

Monday, November 3, 2025
5:45 PM



City Hall Council Chambers
20 East Main Street¹

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 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, 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 reunión 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. For agenda 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.

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)].

¹ For Regular City Council meetings held at 20 E. Main Street, the meeting is held in the Upper Council Chambers. The Council may move the meeting from the Upper Council Chambers to the Lower Council Chambers 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 Upper 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 Reverend Sandy Johnson with Red Mountain United Methodist Church****Pledge of Allegiance****Awards, Recognitions and Announcements****1 Take action on all consent agenda items.****Items on the Consent Agenda**

***2** **25-0020** Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

***3-a** **25-0914** Zong Smoke Shop

A smoke shop is requesting a new Series 10 Beer and Wine Store License for JKRO SVC 1 LLC, 1710 West Southern Avenue Suite B7 - Jacob Joseph Krabbe, agent. There is no existing license at this location. **(District 3)**

***3-b** **25-0915** Main Burger

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Main Burger LLC, 161 West Main Street - Roberto Centeno, agent. There is no existing license at this location. **(District 4)**

***3-c** **25-0916** Crust Simply Italian

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Crust Mesa LLC, 233 East Main Street Suite 105 - Jared Michael Repinski, agent. There is no existing license at this location. **(District 4)**

4 Take action on the following contracts:

- *4-a** **25-0917** Greenfield Water Reclamation Project Construction Reliability Improvements Project - Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 of 3 **(District 6)**

GMP No. 1 includes miscellaneous electrical improvements and procurement of the 800-kW generator.

Staff recommend awarding a construction services contract to the selected CMAR, SUNDT Construction, in the amount of \$782,649.36 (GMP No. 1), and authorizing an order allowance in the amount of \$39,132.47 (5%), for the total amount of \$821,781.83. This project is being coordinated with the Towns of Gilbert and Queen Creek as partners in the Greenfield Water Reclamation Plant Intergovernmental Agreement, dated August 7, 2018. This project is funded by the Greenfield Water Reclamation Plant Joint Venture Fund with the City of Mesa's portion being \$428,230.51 (52.11%).

- *4-b** **25-0928** Fire Station 205 Rebuild - Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) No. 2 of 2 **(District 2)**

GMP No. 1 was awarded by Council in June 2025, and included temporary station site improvements, demolition of the existing fire station building and securing the long lead electrical equipment.

The project scope for GMP No. 2 is for the remainder of the project and includes the three apparatus bay fire station and site improvements.

Staff recommend awarding a construction services contract to the selected CMAR, FCI Constructors, Inc., in the amount of \$9,407,484.72 (GMP No. 2), and authorizing a change order allowance in the amount of \$940,748.47 (10%), for a total amount of \$10,348,233.19. This project is funded by 2022 Public Safety bonds.

4-c [25-0927](#) Dollar Limit Increase to the Cooperative Use Term Contract for Motorola and Kenwood Radio Equipment, Parts, Network, and Services for the Mesa Police Department **(Citywide)*

Mesa Fire and Medical and the Mesa Police Department purchase radio equipment for their new emergency response vehicles, and for additional equipment, repairs, and services as needed. Appropriated within the fiscal year 2025-2026 budget is the first of two years planned funding for the Police Department's handheld radios lifecycle replacement which are at end of life. At the conclusion of the second year, the Contract Value will revert back to the original amount.

The Mesa Police Department and Procurement Services recommend increasing the dollar limit using the State of Arizona and Maricopa County cooperative contracts with Motorola Solutions, Inc.; Durham Communications, Inc.; and JVKenwood USA Corporation, Years 7 and 8 by \$9,040,000, from \$3,010,000 to \$12,050,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

4-d [25-0924](#) Three-Year Term Contract with Two-Year Renewal Options for Global Street Sweepers and SECA Sewer Cleaner Parts, Repair, and Warranty for Fleet Services Department (Sole Source) **(Citywide)*

This contract will provide parts, repairs, and warranty services for the City's two sweepers and two sewer cleaner trucks. AZ Wastewater Industries, Inc. is the sole authorized service provider for repairs and replacement parts for both Global Sweepers and SECA Sewer Cleaner trucks.

The Fleet Services Department and Procurement Services recommend awarding the contract to the sole source vendor, Arizona Wastewater Industries, Inc. at \$150,000 annually, based on estimated requirements.

***4-e [25-0925](#) Three-Year Term Contract with Two-Year Renewal Options for Masonry Wall Cleaning, Painting, and Repair Services for the Transportation Department (Citywide)**

This contract provides masonry wall cleaning, painting, and repair services to maintain the appearance and integrity of various walls located within the City of Mesa's right-of-way. Routine cleaning and painting are essential to preserve their visual appeal, and minor repairs may be necessary prior to painting. Additionally, the contract includes provisions for emergency repairs.

The Transportation Department and Procurement Services recommend Primary, Secondary, and Tertiary awards to the lowest, responsive, and responsible bidders, Fabiani Painting and Decorating (a Mesa business), A & H Painting, and Ghaster Painting & Coatings at \$154,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

***4-f [25-0926](#) Use of a Cooperative Term Contract for Furniture and Related Services for Sunaire property for the Community Services Department (Funded by ARPA Related Interest Income Fund) (Citywide)**

This contract is for furniture for the City-owned Sunaire property located at 6733 East Main Street, part of Mesa's Off the Streets program, anticipated to open in Spring of 2026. This authorization will accommodate the initial purchase as known and provide capacity for additional needs if identified.

The Community Services Department and Procurement Services recommend authorizing the one-time purchase using the State of Arizona cooperative contract with Goodman's Interior Structures in an amount not to exceed \$430,000, based on estimated requirements.

4-g [25-0934](#) One-Year Term Contract for Excess Workers' Compensation Insurance and Workers' Compensation Self-Insurance Surety Bond **(Citywide)*

As a self-insured entity for the administration of workers' compensation benefits, Arizona statute requires the City to maintain financial protection over the program by obtaining excess workers' compensation insurance and to provide a security deposit based on the total unpaid losses of open compensable workers' compensation claims, which is accomplished through securing a surety bond.

Staff recommend the purchase of an excess workers' compensation insurance policy, through the City's insurance broker, Arthur J Gallagher & Co., with a self-insured retention up to \$1.25 million per accident/injury/illness and \$2 million for statutory presumptive illnesses for a premium up to \$750,000 and a workers' compensation self-insurance surety bond for the bond rate up to \$12.00 per every \$1,000 of unpaid losses and liabilities.

5 Take action on the following resolutions:

***5-a [25-0912](#) Approving and authorizing the City Manager to enter into a Grant Agreement with the Arizona Department of Public Safety to accept \$475,076 in Victims of Crime Act (VOCA) grant funds. The funding will be used for salaries and expenses for the Mesa Prosecutors Office, Victim Services Unit for a one-year period. **(Citywide)** Resolution No. 12427**

***5-b [25-0923](#) Approving and authorizing the City Manager to enter into an Agreement for Exchange of Real Property and Escrow Instructions with Sunshine Acres Children's Home to exchange a portion of the City-owned real property located at 3511 North Higley Road (APNs 141-40-008; -003V; -003W; and -009) for a portion of the real property with APN 141-40-007A located at the northeast corner of North Higley Road and East Longbow Parkway, to be developed with a new City sewer lift station. **(District 5)** Resolution No. 12428**

6 Discuss, receive public comment, and take action on the following resolution and zoning ordinance relating to the development Hawes Village 5:

***6-a [25-0880](#) GPA25-00462 "Hawes Village 5" 50± acres located at the northeast corner of East Warner Road and South Hawes Road. Major General Plan Amendment to change the Placetype from Urban Center to Urban Residential. VAN RIJN DAIRY, owner; Pew & Lake, PLC, applicant. **(District 6)** Resolution No. 12429**

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption (Vote: 5-0)

- *6-b [25-0879](#)** ZON24-00892 "Hawes Village 5" 60.8± acres located at the northeast corner of East Warner Road and South Hawes Road. Rezone 18± acres from Small Lot Residence-2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to General Commercial with a Planned Area Development Overlay (GC-PAD), rezone 18± acres from GC-PAD to RSL-2.5-PAD, rezone to establish a second PAD Overlay on the entire 60.8± acres, Council Use Permit and Specific Plan approval for a 342-lot single residence development and future commercial development. VAN RIJN DAIRY, owner; Pew & Lake, PLC, applicant. **(District 6)** Ordinance No. 5969

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 5-0)

Items not on the Consent Agenda

- 7 [25-0899](#)** **Items from citizens present.**
(Maximum of three speakers for three minutes per speaker)

- 8 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.