 6)**

Items not on the Consent Agenda

- 6-i. Approving and authorizing the City Manager to enter into a three-year Agreement with Visit Mesa, Inc., for the distribution of a portion of the City's transient lodging tax proceeds for the promotion of tourism and destination marketing in Mesa, Arizona and in accordance with A.R.S. §9-500.06. **(Citywide)** – Resolution No. 12387

Councilmember Adams shared his vested interest in Visit Mesa, having served on the Board for 16 years. He stated that his concerns have been addressed and, with the 60-day termination clause in place to address any future issues, he is comfortable supporting the contract and looks forward to more successful projects from Visit Mesa.

Councilmember Goforth expressed her support and confidence in the leadership of Visit Mesa, the three-year term agreement, and the 60-day termination clause.

It was moved by Vice Mayor Somers, seconded by Councilmember Spilsbury, that Resolution No. 12387 be approved.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Goforth–Heredia–Spilsbury

NAYS – None

ABSENT – Duff

Mayor Freeman declared the motion carried unanimously by those present and Resolution No. 12387 adopted.

11. Items from citizens present.

Michael Stanley, a Mesa resident, urged the City of Mesa to withdraw from its 287(g) agreement with Immigration and Customs Enforcement (ICE). He emphasized that the Mesa Police Department's goal is to protect and serve all residents, regardless of immigration status and ICE is creating fear among immigrants, targeting families, and violating civil liberties provided by the U.S. Constitution. He commented everyone is being impacted, not only immigrants.

Eric Litvak, a Mesa resident, shared his frustration regarding the lack of response, inaccurate information, and action concerning an incident where he was attacked by a pitbull. He expressed his concern for public safety.

Vicki Drake, a Mesa resident, submitted a comment card in opposition to the 287(g) agreement with ICE, but did not wish to speak.

12. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:09 p.m.

MARK FREEMAN, MAYOR

ATTEST:

LISA ANDERSON, DEPUTY 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 16th day of June 2025. I further certify that the meeting was duly called and held and that a quorum was present.

LISA ANDERSON, DEPUTY CITY CLERK

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