

Monday, July 27, 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 Pastor Michael Heiden La Mesa Ministries

Pledge of Allegiance

Awards, Recognitions and Announcements

1 Take action on all consent agenda items.

Items on the Consent Agenda

*2 [26-0038](#) Approval of minutes of previous meetings as written.

3 Take action on the following liquor license application:

*3-a [26-0660](#) Aldi #173

A grocery store is requesting a new Series 10 Beer and Wine Store License for Aldi (Arizona) LLC, 6853 East Elliot Road - Michelle Wu, agent. There is no existing license at this location. **(District 6)**

4 Take action on the following contracts:

*4-a [26-0652](#) Three-Year Term Contract with Two-Year Renewal Options for Original Equipment Manufacturer (OEM) and Aftermarket Refuse Truck Parts for the Fleet Services Department **(Citywide)**

This contract will provide for the purchase of OEM and Aftermarket refuse and refuse-related truck parts for the maintenance and repair of the City's waste collection fleet. Fleet Services currently maintains 96 refuse collection vehicles that are critical to providing solid waste services to Mesa residents. Parts purchased under this contract will support ongoing preventative maintenance and repair operations.

The Fleet Services Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders, BTE Body Company, Inc.; Haaker Equipment Company; Short Equipment, Inc.; Spartan Truck Manufacturing, Inc.; Wastebuilt Environmental Solutions, LLC, dba Wastequip, LLC; and Western Refuse and Recycling Equipment, Inc., in a combined total amount not to exceed \$1,300,000 annually, with an annual increase allowance of up to 5% or the adjusted Producer Price Index.

- *4-b** **26-0655** One-Year Use of a Cooperative Term Contract with Three, One-Year Renewal Options for Instrument Service and Preventative Maintenance for the Public Safety Support Department **(Citywide)**

This contract provides consolidated maintenance management for laboratory and scientific equipment used by Forensic Services. Specialty Underwriters, LLC, serves as a third-party service contract manager, combining maintenance needs from multiple manufacturers into a single, streamlined program. They negotiate service agreements, coordinate repairs, and track maintenance spending to help reduce overall costs while ensuring equipment reliability and uptime.

The Public Safety Support Department and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with Specialty Underwriters, LLC, in an amount not to exceed \$255,000 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** **26-0651** Approving and authorizing the City Manager to enter into a development agreement, government property improvement lease, and other deal documents to facilitate the development of an AC Hotel by Marriott on the property located at the northeast corner of Main Street and Centennial Way. **(District 4)**
- *5-b** **26-0625** A resolution approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the City of Phoenix for Next Generation 9-1-1 Policy Routing Function (PRF) Backup Services for Police, Fire and Emergency Medical Communications. **(Citywide)**

6 Discuss, receive public comment, and take action on the following ordinances:

- *6-a** **26-0617** Amending Table 1 entitled Mesa Development Impact Fees in Mesa City Code, Title 5, Chapter 17 to remove the Public Safety Impact Fee Category column to confirm the discontinuation of this fee. **(Citywide)** Ordinance No. 6020
- *6-b** **26-0618** Amending Sections 10-4-5 and 10-4-6 of the Mesa City Code to modify the existing speed limit from 40 mph to 35 mph on Mesa Drive from Bates Street to Lehi Road, and modify the speed limit from 35 mph to 30 mph on Mesa Drive between Bates Street to the north City limits, as recommended by the Transportation Advisory Board. **(District 1)** Ordinance No. 6021

- *6-c [26-0619](#)** Amending Sections 10-4-5 and 10-4-6 of the Mesa City Code to modify the existing speed limit from 40 mph to 35 mph on Horne from Brown Road to McKellips Road, and modify the speed limit from 35 mph to 30 mph on Horne between McKellips Road to the north City limits, as recommended by the Transportation Advisory Board. **(District 1)** Ordinance No. 6022
- *6-d [26-0621](#)** Proposed amendments to Mesa City Code, Title 11, Chapters 5, 6, 7, 8, 30, 31, 34, 43, 67, 81, 86, and 87. The amendments include, but are not limited to: modifying entryway monumentation requirements; refining building material and color standards; updating Employment District use tables and development standards; clarifying lot and land division requirements; modifying standards for Detached Accessory Buildings or Structures and Accessory Dwelling Units; updating Live/Work Unit and residential use standards in Commercial Districts; refining screening requirements for certain specific uses and activities; modifying landscaping and alternative landscape plan provisions; modifying landscape diversity requirements; updating Manufactured Home and Recreational Vehicle Accessory Structure standards; clarifying sign regulations; updating procedural requirements related to written protests, application review, and expirations; modifying definitions of "Home Occupations," "Live/Work Units," and "Indoor Warehousing And Storage"; and adding a definition for "Hazardous Material Warehousing and Storage."
(Citywide) Ordinance No. 6025
- Staff Recommendation: Adoption
 P&Z Recommendation: Adoption with Conditions (Vote: 5-0)
- *6-e [26-0609](#)** ZON26-00333 "Faith Christian School" 9.9 acres located at 3761 South Power Road. Council Use Permit for a Private School, and Modification of Conditions of Approval (1-5, 8, 12 & 13) of Ordinance No. 4646, from Case No. Z06-088. Leman Academy of Excellence, Inc., owner; Ganeen Harstick, Faith Christian School, applicant. **(District 6)** Ordinance No. 6024
- Staff Recommendation: Approval with conditions
 P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

7 Discuss, receive public comment, and take action on one of the following ordinances pertaining to Zoning Ordinance amendments for Fleet-Based Services and Service Stations:

- *7-a** [26-0684](#) Proposed amendments to Chapters 6, 7, 8, 31, and 86 pertaining to Fleet-Based Services and Service Stations. The amendments include, but are not limited to: adding definitions for Fleet-Based Services, Heavy Fleet-Based Services, and Accessory Electric Vehicle Charging; modifying definitions for Light Fleet-Based Services and Service Stations; adding Heavy Fleet-Based Services, Accessory Electric Vehicle Charging, and related footnotes to land use tables; modifying Section 11-31-25 titled, "Service Stations"; and adding Section 11-31-40 titled, "Fleet-Based Services." **(Citywide)** Ordinance No. 6026

This ordinance is a modified version of the ordinance discussed at July 16, 2026 study session modifying the required separation of Fleet-Based Services and Service Stations from residential uses and zoning districts from 100 to 150 feet and modifying the land use process for Light Fleet-Based Services in the LC District from permitted to requiring a Council Use Permit.

- *7-b** [26-0686](#) Proposed amendments to Chapters 6, 7, 8, 31, and 86 pertaining to Fleet-Based Services and Service Stations. The amendments include, but are not limited to: adding definitions for Fleet-Based Services, Heavy Fleet-Based Services, and Accessory Electric Vehicle Charging; modifying definitions for Light Fleet-Based Services and Service Stations; adding Heavy Fleet-Based Services, Accessory Electric Vehicle Charging, and related footnotes to land use tables; modifying Section 11-31-25 titled, "Service Stations"; and adding Section 11-31-40 titled, "Fleet-Based Services." **(Citywide)** Ordinance No. 6027

This ordinance is a modified version of the ordinance discussed at July, 16, 2026 study session modifying the required separation of Fleet-Based Services and Service Stations from residential uses and zoning districts from 100 to 150 feet, modifying the land use process for Light Fleet-Based Services in the LC District from permitted to requiring a Council Use Permit, and modifying the maximum height of fleet vehicle parking, charging, and storage from 30 feet to located at grade, except for in the GI and HI Districts where the maximum height would be 30 feet.

8 Discuss, receive public comment, and take action on the following resolution and zoning ordinance related to the development known as "San Antonio Tire Shop":

- *8-a** **26-0638** GPA26-00111 "San Antonio Tire Shop" 0.4± acres located at 1609 West University Drive. Minor General Plan Amendment to change the Placetype from Urban Residential to Urban Center. Tres Hermanos, LLC, owner; All Right Builders, Inc., applicant. **(District 3)**

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

- *8-b** **26-0608** ZON25-00110 "San Antonio Tire Shop" 0.4± acres located at 1609 West University Drive. Rezone from Office Commercial (OC) to Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ) and Site Plan Review. This request will allow for an approximately 4,015± square foot Minor Automobile Repair facility. Tres Hermanos, LLC, owner; All Right Builders, Inc., applicant. **(District 3)** Ordinance No. 6023

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

Items not on the Consent Agenda

- 9** **26-0013** **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.