



COUNCIL MINUTES

May 18, 2026

The City Council of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on May 18, 2026, at 6:05 p.m.

COUNCIL PRESENT

Mark Freeman
Scott Somers
Rich Adams*
Jennifer Duff
Alicia Goforth
Francisco Heredia
Dorean Taylor

COUNCIL ABSENT

None

OFFICERS PRESENT

Lisa Anderson
Scott Butler
Jim Smith

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

Mayor's Welcome.

Mayor Freeman conducted a roll call.

Invocation by Pastor Gregory Dansby of Holy Temple Church of God in Christ.

Pledge of Allegiance was led by Samuel Palmer of Boy Scout Troop 54.

There were no awards, recognitions, or announcements.

1. Take action on all consent agenda items.

All items listed with an asterisk (*) are on the consent agenda which means they 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 request must be made prior to the Council's vote on the consent agenda.

It was moved by Councilmember Taylor, seconded by Councilmember Duff, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

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

Carried unanimously.

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

Minutes from the Study Sessions held on February 26, March 5, March 9, and March 12, 2026; and the Regular Council meeting held on May 4, 2026.

3. Take action on the following liquor license applications:

*3-a. Casa De Mambo

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Caribbean Solutions LLC, 1130 West Grove Avenue, Suite 110, Ruben Dario Sierra, agent. The existing license held by Mambos LLC will revert to the State. **(District 3)**

*3-b. Grab N Go

A convenience store is requesting a new Series 10 Beer and Wine Store License for Grab N Go Country Club LLC, 757 South Country Club Drive, Michael Raymond Kaffer Jr, agent. The existing license held by Fonecs LLC will revert to the State. **(District 4)**

*3-c. Target #2940

A retail store is requesting a new Series 10S Beer and Wine Store License with Sampling Privileges for Target Stores Inc, 1517 South Signal Butte Road, Ryan Witner Anderson, agent. There is no existing license at this location. **(District 5)**

*3-d. Zeitouna

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for F&N Foods LLC, 3515 South Ellsworth Road, Suite 101, Juanita Alicia Esparza, agent. There is no existing license at this location. **(District 6)**

*3-e. Circle K Store #9577

A convenience store is requesting a new Series 9 Liquor Store License for Circle K Stores Inc, 10744 East Elliot Road - Maria Danielle Burges, agent. There is no existing license at this location. **(District 6)**

4. Take action on the following contracts:

*4-a. Three-Year Term Contract with Two-Year Renewal Options for Ford and Nissan OEM Auto and Light Duty Truck Parts for the Fleet Services Department. **(Citywide)**

This contract will provide Ford and Nissan Original Equipment Manufacturer (OEM) Auto and Light-Duty Parts required to repair and service the City's fleet of sedans, light duty trucks, vans, and other pieces of equipment owned by the City. Fleet Services is responsible for maintaining and servicing more than 770 light-duty vehicles manufactured by Ford and Nissan that enable City departments to deliver essential services to the community.

The Fleet Services Department and Procurement Services recommend awarding the contract to the lowest, responsive and responsible bidders, Don Sanderson Ford, Inc. dba Sanderson Ford and Reigi Auto of Mesa, LLC dba Courtesy Nissan of Mesa (a

Mesa business) in a combined total amount not to exceed \$250,000, annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-b. Three-Year Term Contract with Two-Year Renewal Options for Vehicle Detection Systems for Intelligent Transportation Systems for the Transportation Department (Sole Source). **(Citywide)**

The Transportation Department currently operates and maintains 515 signalized intersections. Reliable vehicle detection remains essential for smooth traffic flow and safe operations and Wavetronix technology supports this effort by analyzing intersection data and recommending updated max-green times, as well as offering the Smart Multi Approach system for cost-effective stop-bar detection. Wavetronix is a new system with modern technologies. Transportation originally purchased Wavetronix as a demonstration, and the ITS group is pleased with its performance in monitoring traffic at signalized intersections.

The Transportation Department and Procurement Services recommend awarding the contract to the sole source vendor, Summit Traffic Solutions in an amount not to exceed \$500,000, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-c. One-Year Use of a Cooperative Term Contract with Three, One-Year Renewal Options for the Purchase of Epoxy Coating Services for the Transportation Department. **(Citywide)**

This contract provides epoxy coating refresh services for existing and new roadway sections. Epoxy coating is a durable, high visibility pavement treatment used to improve safety and extend the life of roadway markings, bike lanes, and micromobility corridors.

The Transportation Department and Procurement Services recommend authorizing the purchase using the City of Scottsdale S.A.V.E. cooperative contract with Creative Paving Solutions, Inc. in an amount not to exceed \$150,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *4-d. Five-Year Term Contract for Powdered Activated Carbon for the Water Resources Department. **(Citywide)**

Powdered Activated Carbon (PAC) is a critical treatment chemical used at the Brown Road Water Treatment Plant to remove total organic carbon and control taste and odor in the raw water supplied through the Central Arizona Project canal system. PAC absorbs naturally occurring organic compounds as well as synthetic organic contaminants, improving overall water quality and supporting compliance with regulatory standards.

A committee representing the Water Resources Department and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from Arq Purification, LLC in an amount not to exceed \$420,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-e. 52-Month Use of a Cooperative Term Contract for the Purchase of Apple Computer Products for the Department of Innovation and Technology. **(Citywide)**

This contract provides for Apple PC cycle replacements and supplemental purchases of laptops and tablets for various Citywide departments as needed. It supports the City's ongoing PC Cycle Replacement Program, ensuring that end-user devices are refreshed on a regular schedule to maintain reliability, security, and compatibility with current software standards. In addition to scheduled replacements, the contract allows departments to procure supplemental equipment to meet operational needs, accommodate staffing changes, and support evolving technology requirements.

The Department of Innovation and Technology and Procurement Services recommend authorizing the purchase using the Mohave Educational cooperative contract with Apple in an amount not to exceed \$600,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *4-f. One-Year Term Contract with Four-Year Renewal Options for Fertilizer and Related Commodities for the Parks, Recreation, and Community Facilities and Facilities Management Departments. **(Citywide)**

This contract will provide fertilizer and related commodities for use in landscaped areas at Mesa Aquatic Facilities, City Facilities, Mesa Cemetery, Parks retention basins and sports fields. Fertilizer is needed for turf grass, plants, and trees across parks, pools, sports facilities, and City facilities.

The Parks, Recreation, and Community Facilities and Facilities Management Departments and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders, J R Simplot Company; Nutrien AG Solutions, Inc.; and Wilbur-Ellis Holdings II, Inc. in an amount not to exceed \$286,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-g. Use of a Cooperative Contract for the Purchase of Nine E-One Cyclone Custom Pumper Apparatuses, Two E-One Cyclone Custom Heavy Rescue Apparatuses, and One E-One Cyclone Custom Rear Mount Aerial Platform Apparatus (Replacements) for the Mesa Fire and Medical Department (Funded by 2022 and 2024 Public Safety Bonds). **(Citywide)**

The Mesa Fire and Medical Department is requesting the purchase of nine E-One Cyclone custom pumper apparatuses, two E-One Cyclone custom heavy rescue apparatuses, and one rear-mount aerial apparatus as part of the department's current replacement schedule. These apparatuses are nearing the end of their service life, require increasing maintenance, and no longer meet current performance standards. Replacing them will improve reliability and ensure firefighters have safe, dependable equipment for emergency response. The units being replaced will be traded, auctioned or sold.

The Mesa Fire and Medical Department and Procurement Services recommend authorizing the purchase using the Sourcewell cooperative contract with Fire Truck Solutions in an amount not to exceed \$16,900,000, based on estimated requirements.

- *4-h. Three-Year Term Contract with Two-Year Renewal Options for Structural/Extrication Personal Protective Equipment for the Mesa Fire and Medical Department. **(Citywide)**

This contract will provide structural and extrication personal protective equipment (PPE) for Mesa Fire and Medical Department personnel, including turnout coats and pants,

helmets, thermal hoods, structural boots, and gloves, as well as extrication coats and pants for motor vehicle and other non-fire incidents. These purchases include replacement PPE for current members based on wear, damage, and end-of-life requirements, as well as new helmets and gear for incoming recruits and personnel receiving promotions. The contract also emphasizes particulate blocking features within structural PPE to enhance protection against carcinogens and help mitigate known cancer risks among fire service personnel.

A committee representing the Mesa Fire and Medical Department and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from MES Acquisition, Inc. dba MES Service Company, LLC; L.N. Curtis & Sons dba Curtis Blue Line; Matlick Enterprises dba United Fire Equipment Company.; Great West Fire Safety, Inc.; and Redline Fire Supplies, LLC in a combined total amount not to exceed \$1,275,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-i. Three-Year Term Contract with Two-Year Renewal Options for Fingerprinting Services for various City Departments as requested by the Human Resources and Mesa Police Departments. **(Citywide)**

This contract will provide fingerprinting services for City departments in support of employees, contractors, and volunteer onboarding; permit and license requirements; and fingerprinting needs at the Mesa Municipal Court and Mesa Police Department.

A committee representing the Human Resources and Mesa Police Departments, and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from Secureone, Inc. in an amount not to exceed \$200,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-j. Dollar Limit Increase to the Term Contract for Uniform Garments for Citywide Departments. **(Citywide)**

Through its Uniform Garment Program, the City purchases and issues garments to for certain classes of employees. Items include T-shirts, polo shirts, jeans and shorts; traditional poly/cotton and cotton uniform shirts and pants; and jackets, hats and ball caps.

The contract is in its final year. Work on a new contract started in late 2025 but the extent of specification changes from the many departments has slowed the rebid and the contract was extended through 9/15/2026. The remaining funds are not enough to sustain the City's needs during this extended period for the rebid and award of the new contract.

The Business Services Department and Procurement Services recommend increasing the dollar limit with Ace Uniforms of Phoenix (Primary) and Mission Uniform Supply (Secondary) by \$250,000, from \$475,000 to a combined total amount not to exceed \$725,000 through 9/15/2026.

- *4-k. Hohokam Stadium and Fitch Park Improvement Project - Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP). **(District 1 and 4)**

Hohokam Stadium and Fitch Park are actively used by Major League Baseball's Athletics and the Parks, Recreation, and Community Facilities Department throughout the year. This project addresses the City's contractual obligations under the 2013 Facility Use Agreement for "Scheduled Capital Improvements". The project includes renovating underutilized spaces in Hohokam Stadium for new and updated facilities including sports medicine facilities with associated equipment, locker room improvements and updates to the team dining area. At Fitch Park the hitting/pitching lab will be expanded to add two new lanes.

Staff recommend awarding a construction services contract to the selected CMAR, Mortenson Construction, in the amount of \$7,291,438.00 (GMP), and authorizing a change order allowance in the amount of \$729,144.00 (10%) for a total amount of \$8,020,582.00 This project is funded by Capital General Fund.

5. Take action on the following resolutions:

- *5-a. Approving and authorizing the City Manager to enter into a Grant Award with the Office of Justice Programs, to accept \$228,253 in grant funds for the Mesa Public Safety Support Department's Forensic Services Division for DNA capacity enhancement and backlog reduction. **(Citywide)** – Resolution No. 12517
- *5-b. Approving and authorizing the City Manager to enter into an Intergovernmental Agreement (IGA) with the Flood Control District of Maricopa County (FCDMC) for the design and construction of drainage improvements within City right-of-way on a portion of Southern Avenue located west of Hawes Road and east of 80th Street under FCDMC's Small Project Assistant Program (SPAP). These proposed improvements will include expanding the existing perimeter wall openings and installing grates within the existing channel to improve flow capacity. The estimated total fiscal impact of this IGA is \$421,730, and 75% of this estimated total (\$316,297) is eligible for reimbursement through SPAP, meaning the estimated fiscal impact on the City is \$105,433. This project is funded by the Environmental Compliance Fee in the Transportation Capital Improvement Program. **(District 5)** – Resolution No. 12518
- *5-c. See: **Items not on the Consent Agenda**
- *5-d. Approving and authorizing the City Manager to enter into a Foreign Trade Zone Operator Agreement for Foreign Trade Zone 221 with Apple Inc., to activate and operate a high-tech manufacturing and storage facility for foreign-trade zone activities at 3740 S Signal Butte Rd; Foreign Trade Zone No. 221. **(District 6)** – Resolution No. 12520

6. Take action on the following resolution and introduction of the following ordinance relating to the City of Mesa Personnel Rules, and setting June 1, 2026, as the date of the public hearing on the ordinance:

- *6-a. Resolution declaring the document filed with the City Clerk and entitled "City of Mesa Personnel Rules", effective July 1, 2026, to be a public record and providing availability of the documents for public review and inspection. – Resolution No. 12521
- *6-b. Ordinance repealing the existing Personnel Rules applicable to City of Mesa employees and adopting new Personnel Rules. **(Citywide)** – Ordinance No. 6014

7. Introduction of the following ordinances and setting June 1, 2026, as the date of the public hearing on these ordinances:

- *7-a. See: **Items not on the Consent Agenda**
- *7-b. Amendments to Mesa City Charter Section 211 relating to ordinances to conform with state law modernization efforts, subject to approval by the qualified electors of the City of Mesa. **(Citywide)** – Ordinance No. 6016
- *7-c. Amendments to Mesa City Charter Section 209(A) relating to Council meeting procedures to conform with state law, subject to approval by the qualified electors of the City of Mesa. **(Citywide)** – Ordinance No. 6017

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

- *8-a. An ordinance amending Chapter 31 of Title 1 of the Mesa City Code pertaining to the authority and duties of the City Auditor. The amendments include adoption of new Section 1-31-6 (Access to Records and Property), allowing the City Auditor access to City records and property to conduct an audit or otherwise perform the duties of the City Auditor, and Section 1-31-7 (Audit Committee Meetings), allowing the City Auditor to request meetings with the Audit, Finance and Enterprise Committee. **(Citywide)** – Ordinance No. 6012
- *8-b. ZON26-00081 "Brakes Plus Mesa," 0.9± acres located approximately 510± feet north of the northwest corner of South Ellsworth Road and East Elliott Road. Major Site Plan Modification and amending Conditions of Approval No. 1 and No. 6 of Ordinance 5855. This request will allow for an approximately 4,897± square foot minor auto repair development. Ellsworth Land LP, Owner; Juel Rae, Olsson, Inc., applicant. **(District 6)** – Ordinance No. 6013

Staff Recommendation: Approval

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

9. Discuss, receive public comment, and take action on the zoning ordinance, and take action on the resolution relating to the development known as Sun Devil Auto.

- *9-a. ZON25-00256 "Sun Devil Auto - Signal Butte," 5.9± acres located approximately 280 feet east of the northeast corner of East Southern Avenue and South Signal Butte Road. Major Site Plan Modification and amending Conditions of Approval Nos. 1, 6, 7 and 9 of Ordinance No. 3884 for the development of an approximately 7,689± square foot Minor Automobile/Vehicle Service and Repair facility. WS Holdings I, LLC, owner; George Pasquel III, Withey Morris Baugh, PLC, applicant. **(District 5)** – Ordinance No. 5990

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 4-0)

- *9-b. Approving and authorizing the City Manager to enter into a development agreement between WS Holdings I, LLC, and the City of Mesa, for property located approximately 280 feet east of the northeast corner of South Signal Butte Road and East Southern Avenue. **(District 5)** – Resolution No. 12522

10. Take action to adopt the FY 2026/2027 tentative budget:

- *10-a. Take action on and adopt the tentative FY 2026/27 Budget. A Special Council meeting to hold a public hearing and adopt the final budget will be on June 1, 2026, immediately following the regular council meeting. **(Citywide)**

11. Introduction of the following ordinances and setting June 1, 2026, as the date of the public hearing on alternative zoning case ordinances, both relating to a proposed development known as "Ascension".

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

- *11-b. P&Z Board recommended ordinance for ZON25-00635 "Ascension," 40± acres located at the northeast corner of East Brown Road and North 32nd Street. Rezone from Agricultural (AG) to Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD). This request will allow for a 47-lot single residence development. Brown Road Citrus, LLC, Owner; Baylee Lopez, Wood, Patel & Associates, applicant. **(District 1)**

The Planning and Zoning Board recommended approval of the proposed development with a density of 1.27 dwelling units per acre, at the request of the applicant, resulting in a 47-lot single residence development. Ordinance No. 6019 reflects the P&Z Board's recommendation. (Vote: 6-0) – **DELETED.**

Items not on the Consent Agenda

- 5-c. Authorizing continued negotiations for the acquisition of certain real property rights necessary for the Pecos Road Relief Sewer Line, CP1185NS03, and, as a matter of public use and necessity, authorizing the acquisition through eminent domain of certain necessary real property rights (easement) located at 4636 E. Pecos Road, Gilbert, Arizona, at the northwest corner of Power Road and Pecos Road. **(Pecos Road Relief Sewer Line project location, District 6)** – Resolution No. 12519
- 7-a. ZON25-00578 "New Life Fellowship Hall Building," 0.6± acres located approximately 1,770± feet east of the northeast corner of West Broadway Road and South Dobson Road. Site Plan Review. This request will allow for an approximately 6,421± square foot Place of Worship. James MacMillan, New Life Full Gospel Fellowship, Inc., Owner; Ron Hecht, Valley Architecture, Inc., applicant. **(District 3)** – Ordinance No. 6015

Staff Recommendation: Approval with conditions

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

- 11-a. Staff recommended ordinance for ZON25-00635 "Ascension," 40± acres located at the northeast corner of East Brown Road and North 32nd Street. Rezone from Agricultural (AG) to Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD). This request will allow for a 46-lot single residence development. Brown Road Citrus, LLC, Owner; Baylee Lopez, Wood, Patel & Associates, applicant. **(District 1)** – Ordinance No. 6018

Staff recommends this project have a maximum density of 1.24 dwelling units per acre, resulting in a 46-lot single residence development, to be consistent with the Citrus Sub-Area Plan character area that is predominately RS-35 to preserve low-density, suburban-estate type residential uses. Ordinance No. 6018 reflects staff's recommendation.

Noah James Markham, a Tempe resident, expressed support for the sewer-related improvements, the fellowship hall building, and continued housing development.

Mayor Freeman stated that pending no objection from the Council, agenda Items 5-c, 7-a, and 11-a will be voted on in one motion.

It was moved by Vice Mayor Somers, seconded by Councilmember Duff, that Resolution No. 12519 be adopted and Ordinance Nos. 6015 and 6018 be introduced, setting June 1, 2026 as the date of the public hearing on the ordinances.

Upon tabulation of votes, it showed:

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

Carried unanimously.

12. Conduct a public hearing and take action on the following resolution relating to the Mesa Town Center Improvement District No. 228:

12-a. Conduct a public hearing on the annual assessments for the Mesa Town Center Improvement District No. 228.

12-b. A resolution approving the 2026 District Assessments for Mesa Town Center Improvement District No. 228. The proposed final assessments do not include any rate increases. **(District 4)** – Resolution No. 12523

Mayor Freeman announced that this was the time and place for a public hearing on the annual assessments for the Mesa Town Center Improvement District No. 228.

There being no citizens present wishing to speak on the issues, the Mayor declared the public hearing closed.

It was moved by Councilmember Duff, seconded by Vice Mayor Somers, that Resolution No. 12523 be adopted.

Upon tabulation of votes, it showed:

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

Carried unanimously.

13. Items from citizens present.

Jason Smithson, a Mesa resident, expressed appreciation for the Council's leadership and partnership in supporting Mesa children and families. He emphasized the importance of early literacy, family engagement, and programs that support parents, particularly English as a second language. He stated that literacy impacts long-term student success, public safety, and the economy.

Maia Peterson, a Mesa resident, addressed the Council in opposition to the 287(g) Cooperation Agreement with the U.S. Immigration and Customs Enforcement (ICE) and raised concerns about ICE enforcement, detention conditions, and the impact on immigrant communities. She urged the Council to place 287(g) on a future agenda and criticized the Council's meeting procedures and overall handling of the issue.

Bob Hathcock, a Mesa resident, spoke in support of the 287(g) Cooperation Agreement with ICE. He highlighted Mesa's growth, public safety achievements, reductions in crime, and strong police clearance rates, and expressed appreciation to the Mayor, Council, staff, and police department for supporting public safety resources and programs.

Mayor Freeman announced that, beginning June 1, 2026, the process for Items from Citizens Present will change to an electronic randomized selection process. He stated that up to three residents will continue to be heard at each meeting, and all speaker requests submitted before the start of the meeting will be entered into the randomized selection process to provide an equal opportunity to speak regardless of arrival or sign-up time. He explained that speaker requests may be submitted through the posted QR code, at the lobby kiosk, or with staff assistance. He stated that the change is intended to make public participation fairer and more accessible and encouraged anyone with questions to contact City Clerk's Office staff.

14. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:28 p.m.

MARK FREEMAN, MAYOR

ATTEST:

LISA ANDERSON, DEPUTY 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 18th day of May 2026. I further certify that the meeting was duly called and held and that a quorum was present.

LISA ANDERSON, DEPUTY CITY CLERK

sr