

Monday, February 3, 2025
5:45 PM



City Hall Council Chambers
20 East Main Street

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 of Mesa (City) Council meetings in person, telephonically, 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 reunion 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. To request to speak telephonically, submit the online Council Meeting Speaker/Comment Card to the City Clerk at least one hour before the start of the meeting.

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 are requested.

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)].

Visit <https://www.mesaaz.gov/government/city-council-meetings> for additional meeting and participation information.

Mayor's Welcome

Roll Call

Invocation by Invocation by Angela White with The Spiritual Assembly of the Bahá'ís of Mesa.

Pledge of Allegiance

Awards, Recognitions and Announcements

1 Take action on all consent agenda items.

Items on the Consent Agenda

*2 [25-0002](#) Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

*3-a [25-0104](#) The Public Grill Beer and Wine Bar

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for The Public Grill Beer and Wine Bar LLC, 4815 East Main Street Suite 29-32 - Karen Rosemarie Jagnothsingh, agent. The existing license held by Horst Schlemback, Sole Proprietor, will revert to the State. **(District 2)**

*3-b [25-0102](#) Mekong Palace

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Mekong Palace 1 LLC, 66 South Dobson Road Suite 120 - Chun Hung Wong, agent. The existing license held by Golden Mates LLC will revert to the State. **(District 3)**

*3-c [25-0100](#) Dink and Dine Pickle Park

A pickleball park with a restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant License for DADPP LLC, 1065 North Dobson Road - Joseph Raymond Hoye II, agent. There is no existing license at this location. **(District 3)**

***3-d** [25-0099](#) Cider Corps

A brewery is requesting a new Series 7 Beer & Wine Bar License for Cider Corps LLC, 31 South Robson Suite 103 - Jeffrey Craig Miller, agent. The existing Series 1 In-State Producer License at this location will remain active and stack with the new Series 7 Beer and Wine Bar License. **(District 4)**

***3-e** [25-0101](#) House Modern Sushi

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Sushigo and Sake Inc., 1641 South Stapley Drive Suite 103 - Jaycie Yong Chu Kim, agent. The existing license held by HI2U LLC will revert to the State. **(District 4)**

***3-f** [25-0103](#) The Bread and Honey House

A restaurant that serves breakfast and lunch is requesting a new Series 12 Restaurant License for Simple Brunch LLC, 144 South Mesa Drive Suite A - Theresa June Morse, agent. There is no existing license at this location. **(District 4)**

4 **Take action on the following contracts:*****4-a** [25-0090](#) McKellips Road Sewer Relief Project - Construction Manager At Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 of 1 **(District 1)**

This project is for the installation of a relief sewer on McKellips Road between Gilbert Road and Stapley Drive and on Stapley Drive between McKellips Road and Brown Road to accommodate increased flows due to continuous development. The project also includes reconstruction of the Gilbert Road intersection due to the 2024 water main break.

Staff recommend awarding a contract to B&F Contracting in the amount of \$13,400,832.47 (GMP) and authorizing a change order allowance in the amount of \$1,340,083.25 (10%), for a total authorized amount of \$14,740,915.72. This project is funded by Utility Systems Revenue Obligations.

***4-b** **25-0109** Purchase of One Digger Derrick Truck (Replacement) for the Fleet Services and Energy Resources Department **(Citywide)**

The Energy Resources Department is requesting the purchase of a Digger Derrick Truck to replace one that has met the end of its useful life. A digger derrick truck is a piece of equipment that combines the functions of a drill and crane which auger to dig holes, set poles, and lift heavy objects in the electric utility industry.

The Fleet Services and Energy Resources Departments, and Procurement Services, recommend authorizing the purchase using the Sourcewell cooperative contract with Altec Industries, Inc. at \$377,000.

***4-c** **25-0110** Three-Year Term Contract with Two-Year Renewal Options for Street Sweeper Brooms for the Fleet Services Department **(Citywide)**

This contract will be used to purchase street sweeper brooms. The City's Fleet Services Department maintains the City-owned street sweepers and installs brooms on-site. The City currently has eleven street sweepers with one addition on order, increasing the sweeper fleet to twelve.

The Fleet Services Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidder, Haaker Equipment Company at \$120,000, annually with an annual increase allowance of up to 5% or the adjusted Producer Price Index.

***4-d** **25-0113** Purchase of Two Roll Back Trailers and Four Tag Trailers (Replacements) for the Fleet Services, Transportation, Water Resources and Parks, Recreation and Community Facilities Departments **(Citywide)**

The Transportation Department is requesting two roll back trailers to replace trailers that have met the end of their useful life. The trailers will be used by the Transportation's asphalt work groups to haul essential equipment used to maintain the City's roadway system. The Water Resources Department is requesting three tag trailers to replace trailers that have met the end of their useful life. These trailers can haul heavy equipment and are used to complete scheduled and emergency water/wastewater infrastructure repairs. The Park, Recreation and Facilities Management Department is requesting one tag trailer to replace a trailer that has met the end of its useful life. This trailer will be used to haul essential equipment to maintain the City's parks.

The Fleet Services, Transportation, Water Resources and Parks, Recreation and Community Facilities Departments, and Procurement Services recommend authorizing the purchase using the Sourcewell cooperative contract with Trail King at \$300,000.

- *4-e [25-0111](#) One-Year Term Contract for Consumables and Supplies for DNA Analysis for the Mesa Police Department (Sole Source) **(Citywide)**

In 2009, Council approved the purchase of a Qiagen QI symphony instrument for the Forensic Services Division to analyze DNA cases. To complete DNA extractions, Qiagen reagents, extraction kits, amplification kits, and supplies are required. This contract will provide for ongoing purchases of these consumable items.

The Mesa Police Department and Procurement Services recommend awarding the contract to the sole source vendor Qiagen, Inc. at \$250,000, based on estimated usage.

5 Take action on the following resolutions:

- *5-a [25-0112](#) Extinguishing a portion of an 8-foot public utilities easement located at 4159 East Flower Circle, to allow for expansion of the SRP well site, requested by Salt River Project. **(District 2)** Resolution No. 12327

6 Introduction of the following ordinances and setting February 24, 2025 as the date of the public hearing on these ordinances:

- *6-a [25-0095](#) ZON24-00891 "Encanto by Blandford Homes" 11.25± acres located approximately 1,550 feet east of the southeast corner of North Lindsay Road and East Encanto Street. Rezone from Single Residence-9 (RS-9) to Single Residence-7 with a Planned Area Development Overlay (RS-7-PAD) for a single residence subdivision. Central Christian Church of Mesa, owner; Sean Lake, Pew & Lake, PLC, applicant. **(District 1)** Ordinance No. 5929

Staff Recommendation: Approval with conditions

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

- *6-b [25-0092](#) ZON24-00469 "Recker Gardens" 4.5± acres located approximately 630 feet east of the southeast corner of South Recker Road and East Main Street. Rezone from Multiple Residence-3 with a 'U' designation and a Planned Area Development Overlay (RM-3U-PAD) to Multiple Residence-4 with Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a multiple residence development. BFH Holdings LLC, owner; David Bohn, BFH Group, applicant. **(District 2)** Ordinance No. 5930

Staff Recommendation: Approval with conditions

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

- *6-c [25-0093](#) ZON24-00818 "Palm Gateway" 36± acres located approximately 3,300 feet east of the northeast corner of South Sossaman Road and East Pecos Road. Rezone from Employment Opportunity (EO) to General Industrial (GI). LPC Mesa Gateway LP, owner; Brad Cushard, Logistics Properties Company, applicant. **(District 6)** Ordinance No. 5931

Staff Recommendation: Approval with conditions

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

- *6-d [25-0096](#) Amending Table 1 entitled Mesa Development Impact Fees in Mesa City Code, Title 5, Chapter 17 to remove the Water Impact Fee Category column to confirm the discontinuation of this fee. Ordinance No. 5932

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

- *7-a [25-0058](#) Proposed amendments to Chapters 5, 6, 7, 8, 11, 12, 30, 31, 42, 63, and 75 of Title 11 of the Mesa City Code pertaining to general plan references. The amendments include, but are not limited to, modifying development standard tables to remove references to the general plan; removing references to the general plan and replacing them with references to the transportation plan; updating terminology related to the general plan with new terminology used in the Mesa 2050 General Plan; and modifying the time frame for major amendment public hearings. Ordinance No. 5928

Staff Recommendation: Adoption

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

8 Take action on the following annexation and zoning ordinances relating to the development, Carmello by Blandford Homes:

- *8-a [25-0036](#) ANX23-01004 Annexing 30± acres located at the southeast corner of North Hawes Road and East McDowell Road. This request has been initiated by Pew & Lake, PLC, for the owners, Colleen Horcher Trust. **(District 5)** Ordinance No. 5926

- *8-b [24-1229](#) ZON23-01003 "Carmello by Blandford Homes" 30± acres located at the southeast corner of North Hawes Road and East McDowell Road. Rezone from Agricultural to Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD) to allow for a Single Residence Subdivision. Colleen Horcher Trust, owner; Pew and Lake PLC; applicant. **(District 5)** Ordinance No. 5927

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (6-1)

Items not on the Consent Agenda

- 9** **Items from citizens present. (Maximum of three speakers for three minutes per speaker.)**
- 10** **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.