

COUNCIL MINUTES

July 20, 2026

The City Council of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on July 20, 2026, at 5:45 p.m.

COUNCIL PRESENT

Scott Somers
Rich Adams
Jennifer Duff
Francisco Heredia
Dorean Taylor

COUNCIL ABSENT

Mark Freeman
Alicia Goforth

OFFICERS PRESENT

Scott Butler
Holly Moseley
Jim Smith

Vice Mayor's welcome.

Vice Mayor Somers conducted a roll call.

Vice Mayor Somers excused Mayor Freeman and Councilmember Goforth from the entire meeting.

Invocation by Reverend Kelsey Martin of Celebration of Life Presbyterian Church.

Pledge of Allegiance was led by Sterling Stapley from Boy Scout Troop 54.

There were no awards, recognitions, or announcements.

1. Take action on all consent agenda items.

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. If a citizen wants an item removed from the consent agenda, a request must be made prior to the scheduled start time of the meeting.

It was moved by Councilmember Heredia, seconded by Councilmember Adams, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Somers–Adams–Duff–Heredia–Taylor

NAYS – None

ABSENT – Freeman–Goforth

Vice Mayor Somers declared the motion carried unanimously by those present.

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

Minutes from the Study Sessions held on March 26, April 2, April 9, April 20, May 7 and May 18, 2026; the Special Council meeting held on April 20, 2026; and the Regular Council meeting held on June 8, 2026.

3. Take action on the following liquor license application:

*3-a. Ash & Ale Co

A convenience store is requesting a new Series 10 Beer and Wine Store License for A & A 2709 LLC, 2709 West Guadalupe Road - Jared Michael Repinski, agent. The existing license held by VJ Retail LLC will revert to the State. **(District 3)**

4. Take action on the following contracts:

*4-a. Central Mesa Reuse Pipeline Project and East Mesa Interconnect Pipeline Project, Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) No. 7 of 7. **(Districts 1 and 2)**

GMP No. 7 includes the procurement of 36-inch diameter concrete cylinder pipe and installation of the new pipeline. Staff recommend that Council award a contract for this project to Garney Companies, in the amount of \$13,458,525 (GMP) and authorize a change order allowance in the amount of \$1,345,852 to construct one mile of 36-inch waterline that will allow for critical interconnected capacity during either outages at the Brown Road Water Treatment Plant, during reductions of Colorado River Water, or CAP Canal system dry ups.

*4-b. Use of a Cooperative Contract for the Purchase of an Electric Underground Cable Puller (Replacement) for the Fleet Services and Energy Resources Departments. **(Citywide)**

Energy Resources requires a replacement underground cable puller, as the existing unit has reached its end-of-life criteria and is recommended for retirement. This equipment is used daily to install electrical cable through underground conduit systems and is a critical asset for maintaining efficient underground infrastructure and reducing the risk of cable damage, equipment failure, and project delays.

The Fleet Services and Energy Resources Departments and Procurement Services recommend authorizing the purchase using the Sourcwell cooperative contract with Global Rental Company, Inc., in an amount not to exceed \$171,101, based on estimated requirements.

*4-c. One-Year Use of a Cooperative Term Contract with Two, One-Year Renewal Options for the Purchase of Field and Turf Irrigation, and Landscaping Products, and Specialty Conditioners and Soils for the Parks, Recreation and Community Facilities Department (PRCF). **(Citywide)**

This contract will provide the necessary irrigation, parts, replacement equipment, new equipment, and repairs to support the Motorola IRRInet Irrigation Control Systems in the City's Park and Facilities system. It also provides support for PRCF's Enterprise Application Software, Mottech Irrigation Control Center.

The Parks, Recreation and Community Facilities Department and Procurement Services recommend authorizing the purchase using the BuyBoard cooperative contract with Interspec, LLC, in an amount not to exceed \$300,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *4-d. Three-Year Term Contract with Two-Year Renewal Options for Seasonal Ice Rink Construction, Installation, and Removal Services for the Parks, Recreation & Community Facilities Department. **(Citywide)**

This contract will provide for the rental, installation, operation, maintenance, and removal of a temporary outdoor ice rink at the Plaza at Mesa City Center for Merry Main Street. The rink will include the necessary refrigeration equipment, rink system, skate rentals, resurfacing equipment, and related support services.

A committee representing the Parks, Recreation & Community Facilities Department and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from IRA Rinks West, LLC dba Ice Rink Events in a total amount not to exceed \$204,800 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-e. Four-Year Use of a Cooperative Term Contract with One-Year Renewal Option for the Purchase of Wastewater Bioaugmentation for the Water Resources Department. **(Citywide)**

This contract will provide the implementation of a specialized bioaugmentation designed to reduce odor emissions and hydrogen sulfide generation in areas of the sewer system where traditional chemical treatment is not feasible. The service includes installation and monthly maintenance of microbial dosing units that release a patented blend of beneficial bacteria into the collection system. These microbes outcompete hydrogen-sulfide producing bacteria, improve odor control and reduce corrosion within wastewater infrastructure.

The Water Resources Department and Procurement Services recommend authorizing the purchase using the Interlocal Purchasing System (TIPS) cooperative contract with In-Pipe Technology, LLC, in an amount not to exceed \$300,000 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. Levying the amount to be collected by a secondary property tax and the rate upon each one hundred dollars (\$100) of assessed valuation of property subject to taxation within the City of Mesa for the fiscal year ending June 30, 2027. **(Citywide)** – Resolution No. 12549
- *5-b. See: **Items not on the Consent Agenda**
- *5-c. See: **Items not on the Consent Agenda**
- *5-d. Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with Queen Creek Unified School District #95 to provide Mesa Police Officers to perform School Resource Officer duties for schools located within the City of Mesa. **(Citywide)** – Resolution No. 12552

- *5-e. Approving and authorizing the City Manager to enter into a Foreign Trade Zone Operator Agreement for Foreign Trade Zone 221 with Arrow Global Supply Chain Services, Inc. at three adjacent sites: 7449 East Pecos Road, 7453 East Pecos Rd, and 7250 South Sossaman Road. **(District 6)** – Resolution No. 12553

6. Introduction of the following ordinances and setting July 27, 2026 as the date of the public hearing on these ordinances:

- *6-a. 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. 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. 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. See: **Items not on the Consent Agenda**
- *6-e. 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. Take action on the following resolution declaring "2026 Zoning Code Refinement Text Amendment" to be a public record and available to the public, and introducing the following ordinance and setting July 27, 2026, as the date of the public hearing:

- *7-a. A resolution declaring the documents filed with the City Clerk titled "2026 Zoning Code Refinement Text Amendment" to be a public record and providing for the availability of the documents for public use and inspection with the City Clerk. **(Citywide)** – Resolution No. 12554
- *7-b. 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 Board Recommendation: Adoption with conditions (Vote: 5-0)

8. Take action on the following resolutions declaring certain documents to be public records available for public use and inspection, and introduction of the following ordinances and setting July 27, 2026 as the date of the public hearing on these ordinances, all pertaining to Zoning Ordinance amendments for Fleet-Based Services and Service Stations:

- *8-a. A resolution declaring the document filed with the City Clerk titled "Option 1: Section 11-31-40: Fleet-Based Services" to be a public record available for public use and inspection at the Office of the City Clerk. **(Citywide)** – Resolution No. 12556

This resolution is a modified version of the resolution discussed at July,16, 2026 study session modifying the required separation of Fleet-Based Services and from residential uses and zoning districts from 100 to 150 feet.

- *8-b. 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.

- *8-c. A resolution declaring the document filed with the City Clerk titled "Option 2: Section 11-31-40: Fleet-Based Services" to be a public record available for public use and inspection at the Office of the City Clerk. **(Citywide)** – Resolution No. 12555

This resolution is a modified version of the resolution discussed at July,16, 2026 study session 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; and modifying the required separation of Fleet-Based Services from residential uses and zoning districts from 100 to 150 feet.

- *8-d. 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.

Items not on the Consent Agenda

- 5-b. Approving and authorizing the City Manager to enter a Memorandum of Understanding with the Federal Bureau of Investigation to participate in the Safe Streets Task Force (SSTF). **(Citywide)** – Resolution No. 12550

Assistant City Manager Ken Cost explained the purpose of the Memorandum of Understanding (MOU) with the FBI, which formalizes an existing partnership to help prosecute Mesa's most violent crimes. He indicated that Mesa police officers remain under the Mesa Police Department's (MPD) policies while gaining access to FBI resources such as forensic, analytical, and interstate support, contributing to Mesa's low crime rate and Mesa's recognition as one of the safest cities in the country.

Councilmember Duff distinguished the MOU from immigration enforcement, stating the focus is solely on gang and violent crime investigations. She emphasized that it does not expand federal authority in Mesa but allows the City to receive reimbursement for work Mesa police officers already perform.

City Manager Scott Butler confirmed that the MOU is only between the City and the FBI, with no involvement from other federal agencies.

Zach White, a Mesa resident, opposed the FBI's participation in the Safe Streets Task Force (SSTF), expressing concerns about the FBI's role.

Police Commander Jason Reno clarified that Mesa police officers remain under MPD supervision, work in City facilities, follow City policies, and that MPD retains operational control.

Samuel Wandler, a Gilbert resident, stated he does not believe the SSTF is necessary, arguing Mesa already has a low crime rate and mentioned that the SSTF will make Mesa less safe due to their actions and treatment of citizens.

Rocio Patino, a Mesa resident, addressed the Council regarding her opposition to the SSTF and the FBI, citing concerns for government overreach. She suggested resources for communities and funding for other programs.

Adam Windes, a Mesa resident, voiced concerns about the potential negative effects of the FBI and SSTF on Mesa communities and requested more information about the benefits to public safety and communities.

Jessie Hernandez, a Mesa resident, opposed the MOU, arguing Mesa is already a safe city with declining violent crime and that homelessness and mental health deserve greater attention than expanded law enforcement partnerships.

Rachel Hohenadel-Paetz, a Mesa resident, expressed her opposition to the SSTF, citing concerns about limited crime reduction, increased racial profiling, over-policing, intimidation, and advocating instead for investments in employment programs, community trust, and police accountability.

In response to multiple questions posed by Councilmember Adams, Commander Reno confirmed that Mesa has partnered with the FBI for years and that the updated MOU will allow for reimbursement for overtime for officers investigating violent crimes, as well as four vehicles for use by detectives. He shared that Mesa's detectives will be deputized and stressed that there would not be any FBI agents patrolling Mesa or working from MPD facilities, and that the agreement improves coordination on violent crime investigations.

Councilmember Taylor supported the MOU, arguing that Mesa's strong public safety record is due in part to programs like Safe Streets and the 287(g) agreement. She emphasized that Mesa officers, not federal agents, are responsible for policing the city.

Councilmember Duff reiterated her opposition to immigration enforcement and the 287(g) agreement but said this MOU is separate from those issues. She described it as a reimbursement agreement for work MPD already performed and stated she would vote in favor.

In response to a question from Councilmember Heredia, Commander Reno described the training and policies that the MPD abides by to ensure accountability.

Vice Mayor Somers described the efforts the City of Mesa (COM) has made to address services for mental health. He noted that the City is expanding those services while also supporting the MOU as a tool to combat violent crime, crediting MPD officers for helping keep Mesa one of the nation's safest cities.

It was moved by Councilmember Adams, seconded by Councilmember Taylor, that Resolution No. 12550 be adopted.

Upon tabulation of votes, it showed:

AYES – Somers–Adams–Duff–Heredia–Taylor

NAYS – None

ABSENT – Freeman–Goforth

Vice Mayor Somers declared the motion carried unanimously by those present.

5-c. Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with Mesa Unified School District #4 to provide Mesa Police Officers to perform School Resource Officer duties. **(Citywide)** – Resolution No. 12551

Jason Smithson, a Mesa resident, addressed his concerns with the proposed Intergovernmental Agreement (IGA) for Mesa police officers to perform School Resource Officer (SRO) duties and the handling of a previous incident, and commented on the importance of maintaining the integrity of the SRO Program.

Police Commander Stephanie Derivan provided an overview of the SRO Program, a specialty assignment that Mesa police officers can request that requires a testing process. She emphasized that SROs are held to the same policies, procedures, and disciplinary standards as all Mesa police officers.

Responding to a question posed by Councilmember Taylor, Mr. Butler clarified that any changes or additional safeguards regarding Brady-listed officers could be implemented administratively by the Police Chief and those overseeing the SRO Program, without requiring amendments to the IGA.

In response to multiple questions from Vice Mayor Somers, Commander Derivan replied that officers may be placed on the Brady List due to misconduct allegations or internal disciplinary findings, even without a trial. She said she did not have a complete list of qualifying circumstances and would need to follow up to provide additional information to the Council.

It was moved by Councilmember Duff, seconded by Councilmember Taylor, that Resolution No. 12551 be adopted.

Upon tabulation of votes, it showed:

AYES – Somers–Adams–Duff–Heredia–Taylor

NAYS – None

ABSENT – Freeman–Goforth

Vice Mayor Somers declared the motion carried unanimously by those present.

6-d. 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)

Tess Taylor, a Mesa resident, expressed her concerns with the San Antonio Tire Shop and the opinion that there is no demonstrated need for another tire shop or 24-hour operations. She said the proposal would permanently alter the neighborhood through increased traffic, noise, lighting, and commercial activity, and urged the Council to protect residential neighborhoods and deny the application.

Reed Done, a Mesa resident, strongly opposed the application, emphasizing that Council has a responsibility to carefully evaluate accurate data before making zoning decisions.

Don Klinkert, a Mesa resident, stated his agreement with previous speakers and does not approve of the application.

Sandy Done, a Mesa resident, voiced support for the concerns raised by Tess Taylor and Reed Done and said she opposes the proposal.

Carole West, a Mesa resident, opposed the San Antonio Tire Shop application, citing concerns about 24-hour operations and negative neighborhood impacts, and asked the Council to reject the requested changes.

James Adamec, a Mesa resident, expressed his opposition to the application, noting concerns about 24-hour operations and the proposed General Plan amendment changing the site from Urban Residential to Urban Center. He argued the change could encourage larger commercial development incompatible with the surrounding residential area.

Nolan West, a Mesa resident, noted he does not support the San Antonio Tire Shop application, stating that a 24-hour tire shop on a small parcel adjacent to homes would unfairly impact nearby residents.

Vice Mayor Somers advised that the ordinance is for an introduction only and encouraged the applicant to be present next week for a presentation, and invited residents to attend the Council meeting.

Assistant Planning Director Evan Balmer explained that the tire shop would operate at normal customer hours from 8:00 a.m. to 8:00 p.m., with only emergency roadside assistance after hours. He outlined Good Neighbor Policy conditions, which the tire shop must comply with, designed to minimize impacts, noting they would remain binding on future owners.

Responding to a question from Councilmember Heredia, Alex Hayes, Attorney with Withey Morris Baugh, PLC and representative for the applicant, replied that mobile emergency tire service is a common business practice. He explained that after-hours activity would be limited to emergency calls and rare on-site service, and said the applicant worked with staff to create parking conditions requiring corrective action of parking issues.

In response to a question from Councilmember Heredia, Mr. Balmer discussed the various commercial uses that have historically been used on the property, many of which did not conform to existing zoning. He mentioned the rezoning is intended to recognize the site's small size and long-standing commercial use. He pointed out that through the years, the properties on the other corners of that intersection have been rezoned to limited commercial zoning and this rezoning is to acknowledge a small site, as well as the uses that have occurred might not be in conformance with the zoning on the site or at the larger intersection.

Mr. Hayes stated the tire shop has operated for over two years without complaints or incidents. He argued the project would require substantial investment to bring the property into compliance and significantly improve the site's appearance and functionality.

In response to multiple questions from Councilmember Taylor, Mr. Balmer explained that the property has never been rezoned since annexation, adding that the General Plan amendment would change the place type to Urban Center to accommodate convenience commercial uses. He noted the change applies only to this small parcel; however, future changes would require Council approval, and any major redevelopment beyond the approved plan would require additional zoning approvals.

Discussion ensued regarding the potential for future expansions and adjustments, data on code violations, and the process if Council denies the application.

It was moved by Councilmember Heredia, seconded by Councilmember Duff, that Ordinance No. 6023 be adopted.

Upon tabulation of votes, it showed:

AYES – Somers–Adams–Duff–Heredia–Taylor

NAYS – None

ABSENT – Freeman–Goforth

Vice Mayor Somers declared the motion carried unanimously by those present.

9. Items from citizens present.

Thomas Eyester, a Mesa resident, criticized the closure of the SunAire Women's Shelter, expressing concern that the City may have to repay grant funds and that families have lost access to needed emergency housing. He called for greater consistency in City governance and raised concerns about Council meeting procedures and the citizens in attendance at Council meetings.

Stephanie Vrona, a Mesa resident, spoke regarding her opposition to the development of additional data centers in Mesa, citing concerns about water and electricity consumption, accountability, and uncertain economic benefits. She advocated for a moratorium on new data centers until their impacts are better understood and also opposed the ban on signs at Council meetings.

James Dilettoso, a Mesa resident, discussed his Sound Garden Community Agriculture Training Project, highlighting its positive effects on plant growth, food production, and efforts to reduce food insecurity.

10. Adjournment.

Without objection, the Regular Council Meeting adjourned at 7:15 p.m.

ATTEST:

SCOTT SOMERS, VICE MAYOR

HOLLY MOSELEY, 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 20th day of July 2026. I further certify that the meeting was duly called and held and that a quorum was present.

HOLLY MOSELEY, CITY CLERK