



City of Mesa
Notice of Meeting Agenda - Final
City Council

Monday, November 4, 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 Bishop William Hudson with Shield of Faith Christian Center.

Pledge of Allegiance

Awards, Recognitions and Announcements

1 Take action on all consent agenda items.

Items on the Consent Agenda

*2 [24-0700](#) Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

*3-a [24-1099](#) Down Time Wines, Inc.

This is a wine festival to be held on Monday, November 18, 2024, from 3:30 P.M. to 5:30 P.M. for Mesa Spirit RV Resort at 3020 East Main Street.
(District 1)

*3-b [24-1097](#) The Greater Cause

This is a one-day event to be held on Saturday, November 23, 2024, from 1:00 P.M. to 10:00 P.M. at Mesa Riverview Park, 2060 West Riverview Auto Drive.
(District 3)

*3-c [24-1098](#) Ultimate Imaginations, Inc.

This is a one-day event to be held on Sunday, November 10, 2024, from 11:00 A.M. to 5:00 P.M. at Cider Corps, 31 South Robson Suite 103. **(District 4)**

*3-d [24-1101](#) A Modo Mio

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for A Modo Mio LLC, 1042 North Higley Road Ste 103-104 - Andrea Dahlman Lewkowitz, agent. There is no existing license at this location. **(District 2)**

***3-e** [24-1105](#) [Rubios Fresh Mexican Grill #213](#)

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for The Original Fish Taco Arizona LLC, 937 North Dobson Road Suite 106 - Theresa June Morse, agent. The existing license held by Rubios Restaurants Inc. will revert to the State. **(District 3)**

***3-f** [24-1100](#) [MV Snacks & Sushi Bar](#)

A restaurant that serves lunch and dinner is requesting a new Series 7 Beer and Wine Bar License for JGV Restaurant Industry LLC, 525 South Gilbert Road Suite 7-11 - Theresa June Morse, agent. The existing license held by Triforce Entertainment LLC will remain at the location in non-use (inactive) status until it's either sold or transferred to a different location. **(District 4)**

***3-g** [24-1102](#) [MV Snacks & Sushi Bar](#)

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for JGV Restaurant Industry LLC, 525 South Gilbert Road Suite 7-11 - Theresa June Morse, agent. The existing license held by Triforce Entertainment LLC will remain at the location in non-use (inactive) status until it's either sold or transferred to a different location. **(District 4)**

***3-h** [24-1103](#) [O.H.S.O Brewery / Macayo Mexican Food](#)

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for TW Kind AZA LLC, 6033 South Sossaman Road - Navayogasingam Thuraisingam, agent. The existing license held by Kind Hospitality Inc. will revert to the State. **(District 6)**

***3-i** [24-1107](#) [Barrio Brewing Co](#)

A restaurant that serves lunch and dinner is requesting a new Series 12G Restaurant License with growler privileges for TW Kind AZA LLC, 5803 South Sossaman Road Suite 114 - Navayogasingam Thuraisingam, agent. The existing license held by Kind Hospitality Inc. will revert to the State. **(District 6)**

***3-j** [24-1104](#) [Rubios Fresh Mexican Grill #159](#)

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for The Original Fish Taco Arizona LLC, 6736 East Baseline Road Suite 101 - Theresa June Morse, agent. The existing license held by Rubios Restaurants Inc. will revert to the State. **(District 6)**

***3-k** [24-1106](#) Viruyas Restaurant Honduran Food

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Golosinas Viruya LLC, 6555 East Southern Avenue Suite 1544 - Jeffrey Craig Miller, agent. The existing license held by Carlotta Wheeler, sole proprietor, will revert to the State. **(District 6)**

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

***4-a** [24-1087](#) Sunaire Facility Refurbishment, Design-Bid-Build **(District 2)**

This project is to renovate an additional property for the “Off the Streets” (OTS) program. Interior improvements include upgrades of plumbing, electrical, HVAC, bathrooms, flooring, cabinets, and paint, as well as the installation of data cabling, access control system, and security system. Exterior improvements include site grading, paving, drainage, landscaping, utilities, fencing, electronic gates, and other incidental improvements.

Staff recommend awarding a construction contract to the lowest responsible bidder, Blackhawk Construction, LLC, in the amount of \$5,285,205.50 and authorize a change order allowance in the amount of \$528,520.55 (10%) for a total amount of \$5,813,726.05. This project is funded by ARPA (American Rescue Plan Act) dollars.

***4-b** [24-1089](#) Two-Year Term Contract with One-Year Renewal Option for Dresser/Roots 10C Rotary Gas Meters for the Energy Resources Department **(Citywide)**

This contract provides Dresser/Roots 10C Rotary Gas Meters for the City's Advanced Metering Infrastructure (AMI) Project. These gas meters will replace all 8C gas meters in the City's gas system that are obsolete and can no longer be serviced.

The Energy Resources Department and Procurement Services recommend awarding the contract to the single responsive and responsible bidder, NGS Cayman Holdings, L.P. dba Natural Gas Solutions North America, LLC at \$2,000,000 for Years 1 and 2 with an annual increase allowance of up to 5% or the adjusted Consumer Price Index. This contract is funded by Energy Resources Department Capital Budget through Gas Utility Obligations.

***4-c** **24-1088** Three-Year Term Contract with Two-Year Renewal Options for Trailer Parts, Automotive Lighting, Mirrors, and Safety Supplies for the Fleet Services Department (**Citywide**)

This contract will provide trailer parts, automotive and truck lighting parts, mirrors, and safety supplies required for various pieces of rolling stock equipment owned by the City. Fleet Services performs repairs on-site and requires a variety of these parts to keep City vehicles and equipment in good working condition.

The Fleet Services Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders: FleetPride, Inc. (a Mesa business); J.B. Poindexter & Co., Inc. dba Reading Truck Equipment, LLC; Parts Authority Arizona, LLC; Parts West Heavy Duty, LLC dba Light House of Arizona; and Polygon Investment Group, Inc. dba Spectrac Suspension Center at \$255,000 annually with an annual increase allowance of up to 5% or the adjusted Producer Price Index.

***4-d** **24-1091** 13-Month Term Use of a Cooperative Contract for Refuse Truck Rentals for the Solid Waste Department (**Citywide**)

This contract provides refuse truck rentals on an as-needed basis. The Solid Waste Department currently has three front loader and twenty automated side loader refuse trucks on order. There is currently a nationwide delay in the production of new refuse trucks. The option to rent refuse trucks allows the department to better respond to customer needs as well as retire existing refuse trucks that have been kept in the fleet longer than desired. The department intends to rent three front loader and three side loader refuse trucks.

The Solid Waste Department and Procurement Services recommend authorizing the rental using the Sourcewell cooperative contract with Premier Truck Sales & Rental, Inc. at \$800,000, based on estimated requirements.

***4-e** **24-1090** Use of a Cooperative Contract for the Purchase of Seven Automated Side Load Refuse Trucks (Replacements) for the Fleet Services Department
(Citywide)

Seven of the automated side loaders in the Solid Waste fleet are projected to meet the established replacement criteria within the next two years. Although lead times for Solid Waste vehicles have improved, they are still somewhat volatile at one to two years. To minimize interruption of services, the Fleet Services Department recommend ordering the replacement vehicles this year with an estimated delivery of October 2025.

The Fleet Services Department and Procurement Services recommend authorizing the purchase using the Sourcewell cooperative contract with Rush Truck Centers of Arizona dba Rush Truck Center - Phoenix at \$4,176,000 based on estimated requirements.

***4-f** **24-1093** Additional Vendor Awards Using the Cooperative Term Contract for the Purchase of Original Equipment Manufacturer (OEM) Heavy Duty Parts and Repair Services and Dollar Limit Increase for the Fleet Services Department
(Citywide)

On September 9, 2024, Council approved the use of the City of Phoenix cooperative contracts for OEM Parts and Services. These vendors were not originally included because at the time, there were other contracts in place to provide parts and services. Based on a recent review of department spending, contracts nearing expiration, and forecasted future contract needs, it has been determined that it is in the best interest of the City to add these vendors to the contract.

The Fleet Services Department and Procurement Services recommend authorizing the award of five additional vendors using the City of Phoenix cooperative contracts with Velocity Truck Centers dba Freightliner of Arizona, LLC; Sonsray Machinery, LLC; Balar Holding, Corp.; Southwest JCB, Inc.; and Simpson Norton Corporation and increase the contract by \$1,000,000 from \$2,500,000 to \$3,500,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-g** **24-1092** Use of a Cooperative Term Contract for Advanced AI Assisted Services for Sewer Condition Inspection and Assessment for the Water Resources Department (**Citywide**)

Water Resources performs sewer condition assessments to evaluate the current state of the City's sewer infrastructure and identify potential problems before they escalate into major failures. Sewer condition assessments are essential in preventing costly repairs, minimizing service disruptions, managing risk, meeting regulatory compliance, and extending asset life. This contract will enable the department to conduct more sewer assessments than is currently possible through traditional service contracts.

The Water Resources Department and Procurement Services recommend authorizing this purchase using the Houston-Galveston Area Council (HGACBuy) cooperative contract with SewerAI Corporation at \$550,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index. This purchase is funded by Wastewater Utility Revenue Obligations.

- *4-h** **24-1094** Purchase of Fire Monitors for the Mesa Fire and Medical Department (Sole Source) (**Citywide**)

The Mesa Fire and Medical Department will be placing BlitzFire® monitors on the City's pumper trucks. These portable monitors can flow up to 500 GPM either in an attended or unattended mode. These monitors will allow a single firefighter to conduct an effective fire attack and can be used to assist in ventilating commercial structures. The acquisition of these simple, light, and highly maneuverable attack monitors will better equip our department for large Lithium-Ion fires, including electric vehicle fires.

The Mesa Fire and Medical Department and Procurement Services recommend awarding the contract to the sole source vendor, L.N. Curtis & Sons at \$146,000 based on estimated requirements.

- *4-i** [24-1108](#) Three-Year Term Contract with Two-Year Renewal Options for Generator Maintenance and Repair Services for the Department of Innovation and Technology **(Citywide)**

This contract is for the performance of routine backup generator preventive maintenance, inspections and service interval and major repair services, generator rental services, and generator refueling services for 13 communications locations.

A committee representing the Department of Innovation and Technology and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from Valleywide Generator Service (a Mesa business) at \$500,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-j** [24-1109](#) Three-Year Term Contract with Two-Year Renewal Options for Commercial Printing for the Business Services Department **(Citywide)**

Print Services provides essential and cost-effective printing services to all city departments in support of their programs. Print Services will utilize this contract for printing projects they do not have the proper equipment for, or where it is not economically optimal for them to complete certain projects. Included is booklets, brochures, magazines, envelopes, and, other customer printing.

The Business Services Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders: United Printing and Mailing; Di-Mor Business Forms, Inc.; the Masters Touch, LLC; and Courier Graphics Corporation at \$167,000 annually, with an annual increase allowance of up to 5% or the adjusted Producer Price Index.

5 Take action on the following resolutions:

- *5-a** [24-1065](#) Approving and authorizing the City Manager to enter into a Grant Award with the Office of Justice Programs, to accept \$262,136 in grant funds for the Police Department's Forensic Services Division for DNA capacity enhancement and backlog reduction. **(Citywide)** Resolution No. 12288

- *5-b** [24-1074](#) Approving and authorizing the City Manager to enter into a Grant Award with the Department of Justice Office of Community Oriented Police Services Office for the FY24 Law Enforcement Mental Health and Wellness Act Implementation Project; and, to accept \$187,368 in grant funds for the Police Department's Human Resources Division to administer a Mental Health and Wellness Program. **(Citywide)** Resolution No. 12289

*5-c [24-1070](#) Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the City of Tempe and the Mesa Police Department to allow both parties to use each other's Detention Facilities for booking and holding of prisoners and the use of transport vehicles. **(Citywide)** Resolution No. 12290

*5-d [24-1117](#) Approving the purchase of three parcels of real property with the addresses of 17, 31, and 37 West University Drive that consist of 0.92± acres of vacant land and authorizing the City Manager to enter into the documents necessary to purchase the property for \$2,100,000. The purchase of the property is intended to help facilitate the potential development of an affordable housing complex for seniors. The purchase is covered by federal funds from the Neighborhood Stabilization Program (NSP) of \$1,926,000. The remaining funding is from the General Fund, sourced from a developer reimbursement of HOME (Home investment partnership programs) dollars related to a project that did not move forward. **(District 4)** Resolution No. 12291

*5-e [24-1095](#) Extinguishing a temporary drainage easement located on the south side of the 10000 block of East Hampton Road to allow for development of the property; requested by the property owner. **(District 6)** Resolution No. 12292

6 Introduction of the following ordinance and setting November 18, 2024 as the date of the public hearing on this ordinance:

*6-a [24-1114](#) Proposed amendments to Title 4, Chapters 3 and 9 of the Mesa City Code pertaining to electric vehicle charging standards for new construction. The amendments pertain to requirements for installation of certain infrastructure to aid in providing electric vehicle charging in single family and multiple residential developments. Ordinance No. 5890

*6-b [24-1053](#) Proposed amendments to Section 11-43-7 of Title 11 of the Mesa City Code pertaining to Freeway Landmark Monuments. The proposed text amendments codify development standards currently contained within the Freeway Landmark Monument Design Guidelines. The amendments also include but are not limited to modifying the eligible location standards; modifying the number, sign area, and height requirements; adding spacing requirement; modifying height measurements; modifying design standards; adding electronic message display standards; adding provisions setting forth the required approvals and review process and a process to allow for the modification of development standards; adding sign permit and maintenance standards; and the repeal of the design guidelines. **(Citywide)** Ordinance No. 5886

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption (4-0)

This ordinance was previously introduced on October 21, 2024 and is being reintroduced due to minor revisions.

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

- *7-a** [24-0979](#) ZON23-00417 "Jardinero" (**District 1**) Within the 3800 block of East McDowell Road (south side). Located south of East McDowell Road and east of North Val Vista Drive (19± acres). Rezone from Single-Residence-35 (RS-35) to Single-Residence-35 with a Planned Area Development overlay (RS-35-PAD). This request will allow for a single residence subdivision. EW Gardner Family Limited Partnership No. 2, owner; Sean Lake, Pew & Lake, PLC, applicant. Ordinance No. 5885

Staff Recommendation: Approval with conditions

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

- *7-b** [24-1036](#) ZON24-00498 "Able Steel Fabricators" (**District 1**) Within the 4100 block of East Quartz Circle (north side) and within the 3300 to 3500 blocks of North Norwalk (west side). Located north of McDowell Road and west of Greenfield Road (10.2± acres). Rezone from General Industrial (GI) and Light Industrial (LI) to General Industrial with a Planned Area Development overlay (GI-PAD) and Major Site Plan Modification. This request will allow for the expansion of an industrial development. 4150 Investments LLC, owner; Greg Hitchens, Hitchens Associates Architects, applicant. Ordinance No. 5887

Staff Recommendation: Approval with conditions

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

Items not on the Consent Agenda**8 Discuss, receive public comment, and take action on the following ordinance:**

- 8-a** [24-1052](#) Proposed amendments to Section 11-25-4 of Title 11 of the Mesa City Code pertaining to Billboards. The text amendments include but are not limited to modifying the spacing requirements between Billboards; modifying the spacing requirements between Billboards and Residential Zoning Districts or residential uses; and modifying Billboard height requirements. (**Citywide**) Ordinance No. 5889

Staff Recommendation: Adoption

P&Z Recommendation: Adoption (4-0)

- 9 Conduct a public hearing and take action on the following minor General Plan amendment resolution, take action on the following zoning case, and take action on the following development agreement resolution, all relating to a proposed development known as “The Landing at Falcon Field”:**
- 9-a [24-1076](#)** ZON24-00346 "GP Minor Amendment for the Landing at Falcon Field" (**District 2**) Within the 4600 to 4800 blocks of East McKellips Road (south side), within the 1700 to 2000 blocks of North 48th Street (west side), and within the 1700 to 2000 blocks of North 46th Street (east side). Located east of Greenfield Road and south of McKellips Road (34± acres). Minor General Plan Amendment. This request will change the General Plan Character Area designation from Mixed Use Activity to Employment. Evergreen-Greenfield & McKellips Land, L.L.C, owner; Jazzmine Clifton, Evergreen Development, applicant. Resolution No. 12293
- Staff Recommendation: Adoption
P&Z Board Recommendation: Adoption (6-0)
- 9-b [24-1037](#)** ZON23-00653 "The Landing at Falcon Field" (**District 2**) Within the 4600 to 4800 blocks of East McKellips Road (south side), the 1700 to 2000 blocks of North 48th Street (west side), and the 1700 to 2000 blocks of North 46th Street (east side). Located east of Greenfield Road and south of McKellips Road (34± acres). Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD), Site Plan Review, and revocation of a Council Use Permit (CUP). This request will allow for an industrial development. Evergreen-Greenfield & McKellips Land, L.L.C, owner; Jazzmine Clifton, Evergreen Development, applicant. Ordinance No. 5888
- Staff Recommendation: Approval with conditions
P&Z Board Recommendation: Approval with conditions (6-0)
- 9-c [24-1113](#)** Approving and authorizing the City Manager to enter into a Development Agreement with Evergreen-Greenfield & McKellips Land, L.L.C. to develop an industrial campus known as “The Landing at Falcon Field” on approximately 33 acres of real property within the 4600 to 4800 block of East McKellips Road (south side), the 1700 to 2000 block of North 48th Street (west side), and the 1700 to 2000 block of North 46th Street (east side), generally located east of Greenfield Road and south of McKellips Road in Mesa, Arizona. The development agreement prohibits and restricts certain uses on the property. (**District 2**) Resolution No. 12294
- 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.