

Monday, April 6, 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****Moment of Silence****Pledge of Allegiance****Awards, Recognitions and Announcements****1 Take action on all consent agenda items.****Items on the Consent Agenda**

***2** **26-0031** Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

***3-a** **26-0316** The Guadalupe on Main

A bar with a restaurant that serves lunch and dinner is requesting a new Series 7 Beer and Wine Bar License for The Guadalupe on Main LLC, 1526 East Main Street - Alysia Kay Gratton Ramos, agent. The existing license held by Alysia Kay Gratton Ramos, Sole Proprietor, will revert to the State for modification. **(District 4)**

***3-b** **26-0317** The Guadalupe on Main

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for The Guadalupe on Main LLC, 1526 East Main Street - Alysia Kay Gratton Ramos, agent. The existing license held by Alysia Kay Gratton Ramos, Sole Proprietor, will revert to the State. **(District 4)**

4 Take action on the following contracts:

- *4-a** **26-0323** Three-Year Term Contract with Two-Year Renewal Options for Welding Certification and Inspection Services for the Energy Resources Department (Single Response) **(Citywide)**

This contract is for an experienced contractor to provide welding certification testing, welding inspection and non-destructive testing of welds in the natural gas distribution system, and field x-ray services of welds on high pressure gas pipe. These services are required to maintain compliance with federal code 49 CFR Part 192 as well as API 1104. The welding certification and non-destructive testing help to ensure we continue to provide a safe and reliable natural gas system.

A committee representing the Energy Resources Department and Procurement Services evaluated responses and recommend awarding the contract to the single responsive and responsible proposal from Certerra Southwest, LLC, in a total amount not to exceed \$300,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-b** **26-0324** Three-Year Term Contract with Two-Year Renewal Options for Streetlight Parts and Electrical Supplies for the Transportation Department **(Citywide)**

The City of Mesa maintains approximately 45,968 streetlights that facilitate and safeguard vehicular and pedestrian traffic. This contract is the primary source for the City to purchase streetlight parts and electrical supplies for the repair of streetlight fixtures and streetlight electrical systems.

The Transportation Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidder, Border States Industries, Inc., in an amount not to exceed \$367,600 annually, with an annual increase allowance of up to 5% or the adjusted Producer Price Index.

***4-c** [26-0325](#) Three-Year Term Contract with Two-Year Renewal Options for Street Sweeping Services for the Transportation Department (**Citywide**)

This contract provides arterial and collector street sweeping services for the Transportation Department, ensuring more than 16,000 center lane miles of arterial and collector streets are swept routinely or no less than monthly. Regular sweeping removes particulates, dust, and debris, helping to maintain stormwater infrastructure free and clear of debris during storm events helps maintain clean and safe streets. This contract also provides as-needed special event and emergency response sweeping.

A committee representing the Transportation Department and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from C&S Sweeping Services, in an amount not to exceed \$1,421,100 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-d** [26-0327](#) Aripine Park & Whitman Park Playground Renovation, Design-Bid-Build Contract (**Districts 1 & 4**)

This project will furnish and install new playground equipment, shade structures, site amenities, concrete ramps and new playground surfacing to the existing and new playgrounds at designated areas in each park. Sidewalk ramps, new engineered wood fiber, and new poured-in-place seamless rubber play surfacing will improve safety and make the playgrounds more accessible. Additional amenities to be installed include benches, new lighting, and trash receptacles.

Staff recommend awarding a contract for this project to the lowest responsible bidder, Building and Development Professionals LLC, in the amount of \$1,116,873.37, and authorizing a change order allowance in the amount of \$111,687.34 (10%), for a total authorized amount of \$1,228,560.71. This project is funded by federal funding through the Community Development Block Grant Program (CDBG) granted through the Housing and Community Development Department.

5 **Take action on the following resolutions:**

***5-a** [26-0320](#) Setting May 18, 2026 as the public hearing date to review the proposed FY2026/2027 annual assessments for the Mesa Town Center Improvement District No. 228. The proposed final assessments do not include any rate increases. (**District 4**) Resolution No. 12483

***5-b** [26-0311](#) Approving and authorizing the sale of certain City-owned real property located at 8130 East Redberry, Mesa, Arizona, and authorizing the City Manager to enter into necessary deal documents, including a purchase agreement and development agreement. (**District 5**) Resolution No. 12484

- *5-c [26-0328](#) Authorizing the issuance and sale of General Obligation Bonds, Series 2026, not to exceed \$61,000,000. **(Citywide)** Resolution No. 12485
- *5-d [26-0329](#) Authorizing the sale, execution, and delivery of Utility Systems Revenue Refunding Obligations, Series 2026, not to exceed \$225,000,000. **(Citywide)** Resolution No. 12486
- *5-e [26-0330](#) Authorizing the sale, execution, and delivery of Utility Systems Revenue Obligations, Series 2026, not to exceed \$341,000,000. **(Citywide)** Resolution No. 12487
- *5-f [26-0310](#) Approving and authorizing the City Manager or designee to purchase and contract with a qualified electric power supplier via a reverse auction for a firm electric power product to provide 12 Megawatts (MW) of off-peak summer supply between June and September 2026, not to exceed \$90/MWh or \$1,382,400 total cost. **(Citywide)** Resolution No. 12488

6 Introduction of the following ordinance and setting April 20, 2026 as the date of the public hearing on this ordinance:

- *6-a [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)

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

- *7-a [26-0232](#) ZON25-00774 "Blue Sky Pest Control", 2.4± acres located at the northwest corner of East Ray Road and South 71st Street. Major Site Plan Modification and amending Conditions of Approval No. 1 and No. 2 of Ordinance No. 5699. This request will allow for a 26,000± square foot industrial building. Ensign93, LLC, Owner; Vince Dalke, Dalke Design Group, applicant. **(District 6)** Ordinance No. 6005

Staff Recommendation: Approval with conditions

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

- *7-b** **26-0233** ZON25-00326 "RMDC Dance Studio," 1± acres located approximately 350± feet east of the southeast corner of East Warner Road and South Mountain Road. Rezone from Limited Commercial (LC) to Limited Commercial with a Bonus Intensity Zone Overlay(LC-BIZ) and Site Plan Review to allow for the development of a 15,344± square foot commercial building. MMJM Ventures, LLC, Owner; Benjamin Haught, Red Rock Contractors, applicant. **(District 6)** Ordinance No. 6006

Staff Recommendation: Approval with conditions

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

Items not on the Consent Agenda

- 8** **26-0006** **Items from citizens present.**
(Maximum of three speakers for three minutes per speaker.)
- 9** **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.