



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

**Monday, June 17, 2024**  
**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 Pastor Clayton Eddleman with Central Christian Church.

## Pledge of Allegiance

## Awards, Recognitions and Announcements

### 1 Take action on all consent agenda items.

#### Items on the Consent Agenda

\*2 [24-0014](#) Approval of minutes of previous meetings as written.

### 3 Take action on the following liquor license applications:

\*3-a [24-0615](#) Arizona Community Service Foundation Inc.

This is a one-day event to be held on Saturday, June 29, 2024, from 6:00 P.M. to 10:30 P.M. at Christ the King Church Presentation Hall located 1551 East Dana Avenue. **(District 4)**

\*3-b [24-0617](#) Bloomy Kitchen

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Bloomy Asian Cuisine House LLC, 2028 West Guadalupe Road - Susan Wang, agent. There is no existing license at this location. **(District 3)**

\*3-c [24-0618](#) One Pot

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for One Pot Brother LLC, 1914 South Power Road Suite 101 - Jay Guohong Deng, agent. There is no existing license at this location. **(District 6)**

**4 Take action on the following contracts:**

- \*4-a**     [24-0606](#)     Five-Year Term Contract for Axon On-Body Camera (OBC) Equipment, Conducted Electrical Weapons (CEW) and Supplies and Supplies and Evidence Storage for the Mesa Police Department (Sole Source) **(Citywide)**

This contract will provide upgrades to 720 Axon Flex OBC systems and 900 CEW (Taser) devices; allow the purchase of OBC supplies, equipment, and services; includes CEW device training and duty cartridges; and, provides for the continued utilization of Axon third-party storage, interview room recording systems, and technical account managers.

The Mesa Police Department and Procurement Services recommend awarding the contract to the sole source vendor, Axon Enterprises, Inc. at \$5,500,000 for year 1 and \$4,500,000 annually for years 2 through 5, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index. This contract is funded by Police Department General Funds and Public Safety Sales Tax Funds.

- \*4-b**     [24-0607](#)     Three-Year Term Contract with Two-Year Renewal Options for Playground and Park Equipment for the Parks, Recreation and Community Facilities Department **(Citywide)**

Parks, Recreation and Community Facilities maintains 209 park sites and basins that have playground equipment, trash receptacles, bleachers, tables, player's benches, basketball hoops, grills, etc. This contract will allow for purchases and installations to be made to keep the City's park sites safe and functional.

The Parks, Recreation and Community Facilities Department and Procurement Services recommend awarding the contract to the following responsive and responsible bidders, Arizona Recreation Design, Inc.; Dave Bang Associates, Inc.; (a Mesa business), ExerPlay, Inc.; Play it Safe Playgrounds and Equipment (a Mesa business); Playcore Wisconsin, Inc. and PlaySpace Designs, Inc. at \$150,000 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**     [24-0587](#)     Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the City of Glendale to allow Mesa Fire and Medical Department to attend Fire Service Training hosted by the Glendale Fire Department. Resolution No. 12229

- \*5-b**    [24-0616](#)    Approving and authorizing the City Manager to execute an Intergovernmental Agreement relating to maintenance services for Phoenix-Mesa Gateway Airport Authority owned aircraft rescue firefighting vehicles and equipment. **(District 6)** Resolution No. 12230
- \*5-c**    [24-0552](#)    Approving and authorizing the City Manager to enter into a one-year Agreement with Visit Mesa, Inc., for the distribution of a portion of the City's transient lodging tax proceeds for the promotion of tourism and destination marketing in Mesa, Arizona and in accordance with Arizona Revised Statute §9-500.06. **(Citywide)** Resolution No. 12231
- \*5-d**    [24-0620](#)    Approving and authorizing the City Manager to enter into a 20-year lease agreement with Mesa Historical Society (MHS) for land located at 2331 North Horne. The land is adjacent to the Mesa Historical Museum with the intent to sub-lease to a charter school, providing both income for and partnership with the museum. **(District 1)** Resolution No. 12232
- \*5-e**    [24-0623](#)    Approving and authorizing the City Manager to enter into an agreement with Dr. Ruth Tan Lim to accept a contribution of \$250,000 to the i.d.e.a Museum Capital Campaign, with the benefit of naming rights of the i.d.e.a. Museum Outdoor Atrium. The contribution will be used towards construction costs of the i.d.e.a Museum renovation. **(Citywide)** Resolution No. 12233
- \*5-f**    [24-0622](#)    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, 2025. **(Citywide)** Resolution No. 12234

**6    Introduction of the following ordinances and setting July 1, 2024 as the date of the public hearing on these ordinances:**

- \*6-a**    [24-0608](#)    Proposed amendments to Chapters 5, 6, and 31, of Title 11 of the Mesa City Code, also known as the Mesa Zoning Ordinance pertaining to minor revisions and technical updates including but not limited to modifying figures, modifying land use tables to correct footnote references, and correcting section references. **(Citywide)** Ordinance No. 5858

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption (6 - 0)

- \*6-b**     [24-0609](#)     ZON23-00645 "1756 E University" (**District 1**) Within the 1700 block of East University Drive (north side) and within the 400 block of North Hall (east side). Located west of Gilbert Road and north of University Drive (1.5± acres). Rezone from Neighborhood Commercial (NC) to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review. This request will allow for a multiple residence development. Trevally LLC, owner; Tim Boyle, Atmosphere Architects; applicant. Ordinance No. 5859

Staff Recommendation: Approval with conditions

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

- \*6-c**     [24-0610](#)     ZON23-00982 "Dave Downing Associates Warehouse" (**District 4**) Within the 200 block of South Hibbert (west side). Located north of Broadway Road and west of Mesa Drive (2± acres). Rezone from Downtown Business 2 (DB-2) and Downtown Residence 2 (DR-2) to Downtown Business 2 with a Bonus Intensity Zone overlay (DB-2-BIZ), Council Use Permit, and Major Site Plan Modification. This request will allow for a warehouse development. JD Filter Properties LLC, owner; Kenzi Architects, applicant. Ordinance No. 5860

Staff Recommendation: Approval with conditions

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

### **Items not on the Consent Agenda**

- 7**        **Take action on the following zoning case and take action on the following retail tax incentive findings resolution and development agreement resolution, all relating to a proposed development known as “Destination at Gateway”:**

- 7-a**     [24-0414](#)     ZON22-00267 "Berge - Signal Butte and Williams Field" (**District 6**) Within the 10600 and 11000 blocks of East Williams Field Road (south side) and within the 6200 and 6300 blocks of South Signal Butte Road (both sides). Located south of Williams Field Road on both sides of Signal Butte Road (125± acres). Rezone from Agricultural (AG), Light Industrial with a Planned Area Development overlay (LI-PAD), General Commercial with a Planned Area Development overlay (GC-PAD), and General Industrial (GI) to General Commercial with a Planned Area Development overlay (GC-PAD) and Light Industrial with a Planned Area Development overlay (LI-PAD), and Council Use Permit (CUP). This request will allow for the future development of an auto mall, large commercial development, and a multiple residence development. Michael Schuerman, owner; Pew & Lake, applicant. Ordinance No. 5857

Staff Recommendation: Approval with conditions

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

- 7-b**     [24-0592](#)     A resolution making findings required by A.R.S. § 9-500.11 (Version 2) for the City to enter into an Amended and Restated Pre-Annexation Development Agreement meeting the definition of “a retail development tax incentive agreement” with BCB Group Investment, LLC for the development of improvements on a property of approximately 127 +/- acres of real property within the jurisdictional limits of Mesa, AZ and 27 +/- acres of property located in Maricopa County, AZ outside of the jurisdictional limits of Mesa, AZ, generally located at the corner of South Signal Butte Road and East Williams Field Road for the project known as the “Destination at Gateway.” **(District 6) (5 votes required)** Resolution No. 12235
- 7-c**     [24-0593](#)     A resolution approving and authorizing the City Manager to enter into an Amended and Restated Pre-Annexation Development Agreement with BCB Group Investment, LLC, for the development of a mixed-use project known as “Destination at Gateway” on approximately 127 +/- acres of real property within the jurisdictional limits of Mesa, AZ and 27 +/- acres of property located in Maricopa County, AZ outside of the jurisdictional limits of Mesa, AZ, that is the subject of zoning case ZON19-00805, and that is generally located at the corner of South Signal Butte Road and East Williams Field Road. The Development Agreement meets the definition of a “retail development tax incentive agreement” under A.R.S. §9-500.11 (Version 2). **(District 6) (5 votes required)** Resolution No. 12236
- 8**        **Items from citizens present. (Maximum of three speakers for three minutes per speaker.)**
- 9**        **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.