

COUNCIL MINUTES

October 20, 2025

The City Council of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on October 20, 2025, at 5:47 p.m.

COUNCIL PRESENT

Mark Freeman
Scott Somers
Rich Adams
Jennifer Duff
Francisco Heredia
Julie Spilsbury

COUNCIL ABSENT

Alicia Goforth

OFFICERS PRESENT

Scott Butler
Holly Moseley
Kelly Whittemore

Mayor's Welcome.

Mayor Freeman conducted a roll call.

Mayor Freeman excused Councilmember Goforth from the entire meeting.

Invocation by Pastor Kristian Bojorquez with Strong 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 Duff, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Heredia–Spilsbury

NAYS – None

ABSENT– Goforth

Mayor Freeman declared the motion carried unanimously by those present.

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

Minutes from the Study Session held on September 4, 2025, and from the Regular Council meeting on October 6, 2025.

3. Take action on the following liquor license applications:

*3-a. Brooklyn V's Pizza

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for V & S LLC, 1902 North Higley Road - Jared Michael Repinski, agent. The existing Series 12 Restaurant license held by Lions Don't Sleep LLC will revert to the State. **(District 2)**

4. Take action on the following contracts:

*4-a. Desert Well No. 7 Equipping Project, Design-Bid-Build Contract. **(District 6)**

This project includes installation of a new pump, piping, and electrical equipment at the new Desert Well No. 7 located approximately 600 feet east of the existing well location within Mariposa Park.

Staff recommend awarding a contract to Felix Construction, in the amount of \$4,513,041, and authorizing a change order allowance in the amount of \$451,304.10 (10%), for a total authorized amount of \$4,964,345.10. This project is funded by Water Utility Systems Revenue Obligations.

*4-b. Fuel Station Improvements Project, Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 of 1. **(Districts 4, 5, and 6)**

This project includes the scope of work necessary for fuel station and site improvements to three sites. At the Superstition Sub-Station Fuel Station, the current underground storage tanks and fueling island will be removed and a new fueling island with shaded canopy system will be constructed. New vaulted underground storage tanks will be constructed with additional fuel storage capacity. The south parking lot will be regraded to restore pavement condition and improve drainage. At the Falcon Fuel Station, leaking below-grade risers housing fuel equipment will be removed and replaced. At the 6th Street Fuel Station, risers for accessing the underground fuel vaults will be recoated to prevent water infiltration and the surrounding pavement will be regraded to improve drainage.

Staff recommend awarding a construction services contract to the selected CMAR, KEAR Civil Group, in the amount of \$7,363,275 (GMP), and authorizing a change order allowance in the amount of \$736,328 (10%), for a total amount of \$8,099,603. This project is funded by the Environmental Compliance Fee Fund and the Capital General Fund.

*4-c. Three-Year Term Contract with Two-Year Renewal Options for Hostile Vehicle Mitigation Barriers for the Mesa Police Department. **(Citywide)**

The Police Department's primary responsibility during special event planning is to ensure public safety with particular emphasis on traffic management and the prevention

and response to disturbances or acts of violence such as vehicle-based attacks. Acquiring specialized safety barriers will help reduce or potentially eliminate the need to rely on school buses, police vehicles, and cumbersome concrete blocks, which are difficult to position and relocate. The Police Department currently has \$450,000 budgeted to complete the initial purchase. The Department is actively working to secure additional funding to allow for the acquisition of more barriers during the initial contract year and in subsequent years.

A committee representing the Transportation and Mesa Police Departments and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from Advanced Security Technologies and Meridian Rapid Defense at \$1,000,000 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. See: **Items not on the Consent Agenda**
- *5-b. Approving and authorizing the City Manager to enter into an agreement with the Federal Emergency Management Agency under the U.S. Department of Homeland Security to accept \$1,369,936 in Assistance to Firefighter Grant funds, with a required City match of \$136,993 (10%). The funds will be used for sworn cancer screenings and the purchase of automatic CPR devices. **(Citywide)** – Resolution No. 12423
- *5-c. Approving and authorizing the City Manager to execute an Amendment to the Intergovernmental Agreement (IGA) with the Flood Control District of Maricopa County (FCDMC) for the Pecos Road Basins and Storm Drain Improvements project and providing clarification by the means which the City can contribute to the project cost share agreement through easement acquisitions necessary for the project. This IGA amendment does not have a fiscal impact; however, it does provide flexibility in how the City can seek reimbursement from the FCDMC for their cost share of the property acquisition. This project is funded by Local Street Sales Tax and the Transportation Fund. **(District 6)** – Resolution No. 12424
- *5-d. Approving and authorizing the City Manager to enter into a development agreement with Hadrian Automation, Inc. relating to the development of an artificial intelligence-powered, large-scale manufacturing and software facility located at 10101 East Pecos Road, Mesa, AZ 85212, generally located on the southeast corner of South Crismon Road and East Pecos Road. **(District 6)** – Resolution No. 12425
- *5-e. Approving and authorizing the City Manager to enter into the Third Amendment to the Intergovernmental Agreement with the cities of Avondale, Gilbert, Glendale, Mesa, Scottsdale, and Tempe related to joint legal representation with Engelman Berger, P.C. in the Gila River Stream Adjudication. The amendment is to add Town of Gilbert which elected to join in the joint legal representation as a party. **(Citywide)** – Resolution No. 12426

6. Introduction of the following ordinance and setting November 3, 2025, as the date of the public hearing on this ordinance:

- *6-a. ZON24-00892 "Hawes Village 5." 60.8± acres located at the northeast corner of East Warner Road and South Hawes Road. Rezone 18± acres from Small Lot Residence-2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to General Commercial with

a Planned Area Development Overlay (GC-PAD), rezone 18± acres from GC-PAD to RSL-2.5-PAD, rezone to establish a second PAD Overlay on the entire 60.8± acres, Council Use Permit and Specific Plan approval for a 342-lot single residence development and future commercial development. VAN RIJN DAIRY, owner; Pew & Lake, PLC, applicant. **(District 6)** – Ordinance No. 5969

Staff Recommendation: Approval with conditions

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

Items not on the Consent Agenda

- *5-a. Approving the purchase of real property and improvements and an air rights parcel owned by the Maricopa County Community College District located at 145 and 165 North Centennial Way and authorizing the City Manager to enter into the documents necessary for the purchase. The purchase of the properties are intended to help address City employee staffing needs for offices (145 North Centennial) and a potential future redevelopment site (165 North Centennial) in downtown Mesa. **(District 4)** – Resolution No. 12422

David Winstanley, a Mesa resident, spoke in opposition to the proposed property purchase. He noted that the City currently owns two vacant buildings on First Street that could be utilized and suggested that increased use of teleworking could reduce the need for additional space. He recommended that the Council postpone the expenditure until a clearer need is established.

City Manager Scott Butler clarified that of the two buildings to be purchased, one will be demolished due to repair costs exceeding its value, which has been factored into the purchase price. He explained that the second building is needed immediately and that staff have begun preparations to move City employees into the facility once plans are finalized. He added that this building will offer a longer-term solution and improved working conditions for employees, eliminating the need for additional short-term repairs to the 55 North Center building.

Mayor Freeman explained that this is a unique situation, as the City already owns the parking garage at the site, which is used by both employees and the public, while the surrounding buildings are owned by Mesa Community College. He noted that the college is selling the buildings due to maintenance challenges and stated that purchasing them is a sound investment for the City, allowing better integration with the existing City-owned parking facility.

Councilmember Duff stated that the building at 165 North Centennial, which is in poor condition and slated for demolition, will be positioned for sale on the open market to attract new economic development opportunities and the second building will be used for staff operations. She added that over time, the City will continue to realign staff locations, repurpose outdated facilities, and free up other properties that could contribute to economic growth in the area.

Councilmember Adams commented on the area of honor and remembrance located south of the building, established by the Veterans Center, and stated that staff assured him that if the memorial cannot remain in place, its key elements will be preserved and relocated.

It was moved by Councilmember Spilsbury, seconded by Councilmember Heredia, that Resolution No. 12422 be adopted.

Upon tabulation of votes, it showed:

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

Mayor Freeman declared the motion carried unanimously by those present.

7. Items from citizens present.

Captain John Birks, Salvation Army Mesa Corps officer, highlighted the organization's ongoing programs, including daily food assistance serving 100 to 150 individuals with the demand increasing by about 50% per day, and a senior lunch program for residents 55 and older. He shared plans to repurpose another building for youth programs focused on character development, music, and a future after-school program. He expressed his gratitude to the City and reaffirmed his commitment to supporting the Mesa community through the Salvation Army's services.

Jillian Ryan, unknown address, introduced herself as being from Indivisible Mesa and raised concerns regarding inconsistencies and perceived unfairness in the public comment process. She noted that staff are not adequately informing attendees of procedural changes such as requiring the use of a QR code system instead of the traditional blue comment cards. She criticized the Council's lack of responsiveness and expressed frustration over what she viewed as attempts to silence constituents.

Joanne Frazier, a Mesa resident, spoke in opposition to the 287(g) Cooperation Agreement with the U.S. Immigration and Customs Enforcement (ICE) and urged the Council to cancel the agreement.

8. Adjournment.

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

MARK FREEMAN, MAYOR

ATTEST:

HOLLY MOSELEY, 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 20th day of October 2025. I further certify that the meeting was duly called and held and that a quorum was present.

HOLLY MOSELEY, CITY CLERK