



COUNCIL MINUTES

February 3, 2025

The City Council of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on February 3, 2025, at 5:45 p.m.

COUNCIL PRESENT

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

COUNCIL ABSENT

None

OFFICERS PRESENT

Christopher Brady
Holly Moseley
Jim Smith

(*Participated in the meeting through the use of video conference equipment.)

Mayor's Welcome.

Mayor Freeman conducted a roll call.

Mayor Freeman led a moment of silence followed by the Pledge of Allegiance.

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 Vice Mayor Somers, seconded by Councilmember Spilsbury, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

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

NAYS – None

Carried unanimously.

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

Minutes from January 27, 2025, Regular Council meeting.

3. Take action on the following liquor license applications:

*3-a. The Public Grill Beer and Wine Bar

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for The Public Grill Beer and Wine Bar, LLC, 4815 East Main Street, Suite 29-32 - Karen Rosemarie Jagnothsingh, agent. The existing license held by Horst Schlemback, Sole Proprietor, will revert to the State. **(District 2)**

*3-b. Mekong Palace

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Mekong Palace 1, LLC, 66 South Dobson Road, Suite 120 - Chun Hung Wong, agent. The existing license held by Golden Mates, LLC will revert to the State. **(District 3)**

*3-c. Dink and Dine Pickle Park

A pickleball park with a restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant License for DADPP, LLC, 1065 North Dobson Road - Joseph Raymond Hoye II, agent. There is no existing license at this location. **(District 3)**

*3-d. Cider Corps

A brewery is requesting a new Series 7 Beer & Wine Bar License for Cider Corps, LLC, 31 South Robson, Suite 103 - Jeffrey Craig Miller, agent. The existing Series 1 In-State Producer License at this location will remain active and stack with the new Series 7 Beer and Wine Bar License. **(District 4)**

*3-e. House Modern Sushi

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Sushigo and Sake, Inc., 1641 South Stapley Drive, Suite 103 - Jaycie Yong Chu Kim, agent. The existing license held by HI2U LLC will revert to the State. **(District 4)**

*3-f. The Bread and Honey House

A restaurant that serves breakfast and lunch is requesting a new Series 12 Restaurant License for Simple Brunch, LLC, 144 South Mesa Drive, Suite A - Theresa June Morse, agent. There is no existing license at this location. **(District 4)**

4. Take action on the following contracts:

*4-a. McKellips Road Sewer Relief Project - Construction Manager At Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 of 1. **(District 1)**

This project is for the installation of a relief sewer on McKellips Road between Gilbert Road and Stapley Drive and on Stapley Drive between McKellips Road and Brown Road

to accommodate increased flows due to continuous development. The project also includes reconstruction of the Gilbert Road intersection due to the 2024 water main break.

Staff recommend awarding a contract to B&F Contracting in the amount of \$13,400,832.47 (GMP) and authorizing a change order allowance in the amount of \$1,340,083.25 (10%), for a total authorized amount of \$14,740,915.72. This project is funded by Utility Systems Revenue Obligations.

- *4-b. Purchase of One Digger Derrick Truck (Replacement) for the Fleet Services and Energy Resources Department. **(Citywide)**

The Energy Resources Department is requesting the purchase of a Digger Derrick Truck to replace one that has met the end of its useful life. A digger derrick truck is a piece of equipment that combines the functions of a drill and crane which auger to dig holes, set poles, and lift heavy objects in the electric utility industry.

The Fleet Services and Energy Resources Departments, and Procurement Services, recommend authorizing the purchase using the Sourcwell cooperative contract with Altec Industries, Inc. at \$377,000.

- *4-c. Three-Year Term Contract with Two-Year Renewal Options for Street Sweeper Brooms for the Fleet Services Department. **(Citywide)**

This contract will be used to purchase street sweeper brooms. The City's Fleet Services Department maintains the City-owned street sweepers and installs brooms on-site. The City currently has eleven street sweepers with one addition on order, increasing the sweeper fleet to twelve.

The Fleet Services Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidder, Haaker Equipment Company at \$120,000, annually with an annual increase allowance of up to 5% or the adjusted Producer Price Index.

- *4-d. Purchase of Two Roll Back Trailers and Four Tag Trailers (Replacements) for the Fleet Services, Transportation, Water Resources and Parks, Recreation and Community Facilities Departments. **(Citywide)**

The Transportation Department is requesting two roll back trailers to replace trailers that have met the end of their useful life. The trailers will be used by the Transportation's asphalt work groups to haul essential equipment used to maintain the City's roadway system. The Water Resources Department is requesting three tag trailers to replace trailers that have met the end of their useful life. These trailers can haul heavy equipment and are used to complete scheduled and emergency water/wastewater infrastructure repairs. The Park, Recreation and Facilities Management Department is requesting one tag trailer to replace a trailer that has met the end of its useful life. This trailer will be used to haul essential equipment to maintain the City's parks.

The Fleet Services, Transportation, Water Resources and Parks, Recreation and Community Facilities Departments, and Procurement Services recommend authorizing the purchase using the Sourcwell cooperative contract with Trail King at \$300,000.

- *4-e. One-Year Term Contract for Consumables and Supplies for DNA Analysis for the Mesa Police Department (Sole Source). **(Citywide)**

In 2009, Council approved the purchase of a Qiagen QI symphony instrument for the Forensic Services Division to analyze DNA cases. To complete DNA extractions, Qiagen reagents, extraction kits, amplification kits, and supplies are required. This contract will provide for ongoing purchases of these consumable items.

The Mesa Police Department and Procurement Services recommend awarding the contract to the sole source vendor Qiagen, Inc. at \$250,000, based on estimated usage.

5. Take action on the following resolutions:

- *5-a. Extinguishing a portion of an 8-foot public utilities easement located at 4159 East Flower Circle, to allow for expansion of the SRP well site, requested by Salt River Project. **(District 2)** – Resolution No. 12327

6. Introduction of the following ordinances and setting February 24, 2025, as the date of the public hearing on these ordinances:

- *6-a. See: **Items not on the Consent Agenda.**

- *6-b. ZON24-00469 "Recker Gardens." 4.5± acres located approximately 630 feet east of the southeast corner of South Recker Road and East Main Street. Rezone from Multiple Residence-3 with a 'U' designation and a Planned Area Development Overlay (RM-3U-PAD) to Multiple Residence-4 with Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a multiple residence development. BFH Holdings LLC, owner; David Bohn, BFH Group, applicant. **(District 2)** – Ordinance No. 5930

Staff Recommendation: Approval with conditions

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

- *6-c. ZON24-00818 "Palm Gateway." 36± acres located approximately 3,300 feet east of the northeast corner of South Sossaman Road and East Pecos Road. Rezone from Employment Opportunity (EO) to General Industrial (GI). LPC Mesa Gateway LP, owner; Brad Cushard, Logistics Properties Company, applicant. **(District 6)** – Ordinance No. 5931

Staff Recommendation: Approval with conditions

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

- *6-d. Amending Table 1 entitled Mesa Development Impact Fees in Mesa City Code, Title 5, Chapter 17 to remove the Water Impact Fee Category column to confirm the discontinuation of this fee. – Ordinance No. 5932

7. Discuss, receive public comment, and take action on the following ordinance:

- *7-a. Proposed amendments to Chapters 5, 6, 7, 8, 11, 12, 30, 31, 42, 63, and 75 of Title 11 of the Mesa City Code pertaining to general plan references. The amendments include, but are not limited to, modifying development standard tables to remove references to the general plan; removing references to the general plan and replacing them with

references to the transportation plan; updating terminology related to the general plan with new terminology used in the Mesa 2050 General Plan; and modifying the time frame for major amendment public hearings. – Ordinance No. 5928

Staff Recommendation: Adoption

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

8. Take action on the following annexation and zoning ordinances relating to the development, Carmello by Blandford Homes:

*8-a. See: **Items not on the Consent Agenda.**

*8-b. See: **Items not on the Consent Agenda.**

Items not on the Consent Agenda

6. Introduction of the following ordinances and setting February 24, 2025, as the date of the public hearing on these ordinances:

6-a. ZON24-00891 "Encanto by Blandford Homes." 11.25± acres located approximately 1,550 feet east of the southeast corner of North Lindsay Road and East Encanto Street. Rezone from Single Residence-9 (RS-9) to Single Residence-7 with a Planned Area Development Overlay (RS-7-PAD) for a single residence subdivision. Central Christian Church of Mesa, owner; Sean Lake, Pew & Lake, PLC, applicant. **(District 1)** – Ordinance No. 5929

Staff Recommendation: Approval with conditions

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

The following citizens submitted a comment card in opposition to Ordinance No. 5929, and did not wish to speak:

- Christine Gade, a Mesa resident
- Kenneth Gade, a Mesa resident

The following citizens addressed the Council in opposition to Ordinance No. 5929:

- William Bodine, a Mesa resident
- Tim Meyer, a Mesa resident

The following citizens addressed the Council in support of Ordinance No. 5929:

- Reese Anderson, a Mesa resident

Sean Lake, Land Use Attorney at Pew & Lake, P.L.C., spoke on behalf of Blandford Homes. He commented that he met with the City of Mesa (COM) Water Department regarding the water pressure issue and believes it is not a concern. He mentioned that he is willing to collaborate with the COM to discuss the street access issue.

City Manager Christopher Brady reminded the Council and residents that the proposed development is a classic infill project, and the City is working to be more creative to the customization of the site, which has some unique challenges with the canal and the church property. He advised that 39 homes are not a significant development and fits the definition of a small infill development. He addressed the concerns of residents regarding the water pressure, street, road, and construction access.

In response to a question posed by Councilmember Adams, Mr. Lake confirmed that he would collaborate with the City to resolve any concerns.

Mayor Freeman thanked the residents for their comments.

It was moved by Councilmember Spilsbury, seconded by Vice Mayor Somers, that Ordinance No. 5929 be introduced.

Upon tabulation of votes, it showed:

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

Carried unanimously.

8. Take action on the following annexation and zoning ordinances relating to the development, Carmello by Blandford Homes:

- 8-a. ANX23-01004 Annexing 30± acres located at the southeast corner of North Hawes Road and East McDowell Road. This request has been initiated by Pew & Lake, PLC, for the owners, Colleen Horcher Trust. **(District 5)** – Ordinance No. 5926
- 8-b. ZON23-01003 "Carmello by Blandford Homes." 30± acres located at the southeast corner of North Hawes Road and East McDowell Road. Rezone from Agricultural to Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD) to allow for a Single Residence Subdivision. Colleen Horcher Trust, owner; Pew and Lake PLC; applicant. **(District 5)** – Ordinance No. 5927

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 6-1)

The following citizens addressed the Council in opposition to Ordinance Nos. 5926 and 5927:

- Norm Sandler, a Mesa resident
- Alex Vranicic, a Mesa resident

Mr. Lake advised that McDowell and Hawes Roads are within the jurisdiction of Maricopa County. He said Maricopa County permitting will address the traffic and he will be collaborating with the County on improvements to the streets on the south and east. He indicated that with the capacity on McDowell Road and the improvements with the small number of homes that will be developed, there will be more than enough capacity on the adjacent roadways to accommodate the development.

Councilmember Goforth commented that she understands the concerns of the residents; however, the proposed development is in line with what is allowed under the General Plan (GP),

zoning districts, as well as consistent with other COM developments. She expressed her support for the proposed development.

Mayor Freeman thanked the residents for their comments.

Mayor Freeman stated that pending no objection of the Council, Items 8-a and 8-b will be voted on in one motion.

It was moved by Councilmember Spilsbury, seconded by Vice Mayor Somers, that Ordinance Nos. 5926 and 5927 be adopted.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth–Heredia–Spilsbury
NAYS – Noñe

Carried unanimously.

9. Items from citizens present.

Alex Vranicic, a Mesa resident, requested that the Council reconsider and remove its diversity, equity and inclusion (DEI) policy.

10. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:24 p.m.

ATTEST:

Holly Moseley
HOLLY MOSELEY, CITY CLERK



Mark Freeman
MARK FREEMAN, MAYOR

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 3rd day of February 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Holly Moseley
HOLLY MOSELEY, CITY CLERK