

Monday, April 20, 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 from the building.

ACCESSIBILITY: The City is committed to making its public meetings accessible to persons with disabilities. For special/reasonable 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 may address the City Council on a specific agenda item or during "Items from Citizens Present." To speak in person, submit a request to speak before the scheduled start time of the meeting using the kiosks in the lobby or through the City Clerk's webpage (scan the QR code posted in the lobby). Only one request per person, per item, may be submitted. When called, please come to the lectern and state your name and district for the record. Comments on agenda items should relate to the item under consideration. During "Items from Citizens Present," up to three speakers may address general issues within the City Council's jurisdiction; Councilmembers generally may not discuss or take legal action on matters raised by speakers that are not listed on the agenda.

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 request to speak to the City Clerk prior to the scheduled start time 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 second floor Council Chambers unless agendized for another location. The Council may move the meeting from the Council Chambers to the first-floor Study Session room 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 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 Caleb Collins at Church of the Transfiguration

Pledge of Allegiance

Awards, Recognitions and Announcements

1 Take action on all consent agenda items.

Items on the Consent Agenda

*2 [26-0032](#) Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

*3-a [26-0385](#) Babo Jumak

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Jumak LLC, 2909 South Dobson Road Suite 7 - Ji Woong Kang, Agent. The existing license held by Ban Chan Inc will revert to the state. **(District 3)**

*3-b [26-0383](#) Jake's Unlimited

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Ignite Entertainment AZ LLC, 1830 East Baseline Road Suite 101 - Andrea Dahlman Lewkowitz, agent. The existing license held by Bash Entertainment LLC will revert to the State. **(District 4)**

*3-c [26-0384](#) Against The Grain

A restaurant that serves breakfast, lunch and dinner is requesting a new Series 12 Restaurant License for Against the Grain LLC, 124 West Main Street - Justin Halter, Agent. There is no existing license at this location. **(District 4)**

4 Take action on the following contracts:

- *4-a** [26-0386](#) Northwest Water Reclamation Plant (NWWRP) Process Improvements - Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) No. 2 of 2 Control System Improvements (**District 3**)

GMP No. 1 was awarded by Council in July 2023 and included the construction of a new flare.

GMP No. 2 includes process control system improvements including replacement and modifications to the control panels, and fiber optic communication cable installation for the wastewater processing and disinfection systems.

Staff recommends that Council award a contract for this project to Archer Western Construction in the amount of \$3,328,891.61 (GMP) and authorize a change order allowance in the amount of \$332,889.16 (10%). This project is funded by Utility Systems Revenue Obligations.

- *4-b** [26-0376](#) Mesa Public Safety Communications - Pre-Construction Services and Construction Manager at Risk (CMAR) (**District 1**)

On November 5, 2024, Mesa voters approved a Public Safety Bond Program that included funding for the construction and improvement of an emergency 911 communications center. These improvements were identified to address current and projected call volumes and to enhance service quality in response to the City's continued growth. This project will provide a larger, consolidated facility that allows for the colocation of Fire & Medical, Police, and Public Safety Support services personnel. This integrated approach is expected to improve operational efficiency, coordination, and overall service delivery.

Staff recommends that Council approve Willmeng Construction as the CMAR for this project and awarding a pre-construction services contract in the amount of \$386,571.00. This project is funded by 2024 Public Safety Bonds.

- *4-c** [26-0382](#) Three Month Extension and Dollar Limit Increase to the Term Contract for Private Security Officer Services for the Mesa Police Department **(Citywide)**

This contract provides private security officer services. The scope includes unarmed physical security services, mobile patrol, shuttle services for employees between City buildings and parking structures, and security for City-hosted special events and festivals. Service locations include the Mesa Arts Center, Mesa Libraries, Police facilities, 55 North Center, and City Hall. The current contract expires on April 30, 2026. A new solicitation is in progress, but will not be awarded before the expiration. To maintain uninterrupted services as well as vendor transition time if the incumbent is not the next vendor, a three-month extension is requested, along with a corresponding increase in contract capacity. These funds are within the department's budgets.

The Mesa Police, Economic Development, Arts and Culture, and Library Services Departments and Procurement Services recommend increasing the dollar limit with Universal Protection Service, LP, dba Allied Universal Security Services by \$400,000, from \$2,242,000 to \$2,642,000, through July 31, 2026.

5 Take action on the following resolutions:

- *5-a** [26-0322](#) Approving and authorizing the City Manager to enter into an intergovernmental agreement with Fort McDowell Yavapai Nation relating to fire apparatus maintenance and repair services. **(Citywide)**
- *5-b** [26-0331](#) Approving and Authorizing the City Manager to enter into an Intergovernmental Agreement (IGA) with the Town of Gilbert and the City of Chandler to engage WaterWorks Engineers to study the potential effects of the Salt River Project (SRP) / Central Arizona Project (CAP) Interconnection Facility (SCIF) on downstream users in the City of Mesa, Town of Gilbert, and City of Chandler. **(Citywide)**
- *5-c** [26-0349](#) Authorizing and supporting the submittal of a grant application by Boost a Foster Family to the Ak-Chin Indian Community in the amount of \$20,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. **(Citywide)**
- *5-d** [26-0350](#) Authorizing and supporting the submittal of a grant application by Child Crisis Arizona to the Ak-Chin Indian Community in the amount of \$35,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. **(Citywide)**

- *5-e [26-0351](#) Authorizing and supporting the submittal of a grant application by Planned Parenthood to the Ak-Chin Indian Community in the amount of \$20,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. **(Citywide)**
- *5-f [26-0352](#) Authorizing and supporting the submittal of a grant application by United National Indian Tribal Youth, Inc., to the Ak-Chin Indian Community in the amount of \$50,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. **(Citywide)**
- *5-g [26-0354](#) Authorizing and supporting the submittal of a grant application Voices for CASA Children to the Ak-Chin Indian Community in the amount of \$30,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. **(Citywide)**
- *5-h [26-0355](#) Authorizing and supporting the submittal of a grant application by Desert Sounds Performing Arts to the Pascua Yaqui Tribe in the amount of \$16,783, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. **(Citywide)**
- *5-i [26-0356](#) Authorizing and supporting the submittal of a grant application by Technical Assistance Partnership of Arizona to the Pascua Yaqui Tribe in the amount of \$15,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. **(Citywide)**
- *5-j [26-0357](#) Authorizing and supporting the submittal of a grant application by United National Indian Tribal Youth, Inc., to the Pascua Yaqui Tribe in the amount of \$50,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. **(Citywide)**
- *5-k [26-0358](#) Authorizing and supporting the submittal of a grant application by Voices for CASA Children to the Pascua Yaqui Tribe in the amount of \$75,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. **(Citywide)**
- *5-l [26-0359](#) Authorizing and supporting the submittal of a grant application by Arizona Refugee Center to the Fort McDowell Yavapai Nation in the amount of \$15,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. **(Citywide)**
- *5-m [26-0360](#) Authorizing and supporting the submittal of a grant application by Child Crisis Arizona to the Fort McDowell Yavapai Nation in the amount of \$10,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. **(Citywide)**

- *5-n [26-0363](#) Authorizing and supporting the submittal of a grant application by Foster Arizona to the Fort McDowell Yavapai Nation in the amount of \$15,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. **(Citywide)**
- *5-o [26-0364](#) Authorizing and supporting the submittal of a grant application by Southwest Autism Research & Resource Center to the Fort McDowell Yavapai Nation in the amount of \$10,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. **(Citywide)**
- *5-p [26-0365](#) Authorizing and supporting the submittal of a grant application by United National Indian Tribal Youth, Inc., to the Fort McDowell Yavapai Nation in the amount of \$50,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. **(Citywide)**
- *5-q [26-0366](#) Authorizing and supporting the submittal of a grant application Voices for CASA Children to the Fort McDowell Yavapai Nation in the amount of \$75,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. **(Citywide)**
- *5-r [26-0372](#) Authorizing and supporting the submittal of a grant application by Desert Sounds Performing Arts to the Fort McDowell Yavapai Nation in the amount of \$9,899, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. **(Citywide)**
- *5-s [26-0393](#) Approving and authorizing the purchase and lease of the real property and improvements located a 1 West Main Street and authorizing the City Manager to enter into the necessary deal documents including a Purchase and Sale Agreement and Lease with 1 WM, LLC. **(Citywide)**
- *5-t [26-0391](#) Approving and authorizing the City Manager to enter into an Intergovernmental Agreement (IGA) with the Arizona Department of Transportation (ADOT) for the construction of a portion of the roadway pavement and median, retaining walls, and roadway embankments, contained within City of Mesa's Crismon Road right-of-way (ROW). The scope of this construction will connect to the Crismon road bridge currently included in the SR 24 project. The total fiscal impact of this IGA is \$2,113,201.17, which will be paid to ADOT for the construction of the roadway. This project is funded by local street sales tax. **(District 6)**

6 Introduction of the following ordinances and setting May 4, 2026 as the date of the public hearing on these ordinances:

- *6-a** [26-0234](#) ZON25-00917 "Longbow Mixed-Use" 3.4± acres located approximately 1,665± feet west of the southwest corner of North Recker Road and East Longbow Parkway. Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development Overlay and Bonus Intensity Zone Overlay (LI-PAD-BIZ), Council Use Permit (CUP) and Site Plan Review. This request will allow for the development of an approximately 56,360± square foot hotel and future commercial development. Dover Associates, LLC, Owner. Chris Webb, Rose Law Group, applicant. **(District 5)**

Staff Recommendation: Approval

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

- *6-b** [26-0318](#) ZON25-00288 "Haven at Destination," 28± acres located at the northwest corner of South Meridian Road and Arizona Route 24. Rezone from General Industrial (GI) to Small-Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) and approval of residential product. This request will allow for a 155-lot single residence development. The Cubes at Meridian 24 LLC, Owner; Sean Lake / Sarah Prince, Pew & Lake, P.L.C., applicant. **(District 6)**.

Staff Recommendation: Approval with conditions

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

7 Introduction of the following annexation and rezoning ordinances for the project known as "Haven at Hawes" and setting May 4, 2026 as the date of the public hearing on the ordinances.

- *7-a** [26-0373](#) ANX25-00231 - Annexing 40+ acres located at the southeast corner of South Hawes Road and East Mesquite Street. This request has been initiated by Sean Lake / Sarah Prince, Pew & Lake, P.L.C., for the owner, Stewart Development II, LLC. **(District 6)**

- *7-b** [26-0319](#) ZON25-00234 "Haven at Hawes," 38± acres located at the southeast corner of South Hawes Road and East Mesquite Street. Rezoning from Agricultural (AG) to Residential Small-Lot 2.5 with a Planned Area Development overlay (RSL-2.5-PAD) and approval of residential product. This request will allow for a 230-lot single residence development. Stewart Development II, LLC, Owner; Sean Lake / Sarah Prince, Pew & Lake, P.L.C., applicant. **(District 6)**

Staff Recommendation: Approval with conditions

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

Items not on the Consent Agenda

8 Conduct a public hearing, take action on the following minor General Plan amendment resolution, and take action on the following zoning case ordinance relating to a proposed development known as "Rio Salado 25."

8-a [26-0237](#) GPA26-00147 "Rio Salado 25 Minor GPA" 3.1± acres located at the northwest corner of West Rio Salado Parkway and North Cubs Way. Minor General Plan Amendment to change the Placetype from Local Employment Center to Urban Center. Rio Salado 25 LLC, Owner. Jonathan Boyd, applicant. **(District 3)**

Staff Recommendation: Adoption

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

8-b [26-0235](#) 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)

9 Items from citizens present.

9-a [26-0007](#) **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.