

Monday, July 20, 2026
5:45 PM



City Hall
20 East Main Street¹

City Council Agenda

Mark Freeman
Mayor

Rich Adams
Councilmember, District 1

Doreen Taylor
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 Council meetings in person 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 from the building.

ACCESSIBILITY: The City is committed to making its public meetings accessible to persons with disabilities. For special/reasonable 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 reunión al (480) 644-2767.

PARTICIPATION: Members of the public may address the City Council on a specific agenda item or during "Items from Citizens Present." To speak in person, submit a request to speak before the scheduled start time of the meeting using the kiosks in the lobby or through the City Clerk's webpage (scan the QR code posted in the lobby). Only one request per person, per item, may be submitted. When called, please come to the lectern and state your name and district for the record. Comments on agenda items should relate to the item under consideration. During "Items from Citizens Present," up to three speakers may address general issues within the City Council's jurisdiction; Councilmembers generally may not discuss or take legal action on matters raised by speakers that are not listed on the agenda.

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 request to speak to the City Clerk prior to the scheduled start time 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)].

¹ For Regular City Council meetings held at 20 E. Main Street, the meeting is held in the second floor Council Chambers unless agendaized for another location. The Council may move the meeting from the Council Chambers to the first-floor Study Session room if there are technical issues, to ensure the orderly conduct of business, or if there are safety concerns; subject to technical limitations, the meeting will be televised in the Council Chambers and will remain livestreamed online for the public to continue to attend and listen to the deliberations.

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

Mayor's Welcome**Roll Call****Invocation by Reverend Kelsey Martin of Celebration of Life Presbyterian Church****Pledge of Allegiance****Awards, Recognitions and Announcements****1 Take action on all consent agenda items.****Items on the Consent Agenda**

***2** [26-0037](#) Approval of minutes of previous meetings as written.

3 Take action on the following liquor license application:

***3-a** [26-0646](#) Ash & Ale Co

A convenience store is requesting a new Series 10 Beer and Wine Store License for A & A 2709 LLC, 2709 West Guadalupe Road - Jared Michael Repinski, agent. The existing license held by VJ Retail LLC will revert to the State. **(District 3)**

4 Take action on the following contracts:

***4-a** [26-0682](#) Central Mesa Reuse Pipeline Project and East Mesa Interconnect Pipeline Project, Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) No. 7 of 7. **(Districts 1 and 2)**

GMP No. 7 includes the procurement of 36-inch diameter concrete cylinder pipe and installation of the new pipeline. Staff recommend that Council award a contract for this project to Garney Companies, in the amount of \$13,458,525 (GMP) and authorize a change order allowance in the amount of \$1,345,852 to construct one mile of 36-inch waterline will allow for critical interconnected capacity during either outages at the Brown Road Water Treatment Plant, during reductions of Colorado River Water, or CAP Canal system dry ups.

4-b [26-0632](#) Use of a Cooperative Contract for the Purchase of an Electric Underground Cable Puller (Replacement) for the Fleet Services and Energy Resources Departments **(Citywide)*

Energy Resources requires a replacement underground cable puller, as the existing unit has reached its end-of-life criteria and is recommended for retirement. This equipment is used daily to install electrical cable through underground conduit systems and is a critical asset for maintaining efficient underground infrastructure and reducing the risk of cable damage, equipment failure, and project delays.

The Fleet Services and Energy Resources Departments and Procurement Services recommend authorizing the purchase using the Sourcewell cooperative contract with Global Rental Company, Inc., in an amount not to exceed \$171,101, based on estimated requirements.

4-c [26-0633](#) One-Year Use of a Cooperative Term Contract with Two, One-Year Renewal Options for the Purchase of Field and Turf Irrigation, and Landscaping Products, and Specialty Conditioners and Soils for the Parks, Recreation and Community Facilities Department (PRCF) **(Citywide)*

This contract will provide the necessary irrigation, parts, replacement equipment, new equipment, and repairs to support the Motorola IRRInet Irrigation Control Systems in the City's Park and Facilities system. It also provides support for PRCF's Enterprise Application Software, Mottech Irrigation Control Center.

The Parks, Recreation and Community Facilities Department and Procurement Services recommend authorizing the purchase using the BuyBoard cooperative contract with Interspec, LLC, in an amount not to exceed \$300,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *4-d** **26-0634** Three-Year Term Contract with Two-Year Renewal Options for Seasonal Ice Rink Construction, Installation, and Removal Services for the Parks, Recreation & Community Facilities Department **(Citywide)**

This contract will provide for the rental, installation, operation, maintenance, and removal of a temporary outdoor ice rink at the Plaza at Mesa City Center for Merry Main Street. The rink will include the necessary refrigeration equipment, rink system, skate rentals, resurfacing equipment, and related support services.

A committee representing the Parks, Recreation & Community Facilities Department and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from IRA Rinks West, LLC dba Ice Rink Events in a total amount not to exceed \$204,800 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-e** **26-0635** Four-Year Use of a Cooperative Term Contract with One-Year Renewal Option for the Purchase of Wastewater Bioaugmentation for the Water Resources Department **(Citywide)**

This contract will provide the implementation of a specialized bioaugmentation designed to reduce odor emissions and hydrogen sulfide generation in areas of the sewer system where traditional chemical treatment is not feasible. The service includes installation and monthly maintenance of microbial dosing units that release a patented blend of beneficial bacteria into the collection system. These microbes outcompete hydrogen-sulfide producing bacteria, improve odor control and reduce corrosion within wastewater infrastructure.

The Water Resources Department and Procurement Services recommend authorizing the purchase using the Interlocal Purchasing System (TIPS) cooperative contract with In-Pipe Technology, LLC, in an amount not to exceed \$300,000 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** **26-0596** 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, 2027. **(Citywide)** Resolution No. 12549
- *5-b** **26-0626** Approving and authorizing the City Manager to enter a Memorandum of Understanding with the Federal Bureau of Investigation to participate in the Safe Streets Task Force (SSTF). **(Citywide)** Resolution No. 12550

- *5-c [26-0627](#) Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with Mesa Unified School District #4 to provide Mesa Police Officers to perform School Resource Officer duties. **(Citywide)** Resolution No. 12551
- *5-d [26-0628](#) Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with Queen Creek Unified School District #95 to provide Mesa Police Officers to perform School Resource Officer duties for schools located within the City of Mesa. **(Citywide)** Resolution No. 12552
- *5-e [26-0620](#) Approving and authorizing the City Manager to enter into a Foreign Trade Zone Operator Agreement for Foreign Trade Zone 221 with Arrow Global Supply Chain Services, Inc. at three adjacent sites: 7449 East Pecos Road, 7453 East Pecos Rd, and 7250 South Sossaman Road. **(District 6)** Resolution No. 12553

6 Introduction of the following ordinances and setting July 27, 2026 as the date of the public hearing on these ordinances:

- *6-a [26-0617](#) Amending Table 1 entitled Mesa Development Impact Fees in Mesa City Code, Title 5, Chapter 17 to remove the Public Safety Impact Fee Category column to confirm the discontinuation of this fee. **(Citywide)** Ordinance No. 6020
- *6-b [26-0618](#) Amending Sections 10-4-5 and 10-4-6 of the Mesa City Code to modify the existing speed limit from 40 mph to 35 mph on Mesa Drive from Bates Street to Lehi Road, and modify the speed limit from 35 mph to 30 mph on Mesa Drive between Bates Street to the north City limits, as recommended by the Transportation Advisory Board. **(District 1)** Ordinance No. 6021
- *6-c [26-0619](#) Amending Sections 10-4-5 and 10-4-6 of the Mesa City Code to modify the existing speed limit from 40 mph to 35 mph on Horne from Brown Road to McKellips Road, and modify the speed limit from 35 mph to 30 mph on Horne between McKellips Road to the north City limits, as recommended by the Transportation Advisory Board. **(District 1)** Ordinance No. 6022
- *6-d [26-0608](#) ZON25-00110 "San Antonio Tire Shop" 0.4± acres located at 1609 West University Drive. Rezone from Office Commercial (OC) to Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ) and Site Plan Review. This request will allow for an approximately 4,015± square foot Minor Automobile Repair facility. Tres Hermanos, LLC, owner; All Right Builders, Inc., applicant. **(District 3)** Ordinance No. 6023

Staff Recommendation: Approval with conditions

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

- *6-e** **26-0609** ZON26-00333 "Faith Christian School" 9.9 acres located at 3761 South Power Road. Council Use Permit for a Private School, and Modification of Conditions of Approval (1-5, 8, 12 & 13) of Ordinance No. 4646, from Case No. Z06-088. Leman Academy of Excellence, Inc., owner; Ganeen Harstick, Faith Christian School, applicant. **(District 6)** Ordinance No. 6024

Staff Recommendation: Approval with conditions

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

7 Take action on the following resolution declaring “2026 Zoning Code Refinement Text Amendment” to be a public record and available to the public, and introducing the following ordinance and setting July 27, 2026, as the date of the public hearing:

- *7-a** **26-0636** A resolution declaring the documents filed with the City Clerk titled “2026 Zoning Code Refinement Text Amendment” to be a public record and providing for the availability of the documents for public use and inspection with the City Clerk. **(Citywide)** Resolution No. 12554

- *7-b** **26-0621** Proposed amendments to Mesa City Code, Title 11, Chapters 5, 6, 7, 8, 30, 31, 34, 43, 67, 81, 86, and 87. The amendments include, but are not limited to: modifying entryway monumentation requirements; refining building material and color standards; updating Employment District use tables and development standards; clarifying lot and land division requirements; modifying standards for Detached Accessory Buildings or Structures and Accessory Dwelling Units; updating Live/Work Unit and residential use standards in Commercial Districts; refining screening requirements for certain specific uses and activities; modifying landscaping and alternative landscape plan provisions; modifying landscape diversity requirements; updating Manufactured Home and Recreational Vehicle Accessory Structure standards; clarifying sign regulations; updating procedural requirements related to written protests, application review, and expirations; modifying definitions of "Home Occupations," "Live/Work Units," and "Indoor Warehousing And Storage"; and adding a definition for "Hazardous Material Warehousing and Storage."
(Citywide) Ordinance No. 6025

Staff Recommendation: Adoption

P&Z Recommendation: Adoption with Conditions (Vote: 5-0)

8 Take action on the following resolutions declaring certain documents to be public records available for public use and inspection, and introduction of the following ordinances and setting July 27, 2026 as the date of the public hearing on these ordinances, all pertaining to Zoning Ordinance amendments for Fleet-Based Services and Service Stations:

- *8-a** [26-0683](#) A resolution declaring the document filed with the City Clerk titled "Option 1: Section 11-31-40: Fleet-Based Services" to be a public record available for public use and inspection at the Office of the City Clerk. **(Citywide)**
Resolution No. 12556

This resolution is a modified version of the resolution discussed at July, 16, 2026 study session modifying the required separation of Fleet-Based Services and from residential uses and zoning districts from 100 to 150 feet.

- *8-b** [26-0684](#) Proposed amendments to Chapters 6, 7, 8, 31, and 86 pertaining to Fleet-Based Services and Service Stations. The amendments include, but are not limited to: adding definitions for Fleet-Based Services, Heavy Fleet-Based Services, and Accessory Electric Vehicle Charging; modifying definitions for Light Fleet-Based Services and Service Stations; adding Heavy Fleet-Based Services, Accessory Electric Vehicle Charging, and related footnotes to land use tables; modifying Section 11-31-25 titled, "Service Stations"; and adding Section 11-31-40 titled, "Fleet-Based Services." **(Citywide)** Ordinance No. 6026

This ordinance is a modified version of the ordinance discussed at July 16, 2026 study session modifying the required separation of Fleet-Based Services and Service Stations from residential uses and zoning districts from 100 to 150 feet and modifying the land use process for Light Fleet-Based Services in the LC District from permitted to requiring a Council Use Permit.

- *8-c** [26-0685](#) A resolution declaring the document filed with the City Clerk titled "Option 2: Section 11-31-40: Fleet-Based Services" to be a public record available for public use and inspection at the Office of the City Clerk. **(Citywide)**
Resolution No. 12555

This resolution is a modified version of the resolution discussed at July, 16, 2026 study session modifying the maximum height of fleet vehicle parking, charging, and storage from 30 feet to located at grade, except for in the GI and HI Districts where the maximum height would be 30 feet; and modifying the required separation of Fleet-Based Services from residential uses and zoning districts from 100 to 150 feet.

- *8-d [26-0686](#)** Proposed amendments to Chapters 6, 7, 8, 31, and 86 pertaining to Fleet-Based Services and Service Stations. The amendments include, but are not limited to: adding definitions for Fleet-Based Services, Heavy Fleet-Based Services, and Accessory Electric Vehicle Charging; modifying definitions for Light Fleet-Based Services and Service Stations; adding Heavy Fleet-Based Services, Accessory Electric Vehicle Charging, and related footnotes to land use tables; modifying Section 11-31-25 titled, "Service Stations"; and adding Section 11-31-40 titled, "Fleet-Based Services." **(Citywide)** Ordinance No. 6027

This ordinance is a modified version of the ordinance discussed at July, 16, 2026 study session modifying the required separation of Fleet-Based Services and Service Stations from residential uses and zoning districts from 100 to 150 feet, modifying the land use process for Light Fleet-Based Services in the LC District from permitted to requiring a Council Use Permit, and modifying the maximum height of fleet vehicle parking, charging, and storage from 30 feet to located at grade, except for in the GI and HI Districts where the maximum height would be 30 feet.

Items not on the Consent Agenda

- 9 [26-0012](#)** **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.