



**City of Mesa**  
**Notice of Meeting Agenda - Final**  
**City Council**

**Monday, November 6, 2023**  
**5:45 PM**

**Council Chambers**  
**57 East 1st Street**

**DECORUM:** The public is encouraged to attend City Council meetings in person, telephonically, or electronically. All persons attending the City Council meeting are asked to observe the rules of politeness, propriety, decorum, and good conduct. Anyone disrupting the meeting will be asked to leave or will be removed and may not be allowed to return.

**PARTICIPATION:** Members of the public at the meeting may address the City Council by providing comments on a specific agenda item or during "Items from Citizens Present." **To request to speak, submit a blue speaker card to the City Clerk prior to the start of a 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 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.

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 is requested.

**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.

**ACCESSIBILITY:** The City of Mesa 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.

For more information regarding City Council meetings, including agendas, approved minutes and ways to participate electronically, please visit <https://www.mesaaz.gov/government/city-council-meetings>.

**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 indicated in the agenda, pursuant to A.R.S. § 38-431.03, the City Council may vote to go into executive session which will not be open to the public. 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).

**Mayor John Giles**  
**Vice Mayor Francisco Heredia - District 3**  
**Councilmember Mark Freeman - District 1**  
**Councilmember Julie Spilsbury - District 2**  
**Councilmember Jennifer Duff - District 4**  
**Councilmember Alicia Goforth - District 5**  
**Councilmember Scott Somers - District 6**

## Mayor's Welcome

## Roll Call

Invocation by Rabbi Laibel Blotner with Chabad Jewish Center of Mesa.

## Pledge of Allegiance

## Awards, Recognitions and Announcements

1 Take action on all consent agenda items.

### Items on the Consent Agenda

\*2 [23-0784](#) Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

\*3-a [23-1179](#) Ultimate Imaginations Inc.

This is a one-day event to be held on Friday, November 24, 2023, from 5:00 P.M. to 10:00 P.M. at 1 North Macdonald. **(District 4)**

\*3-b [23-1180](#) U.S. Army Reserve

This is a one-day event to be held on Saturday, December 9, 2023, from 5:00 P.M. to 11:00 P.M. at ASU Polytechnic Cooley Ballroom, 5999 South Backus Mall. **(District 6)**

\*3-c [23-1181](#) Mesa Drummer Bar & Grill

A bar is requesting ownership transfer of the existing Series 6 Bar License for A Pleasant Affair LLC, 1211 North Country Club Drive Suite 9 - Jeffrey Craig Miller, agent. The existing license held by Tree Top Construction LLC will revert to the State for modification. **(District 1)**

\*3-d [23-1183](#) Quick Cash Market

A convenience store is requesting a new Series 10 Beer and Wine Store License for HNN LLC, 1107 North Mesa Drive - Hardik Rajendrakumar Patel, agent. The existing license held by FMV LLC will revert to the State for modification. **(District 1)**

**\*3-e**    [23-1184](#)    La Olanchana

A convenience store is requesting a new Series 10 Beer and Wine Store License for La Olanchana LLC, 830 West Southern Avenue Suite 7 - Theresa June Morse, agent. **(District 3)**

**\*3-f**    [23-1182](#)    Arizona Distilling Co

A spirituous liquor distillery is requesting an ownership and location transfer of an existing Series 7 Beer and Wine Bar License for Copper City Spirits LLC, 155 West Main Street - Jason Keith Grossmiller, agent. There is no existing license at this location. **(District 4)**

**\*3-g**    [23-1185](#)    Pescaderia El Puerto De Guaymas 2

A seafood market is requesting a new Series 10S Beer and Wine Store License with sampling privileges for Pescaderia El Puerto De Guaymas LLC, 1241 East Broadway Road Suite 20 - Irayda Flores Chocoza, agent. There is no existing license at this location. **(District 4)**

**\*3-h**    [23-1186](#)    Oregano's Pizza Bistro

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Oreganos AZ LLC, 6821 East Superstition Springs Boulevard - Steven David Dunsire, agent. The existing license held by OPB Restaurants Inc will revert to the State. **(District 6)**

**4**        **Take action on the following contracts:****\*4-a**    [23-1195](#)    Cooperative Contract Use for Three-Month Renewal Contracts for PC Cycle Replacement and Supplemental Computers, Ruggedized Laptops, and Tablets for Citywide Departments **(Citywide)**

This contract will provide for the City's PC Cycle Replacement program and supplemental computer equipment purchases for departments citywide to meet their current and future technology needs. The State of Arizona extended its cooperative contracts again through January 31, 2024, to allow time to complete the evaluation process and award new contracts.

The Department of Innovation and Technology and Purchasing recommend renewing the use of the State of Arizona cooperative contracts with Dell Marketing LP; Apple Computer Inc; and Panasonic Solutions; at \$1,894,850 for the City's PC Cycle Replacement, based on projected usage for scheduled device replacement; and \$720,000 for Supplemental Computer Purchases; for a total of \$2,614,850 through January 31, 2024.

**\*4-b**     **23-1188**     Cooperative Contract Use for the Purchase of One (1) Heavy-Duty Forklift (Replacement) for the Energy Resources Department **(Citywide)**

This purchase is for a new 4WD forklift that will be used for offloading materials and supplies at the Magma yard and rough terrain job sites to support Energy Resources - Gas Utility.

The Fleet Services and Energy Resources Departments and Purchasing recommend authorizing the purchase using the Sourcewell cooperative contract with CNH Industrial America, LLC / Sonsray Machinery (the local dealer) for \$101,795.62. This purchase is funded by the Utility Replacement Extension and Renewal Fund.

**\*4-c**     **23-1149**     Job Order Master Contracts (JOC) Mechanical and Plumbing Construction Services **(Citywide)**

The selection of three contractors is needed for the JOC Mechanical and Plumbing Construction Services. These services will include new construction, renovations and repairs, additions, demolition, and facility upgrades for City buildings and facilities. Contracts are for three years with the option to extend contracts for two additional one-year periods.

Staff recommends awarding Job Order Master Contracts to Comfort Systems USA, RKS Plumbing, and Tempe Mechanical. Individual Job Orders will have a limit of \$4,000,000 per job, or as otherwise approved by council.

**\*4-d**     **23-1191**     Cooperative Contract Use for the Purchase of Three Crew Cab Commercial Motor Vehicles (Additions) for the Human Resources Department **(Citywide)**

This purchase will assign three new crew cab commercial motor vehicles (CMV) to Safety Services' CMV Safety Unit and will be designated to perform federally required Entry Level Driver Training (ELDT), City required annual CMV operator evaluations for existing employees citywide, and various CMV operator training including loading/unloading construction equipment, towing, etc.

The Fleet Services and Human Resources Departments and Purchasing recommend authorizing the purchase using the State of Arizona cooperative contract with Freightliner of Arizona LLC for \$507,445.53. This purchase is funded by Capital - General Fund.

**\*4-e**     **23-1193**     One-Year Term Contract for DNA Crime Lab Supplies for the Mesa Police Department (Sole Source) **(Citywide)**

The Biology Unit of the Forensic Services Division completes DNA analysis of samples from criminal investigations conducted by the Police Department as well as Gilbert, Queen Creek, and Tempe Police Departments. These supplies enable the Division to process evidence and conduct forensic DNA testing for criminal investigations. Supplies include reagents and consumables to determine the quantity of DNA present, to make copies of the DNA, and to detect the DNA on genetic instruments.

The Police Department and Purchasing recommend authorizing the purchase using the sole source vendor, Thermo Fisher Scientific at \$115,600, based on estimated usage.

**\*4-f**     **23-1192**     Three-Year Term Contract with Two Years of Renewal Options for Automated Driveway Gate Operators Preventative Maintenance and Repairs for the Parks, Recreation and Community Facilities Department **(Citywide)**

This contract is for preventative maintenance and major repair services to be performed on automated driveway gates at various City facilities. The City has many gates that secure Police Department and Fire and Medical Department sites. Preventative maintenance and repair services are required at City facilities to keep citizens and employees safe. Minor repairs will be completed in-house by technicians as workload allows.

A committee representing the Parks, Recreation and Community Facilities Department and Purchasing evaluated responses and recommends awarding the contract to the highest-scored proposal from Western Fence Company Inc at \$150,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- \*4-g**     [23-1194](#)     Three-Year Term Contract with Two Years of Renewal Options for Fire Protection Equipment Maintenance and Repair Services for the Parks, Recreation and Community Facilities Department **(Citywide)**

This contract will provide maintenance and repair services for the City's fire protection, detection, and suppression equipment in 107 City facilities. The qualified contractor will maintain and repair the City's fire protection equipment to State and Federal NFPA requirements to minimize potential safety risks to City employees and citizens.

A committee representing the Parks, Recreation and Community Facilities Department and Purchasing evaluated responses and recommend awarding the contract to the highest-scored proposal from Metro Fire Equipment Inc at \$402,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- \*4-h**     [23-1196](#)     Dollar Limit Increase to the Term Contract for Traffic Control Cabinets and Controllers, Traffic Signal Video Detection Systems, and School Zone Flasher Controls for the Transportation Department (Sole Source) **(Citywide)**

Advanced Transportation Controller (ATC) Cabinets increase safety by promoting driver safety and safeguards against accidental electrical shock; enhance operations by expediting troubleshooting and can manage complex intersections; reduce costs by decreasing liability risks, saving energy; and, can adapt to infrastructure change and growth. This dollar limit increase will allow us to add more ATC technology over the next several years.

The Transportation Department and Purchasing recommend increasing the dollar limit with Clark Electric Sales dba Clark Transportation Solutions, Years 1 through 3 by \$210,000 from \$400,000 to \$610,000 annually, with an annual increase allowance of up to 5% or the adjusted Producer Price Index. This purchase is funded by Local Streets Fund.

- \*4-i**     [23-1097](#)     Rebuild the Bar Screen Conveyor System at the Greenfield Water Reclamation Plant (GWRP) for the Water Resources Department (Sole Source) **(Citywide)**

This purchase will rebuild the bar screen conveyor system at the Greenfield Water Reclamation Plant in Headworks #1 and retrofit from 1/2" to 1/4" screens. The bar screen conveyor system has reached the end of its lifecycle and requires replacement.

The Water Resources Department and Purchasing recommend awarding the contract to the sole source vendor, Duperon Corporation (manufacturer) and JBI Water & Wastewater Equipment (authorized Arizona representative) for \$211,000.

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

- \*5-a**    [23-1158](#)    Approving the submission of, and authorizing the City Manager to sign, an application to the Arizona Department of Water Resources to modify the City's Designation of Assured Water Supply. **(Citywide)** Resolution No. 12108
- \*5-b**    [23-1101](#)    Approving and authorizing the City Manager to enter into an Intergovernmental Agreement identifying and defining the responsibilities of Maricopa County and the City of Mesa for the maintenance and operations of the bus stop pad and the new drainage facilities to be installed as part of the Broadway Road Bridge project. **(District 3)** Resolution No. 12109
- \*5-c**    [23-1145](#)    Approving and authorizing the City Manager or designee to enter into an amended Intergovernmental Agreement with the City of Tempe to accept additional funding for expanded forensic services and training provided by the Police Department's Forensic Services Division. **(Citywide)** Resolution No. 12110
- \*5-d**    [23-1170](#)    Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the Town of Fountain Hills for fire dispatch services provided by the City of Mesa and adding the Town of Fountain Hills as a dispatch partner. The agreement will ensure uninterrupted fire dispatch services for the Town of Fountain Hills. Resolution No. 12111
- \*5-e**    [23-1197](#)    Approving and authorizing the City Manager or designee to enter into contracts for the purchase of firm natural gas supplies for the City's natural gas distribution system, for a period of up to five years and in amounts up to the full requirements of the system, as well as an agreement for natural gas asset management services and the purchase of natural gas balancing volumes for up to two years. **(Citywide)** Resolution No. 12112
- \*5-f**    [23-1157](#)    Vacating public right-of-way located in the 1600 block of North 96th Street to combine with the adjacent parcel for future development. **(District 5)** Resolution No. 12113
- \*5-g**    [23-1198](#)    Extinguishing a portion of a 20-foot Public Utilities and Facilities Easement located at 5400 East McDowell Road. The developer has requested the City extinguish a portion of the easement to allow for the future construction of a building at Longbow Business Park and Golf Club. **(District 5)** Resolution No. 12114

**6 Introduction of the following ordinances and setting November 20, 2023 as the date of the public hearing on these ordinances:**

- \*6-a**    [23-0949](#)    Amending Sections 10-4-3 and 10-4-4 of the Mesa City Code to establish a speed limit of 45 mph on Williams Field Road between Crismon Road and the east City limits, and a speed limit of 40 mph on Williams Field Road between Ellsworth Road and Crismon Road, as recommended by staff. **(District 6)**  
Ordinance No. 5819
- \*6-b**    [23-1162](#)    ZON22-00610 "Business Depot Suites" **(District 2)** Within the 4200 to 4400 blocks of East Southern Avenue (north side) and within the 1100 block of South Oakland Street (east side). Located west of Greenfield Road on the north side of Southern Avenue (1.4± acres). Rezone from Neighborhood Commercial with a Planned Area Development overlay (NC-PAD) to Limited Commercial with a Planned Area Development and Bonus Intensity Zone overlay (LC-PAD-BIZ) and Site Plan Review. This request will allow for a commercial development. Sean Lake, Pew & Lake PLC, applicant; Ten Mountain Investments, LLC, owner. Ordinance No. 5820
- Staff Recommendation: Approval with conditions  
P&Z Board Recommendation: Approval with conditions (Vote: 4-0)
- \*6-c**    [23-1163](#)    ZON22-01311 "48th St. & Ingram" **(District 2)** Within the 1700 block of North 48th Street (west side) and within the 4700 block of East Ingram Street (north side). Located west of Higley Road and south of McKellips Road (1± acres). Rezone from Light Industrial (LI) to Light Industrial with a Bonus Intensity Zone Overlay (LI-BIZ); and Site Plan Review. This request will allow for industrial development. Carlos Elias, LGE Design Group, applicant; LPC MESA LLC, owner. Ordinance No. 5821
- Staff Recommendation: Approval with conditions  
P&Z Board Recommendation: Approval with conditions (Vote: 7-0)



- \*6-d**     [23-1164](#)     ZON23-00432 "Hawes Crossing Village 1 Phase 2" (**District 6**) Within the 3200 to 3500 blocks of South Hawes Road (west side), within the 3200 to 3500 blocks of the South 82nd Street alignment (both sides), and within the 3200 to 3500 blocks of South 80th Street (east side). Located north of Elliot Road on the west side of Hawes Road (98± acres). Rezone 17.4± acres from Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to RSL-2.5-PAD with a new PAD (RSL2.5-PAD-PAD) to allow for additional modification to development standards for (Village 1, Phase 2), modification of an existing Planned Area Development on the entire 98± acres, and a Major Site Plan Modification. This request will expand the existing Hawes Crossing Village 1 PAD to include a single residence development known as Village 1 Phase 2. Heather Chadwick, Lennar Inc, applicant; Rijlaarsdam Family Trust, owner. Ordinance No. 5822

Staff Recommendation: Approval with conditions

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

- \*6-e**     [23-1165](#)     ZON23-00548 "DSV" (**District 6**) Within the 9200 to 9800 blocks of East Pecos Road (north side). Located north of Pecos Road and east of Ellsworth Road (88.3± acres). Modification of an existing Planned Area Development overlay (PAD), Major Site Plan Modification, and amending conditions of approval for Case No. ZON22-00268. This request will allow for industrial development. Dennis Newcombe, Gammage and Burnham, applicant; Mesa BA Land LLC, owner. Ordinance No. 5823

Staff Recommendation: Approval with conditions

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

- \*6-f**     [23-1166](#)     ZON22-01038 "Villas at Apache" (**District 5**) Within the 9600 to 9700 blocks of East Main Street (south side). Located south of Main Street and west of Crismon Road (4.6± acres). Rezone from Agricultural (AG) to Multiple Residence 4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review. This request will allow for a 144-unit multiple residence development. David Bohn, BFH Group, applicant. BFH Holdings LLC, owner. Ordinance No. 5824

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

- \*6-g**     [23-1167](#)     ANX22-00738 (**District 5**) Annexing property located on the south side of Main Street, west of Crismon Road (4.6± acres). Initiated by the applicant, BFH Group, for the owner, BFH Holdings LLC. Ordinance No. 5825

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

- \*7-a**    [23-1033](#)    ZON23-00469 (**District 2**) Within the 6700 block of East Main Street (south side), the 0 block of South Sunaire (west side) and the 6700 block of East Alder Avenue (north side). Located west of Power Road on the south side of Main Street (1.3± acres). Rezone from Limited Commercial (LC) to Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ), Council Use Permit (CUP), and Site Plan Review. This request will allow a change in use from a hotel to a social service facility, to allow the City to locate at the site portions of an existing, temporary housing program for people experiencing homelessness, and more specifically, for targeted populations of families, domestic violence victims, and elderly. City of Mesa, applicant; Sunstay Bridge LLC, owner. Ordinance No. 5817

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 5-1)

- \*7-b**    [23-1073](#)    ZON23-00140 "Sienna Ridge" (**District 5**) Within the 100 block of South 90th Street (west side). Located south of Main Street and west of Ellsworth Road (4± acres). Rezone from Single Residence-43 (RS-43) to Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD) and Site Plan Review. This request will allow for a multiple residence development. Jason Sanks, Iplan Consulting, applicant; 5228 S Blackstone LLC, owner. Ordinance No. 5818

Staff Recommendation: Approval with conditions

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

**8 Take action on the following subdivision plats:**

- \*8-a**    [23-1168](#)    SUB22-00643 "Gallery Park Replat 3" (**District 6**) Within the 4900 to 5200 blocks of South Power Road (east side) and within the 6800 to 7000 blocks of East Ray Road (north side). Located north of Ray Road on the east side of Power Road (41± acres). Power 202 Mixed-Use LLC, developer; Optimus Civil Design Group, surveyor.

**Items not on the Consent Agenda****9 Items from citizens present. (Maximum of three speakers for three minutes per speaker.)****10 Adjournment.<sup>1</sup>**

<sup>1</sup> 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.