

Monday, August 18, 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 Pastor Michael Heiden with La Mesa Ministries.****Pledge of Allegiance****Awards, Recognitions and Announcements****1 Take action on all consent agenda items.****Items on the Consent Agenda****\*2 [25-0014](#) Approval of minutes of previous meetings as written.****3 Take action on the following liquor license applications:****\*3-a [25-0698](#) Main Market**

A convenience store is requesting a new Series 10 Beer & Wine Store License for RK Gas Station LLC, 6262 East Main Street - Jared Michael Repinski, agent. The existing license held by VM Energy Mesa LLC will revert to the State. **(District 2)**

**\*3-b [25-0699](#) Mountain Mike's Pizza Mesa**

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for KDV Investments LLC, 849 North Dobson Road Suite 112-114 - Kirandeep Singh Virk, agent. The existing license held by Mountain Mikes AZ 1 LLC will revert to the State. **(District 3)**

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

- \*4-a**     [25-0670](#)     Broadway Road Improvements Phase 1 - Mesa Drive to Stapley Drive - Construction Manager At Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 of 1 (**District 4**)

This project includes the reconstruction of approximately 1.5 miles of existing roadway along with other improvements of new sidewalk, ADA ramps, traffic signals, pedestrian hybrid beacons, signage, pavement markings, storm drain, street lighting, transit facilities, bike lanes, and landscape. Additionally, City utility improvements of new waterlines, new gas lines, and underground conversion of existing overhead 12kV electric facilities along Broadway Road from Lesueur to Horne.

Staff recommend awarding a contract to Sundt Construction Inc. in the amount of \$57,904,820.81, (GMP) and authorizing a change order allowance in the amount of \$2,895,241.04 (5%), for a total of \$60,800,061.85. This project is funded by 2020 Street Bonds, Utility Systems Revenue Obligations, Transportation Fund, and Flood Control District of Maricopa County Funds.

- \*4-b**     [25-0687](#)     2nd Avenue/Union Pacific Railroad Sewer Rehabilitation, Design-Bid-Build Contract (**Districts 3 and 4**)

This project includes rehabilitating both the 14-inch sewer lines on 2nd Avenue from Extension to Dobson Road and the 8-inch sewer line on Extension south of 2nd Avenue, and all associated manholes. The rehabilitation work of the sewer lines will be completed by means of Cured-In-Place Pipe (CIPP) technology. All existing pipes will be cleaned prior to the installation of the CIPP and manholes will be rehabilitated and repaired.

Staff recommend awarding a contract to Inliner Solutions LLC, in the amount of \$2,143,907, and authorizing a change order allowance in the amount of \$214,390.70 (10%), for a total authorized amount of \$2,358,297.70. This project is funded by Utility Systems Revenue Obligations.

**\*4-c**     **25-0691**     Three-Year Term Contract with Two-Year Renewal Options for Traffic Signal Controllers and Video Detection for the Transportation Department (Single Response) **(Citywide)**

Traffic Signal Controllers devices manage the operation of traffic signals at intersections. They control the timing of traffic lights, ensuring that vehicles and pedestrians can move safely and efficiently. Traffic signal video detection is a technology that enhances traffic management and safety by using video cameras to monitor and analyze traffic flow.

The Transportation Department and Procurement Services recommend awarding the contract to the single, responsive and responsible bidder, Paradigm Traffic Systems at \$1,856,700 annually, with an annual increase allowance of up to 5% or the adjusted Producer Price Index.

**\*4-d**     **25-0696**     Three-Year Term Contract with Two-Year Renewal Options for Helicopter Airframe Parts & Repair Services for the Mesa Police Department **(Citywide)**

This contract will provide parts, tooling, technical expertise, and labor required to overhaul or exchange airframe components, avionics, accessories, and other related services for the City's three active-service helicopters.

A committee representing the Mesa Police Department and Procurement Services evaluated responses and recommend awarding the contract to the highest-scored proposal from Thoroughbred Aviation Maintenance at \$500,000 annually, with an annual increase allowance of up to 5% or the adjusted Producer Price Index.

**\*4-e**     **25-0692**     Use of a Cooperative Contract for the Purchase of One Body Scanner for the Mesa Police Department **(Citywide)**

This purchase is for a full body scanner equipped with a thermal reader to enhance operational efficiency and reduce physical contact during inmate processing. The Holding Unit is responsible for handling inmates who must currently undergo manual pat-down searches. A full body scanner offers advanced detection capabilities that exceed those of a physical search conducted by a detention officer. This initial unit will be installed at the Northeast Public Safety facility and the department plans to purchase another unit for headquarters after renovations are complete.

The Mesa Police Department and Procurement Services recommend authorizing the purchase using the BuyBoard cooperative contract with Tek84 at \$191,000, based on estimated requirements. This purchase is funded through Opioid Settlement Funds.

**\*4-f**     **25-0694**     Use of a Cooperative Contract for the Purchase of a Camera System for the Mesa Police Department within Mesa Parks **(Citywide)**

This purchase supports the deployment of cameras designed to enhance safety across designated parks. The Mesa Police Department conducted field tests of different solutions, ultimately selecting this product for its superior performance and value. The system offers comprehensive coverage and integrates seamlessly with the City's existing Genetec platform, ensuring real-time transmission of CCTV footage to the Real Time Crime Center.

The Mesa Police Department and Procurement Services recommend authorizing the purchase using the Omnia Partners cooperative contract with Carahsoft Technology Corp at \$457,000, based on estimated requirements.

**\*4-g**     **25-0693**     Use of a One-Year Term Cooperative Contract with Renewal Options for the Purchase of Office Furniture and Related Services for the Business Services Department **(Citywide)**

The City has been utilizing an office supply company to purchase furniture and provide installation services over the last few years. The City seeks to transition to a dedicated furniture provider to improve scheduling efficiency and installation coordination. Ongoing renovations across various City facilities highlight the need for a specialized furniture company particularly one familiar with the City's standardized HON furniture.

The Business Services Department and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with Interior Solutions of Arizona, LLC at \$500,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

**\*4-h**     **25-0695**     Purchase of 78 Time Terminals (Replacements) for Various City Departments as Requested by the Office of Enterprise Resource Planning Management Department (Sole Source) **(Citywide)**

The City currently uses Kronos to track employee work hours. Time terminals are strategically placed in City facilities to provide operational efficiency and ease of use for staff. The vendor, UKG, has informed the City that the existing terminals are approaching their end-of-support dates, prompting the need for replacement.

The Office of Enterprise Resource Planning Management Department and Procurement Services recommend awarding the contract to the sole source vendor, UKG Kronos Systems, LLC at \$280,877, based on estimated requirements.

- \*4-i**     [25-0705](#)     Ten-Year Term Contract for Data Center Colocation Services for the Department of Innovation and Technology (Sole Source) **(Citywide)**

The Comarch Data Center located in Mesa will be the City's primary data center, hosting IT infrastructure for all on-premises business applications and data that are critical to many of the City business functions. This Data Center features state-of-the-art cooling, power redundancy, and connectivity to support the availability of City IT services. Comarch offers colocation services near the City's fiber infrastructure while supporting direct customer fiber connections to onsite equipment.

The Department of Innovation and Technology and Procurement Services recommend awarding the contract to the sole source vendor, Comarch at \$426,100 for Year 1 and \$277,300, annually for Years 2-10, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

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

- \*5-a**     [25-0646](#)     Approving and authorizing the City Manager to enter into a Development Agreement with CBDG Mesa LLC for the development of a commercial center on 6.6 acres of real property generally located at the northeast corner of Ellsworth Road and Ray Road in Eastmark. **(District 6)** Resolution No. 12403
- \*5-b**     [25-0700](#)     Extinguishing a portion of Right-of-Way Easement located on the west side of 6550 South Mountain Road, to allow for the expansion of an existing facility, requested by the property owner. **(District 6)** Resolution No. 12404

**6     Take action on the following resolution declaring Mesa City Code Title 8 - Health, Sanitation and Environment, Chapter 4 - Sanitary Sewer Regulations to be a public record and available to the public and introducing the following ordinance repealing existing Mesa City Code Title 8, Chapter 4 and adopting a new replacement Mesa City Code Title 8, Chapter 4 titled "Sanitary Sewer Regulations" and setting August 25, 2025 as the date of the public hearing on this ordinance:**

- \*6-a**     [25-0633](#)     A resolution declaring Mesa City Code Title 8 - Health, Sanitation and Environment, Chapter 4 - Sanitary Sewer Regulations to be a public record. **(Citywide)** Resolution No. 12405
- \*6-b**     [25-0634](#)     An ordinance repealing Mesa City Code Title 8, Chapter 4 in its entirety and adopting a new replacement Mesa City Code Title 8, Chapter 4 titled "Sanitary Sewer Regulations." **(Citywide)** Ordinance No. 5959

**7 Take action on the following resolution declaring titles and schedules of terms/rate/fees/charges to be public record and available to the public, and introducing the following ordinance regarding titles and schedules for City-owned utility terms/rates/fees/charges and setting August 25, 2025 as the date of the public hearing on this ordinance:**

**\*7-a** [25-0722](#) A resolution declaring proposed titles and schedules of terms/rates/fees/charges for the natural gas utility Transportation Gas Service schedule to be a public record. **(Citywide)** Resolution No. 12406

**\*7-b** [25-0723](#) An ordinance adopting titles and schedules of terms/rates/fees/charges for the natural gas utility Transportation Gas Service schedule. **(Citywide)** Ordinance No. 5960

*The Council Audit, Finance & Enterprise Committee reviewed this item at its June 26, 2025 meeting. The Committee gave direction to move the item forward to the City Council for further consideration.*

**8 Introduction of the following ordinance and setting August 25, 2025 as the date of the public hearing on these ordinance:**

**\*8-a** [25-0684](#) ZON25-00265 "Sienna Ridge PAD Amendment" 4± acres located approximately 1,240± feet north of the northwest corner of East Broadway Road and South 90th Street. Rezone to modify an existing Planned Area Development Overlay (PAD) for a 29-unit multiple residence development. 5228 S Blackstone LLC, owner; Jason Sanks, applicant. **(District 5)** Ordinance No. 5961

Staff Recommendation: Approval with conditions

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

**Items not on the Consent Agenda**

**9 Discuss, receive public comment, and take action on the zoning ordinance, and take action on the resolution, relating to the development Beverly Apartments:**

**9-a** [25-0608](#) ZON24-01052 "Beverly Apartments" 1.3± acres located at 120 North Beverly, approximately 715 feet north of the northwest corner of West Main Street and North Beverly. Rezone from Multiple Residence-2 (RM-2) and Multiple Residence-3 (RM-3) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a multiple residence development. MESA ARC, owner; Perlman Architects, Tristram Kesti, applicant. **(District 4)** Ordinance No. 5958

Staff Recommendation: Adoption

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

- 9-b**     [25-0609](#)     ZON25-00203 "Beverly Apartments" 1.3± acres located at 120 North Beverly, approximately 715 feet north of the northwest corner of West Main Street and North Beverly. Minor General Plan Amendment to change the General Plan Placetype from Traditional Residential with a Sustain Growth Strategy to Mixed Residential with a Sustain Growth Strategy. MESA ARC, owner; Perlman Architects, Tristram Kesti, applicant. **(District 4)** Resolution No. 12407

Staff Recommendation: Approval with conditions

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

**10     Conduct a public hearing:**

- 10-a**     [25-0685](#)     Public hearing prior to the release of the petition for signatures for the proposed annexation case ANX25-00231, 40± acres located at the southeast corner of South Hawes Road and East Mesquite Street. This request has been initiated by the applicant, Sean Lake / Sarah Prince, Pew & Lake, PLC, for the owner, Stewart Development II LLC. **(District 6)**

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

**12     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.