

Monday, June 2, 2025
5:45 PM



City Hall Council Chambers
20 East Main Street

City Council Agenda

Mark Freeman
Mayor

Rich Adams
Councilmember, District 1

Julie Spilsbury
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 of Mesa (City) Council meetings in person, telephonically, 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, and you may be prohibited from attending meetings for a period of time.

ACCESSIBILITY: The City is committed to making its public meetings accessible to persons with disabilities. For special 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 at the meeting may address the City Council with comments on a specific agenda item or during "Items from Citizens Present." **To request to speak in person, submit a blue speaker card to the City Clerk prior to the start of the meeting.** When called to speak, please step up to the lectern, speak clearly into the microphone, and begin by stating your name and address for the record. To request to speak telephonically, submit the online Council Meeting Speaker/Comment Card to the City Clerk at least one hour before the start of the meeting.

For agendized items, comments should be relevant to the item being discussed. During "Items from Citizens Present," the speaker may address the City Council on more general issues. Councilmembers are normally not permitted to discuss or take legal action on any matters raised by the public that are not specifically on the agenda.

If you would like handouts distributed to the City Council, please give them to the City Clerk at the time you submit your blue speaker card. Eleven copies of each document are requested.

To give everyone an opportunity to speak, 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 blue speaker card to the City Clerk prior to the start 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)].

Visit <https://www.mesaaz.gov/government/city-council-meetings> for additional meeting and participation information.

Mayor's Welcome**Roll Call**

Invocation by Minister Jeremy Gills with Mesa Church of Christ.

Pledge of Allegiance**Awards, Recognitions and Announcements**

1 Swearing-in of Scott Butler as City Manager.

2 Take action on all consent agenda items.

Items on the Consent Agenda

***3 [25-0010](#)** Approval of minutes of previous meetings as written.

4 Take action on the following liquor license applications:

***4-a [25-0465](#)** The Duchess

A bar is requesting a new Series 6 Bar License for VJL Holdings LLC, 3929 East Main Street Suite 1 - Jared Michael Repinski, agent. This license will revert to the state for modification. **(District 2)**

***4-b [25-0470](#)** The Vig

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for East Valley Vig LLC, 1744 South Val Vista Drive Suite 101 - Andrea Dahlman Lewkowitz, agent. There is no existing license at this location. **(District 2)**

***4-c [25-0471](#)** Zola Cultural Kitchen

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Zola Cultural Kitchen LLC, 6209 East Main Street Suite 101 - Jeffrey Craig Miller, agent. There is no existing license at this location. **(District 2)**

***4-d [25-0466](#)** The Rosetta Room

An event venue with a bar is requesting a new Series 7 Beer and Wine Bar License for The Rosetta Room LLC, 104 East 1st Avenue - Michelle Marie Donovan, agent. There is no existing license at this location. **(District 4)**

***4-e** [25-0467](#) Stapley Station

A convenience store is requesting a new Series 10 Beer and Wine Store License for Stapley Station LLC, 357 North Stapley Drive - Sandeep Singh Sodhi, agent. This license will revert to the state. **(District 4)**

***4-f** [25-0468](#) Ajo Al's Mexican Cafe

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Ajo Al's Mesa LLC, 2336 East Baseline Road - Patrick Michael Dains, agent. There is no existing license at this location. **(District 4)**

5 **Take action on the following contract:*****5-a** [25-0460](#) Dollar Limit Increase to the Term Contract for Bird Control and Removal Services for the Facilities Management and Mesa Police Departments **(Citywide)**

The Facilities Management Department is responsible for bird control at City buildings. The services provided in this contract are for the installation of bird devices (netting, spikes or mechanical) that deter pigeons and other fowls from nesting and roosting on the City buildings and other structures. This dollar limit increase is needed to install pigeon netting in the parking lot of the Fiesta PD District substation. This is a one-time increase to cover the cost of this project.

The Facilities Management and Mesa Police Departments and Procurement Services recommend increasing the dollar limit with Southwest Avian Solutions, LLC by \$153,000, from \$57,200 to \$210,200, for a one-time purchase.

6 **Take action on the following resolutions:*****6-a** [25-0411](#) Approving and authorizing the City Manager to enter into a Ground Lease and Option to Purchase Premises, Parking License Agreement, Purchase and Sale Agreement(s), and other necessary transaction documents between the City of Mesa and Soltrust Main QOZB, LLC for the completion of a development project at 233 East Main Street on City-owned property generally located at the southwest corner of Main Street and Pomeroy. Resolution No. 12371***6-b** [25-0353](#) Designating the Chief Fiscal Officer with the authority to submit the City's 2025/2026 fiscal year Expenditure Limitation Report to the Arizona Auditor General on behalf of the City Council, as required by state statute. **(Citywide)** Resolution No. 12372

***6-c** [25-0491](#) Approving the expenditure of opioid settlement funds for activities approved by City Council and authorizing the City Manager or his designee to disburse opioid settlement funds to nonprofit organizations and execute agreements necessary for such disbursements. Resolution No. 12373

***6-d** [25-0150](#) Adopting a pension funding policy and accepting the employer's share of assets and liabilities under the Public Safety Personnel Retirement System as required by A.R.S. §38-863.01. **(Citywide)** Resolution No. 12374

***6-e** [25-0458](#) Authorizing the City Manager to enter into an Intergovernmental Agreement with the Mesa Gateway Airport Authority. The Intergovernmental Agreement will provide reimbursement for three years of aircraft rescue and firefighting services provided by the Mesa Fire and Medical Department beginning July 1, 2025 through June 30, 2028. **(District 6)** Resolution No. 12375

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

***7-a** [25-0418](#) ANX24-01031 - Annexing 0.5± acres located at the northwest corner of East Elliot Road and South Hawes Road. This request has been initiated by Martens Development, for owner Martens Elliot Land LLC. **(District 6)** Ordinance No. 5941

***7-b** [25-0443](#) Amending Title 5, Chapter 13, Section 2 of the Mesa City Code to provide that the Solid Waste Residential Development Fee is as set forth in the Schedule of Fees and Charges; this changes the code to be similar to other code sections that provide that fees will be as set forth in the Schedule of Fees and Charges; this does not change the current fees that are in the Schedule of Fees and Charges. Ordinance No. 5942

- *7-c** **25-0417** Proposed amendments to Chapters 34 and 87 of Title 11 of the Mesa City Code pertaining to Manufactured Home Parks and Subdivisions and Recreational Vehicle Parks and Subdivisions. The text amendments include but are not limited to modifying the permitted uses in Recreational Vehicle Subdivisions and Manufactured Home Subdivisions to allow for dwelling units of conventional construction; modifying language to clarify the permitted uses in Recreational Vehicle Parks and Manufactured Home Parks; adding a maximum height requirement for dwelling units of conventional construction; modifying how required yard setbacks in Recreational Vehicle and Manufactured Home Parks and Subdivisions are measured; modifying the definitions of Manufactured Home, Manufactured Home Lot, Manufactured Home Park, Manufactured Home Subdivision, Recreational Vehicle Accessory Structure, Recreational Vehicle, Recreational Vehicle Lot, Recreational Vehicle Park, Recreational Vehicle Subdivision; adding a definition of Recreational Vehicle, Park Model; and minor revisions to emergency parking wording. **(Citywide)** Ordinance No. 5943

Staff Recommendation: Adoption

P&Z Recommendation: Adoption (4-0)

Items not on the Consent Agenda

8 Discuss, receive public comment, and take action on the zoning ordinance, and take action on the resolution, relating to the development Park North:

- 8-a** **25-0390** ZON24-00708 "Park North Multi-Family" 5± acres located approximately 275 feet east of the northeast corner of South Power Road and East Guadalupe Road. Rezone from Limited Commercial with Planned Area Development Overlay (LC-PAD) to Limited Commercial with a new Planned Area Development Overlay (LC-PAD), Council Use Permit, and Site Plan Review for the development of a 120-unit multiple residence development. P & G Land Development LLC, owner; Chris Webb, Rose Law Group, applicant. **(District 6)** Ordinance No. 5940

Staff Recommendation: Approval with conditions

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

- 8-b** **25-0415** A resolution approving and authorizing the City Manager to enter into a Development Agreement (DA No. 24-00052) relating to a multiple residence development on 5 +/- acres of property located approximately 275 feet east of the northeast corner of South Power Road and East Guadalupe Road, requiring landscaping and construction of a pathway on parcels adjacent to the property, and notice to tenants of the possibility of noise and light intrusion from a nearby park. **(District 6)** Resolution No. 12376

9 Conduct a public hearing:

- 9-a** [25-0151](#) Public hearing on the Five-Year Capital Improvement Program for fiscal years ending 2026-2030.
- 9-b** [25-0152](#) Resolution approving the Five-Year Capital Improvement Program for fiscal years ending 2026-2030. **(Citywide)** Resolution No. 12377

10 Items from citizens present. (Maximum of three speakers for three minutes per speaker.)**11 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.