

Tuesday, July 8, 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 Reverend Mindy Tucker with Unity of Mesa.

Pledge of Allegiance**Awards, Recognitions and Announcements****1 Take action on all consent agenda items.****Items on the Consent Agenda**

***2 [25-0013](#) Approval of minutes of previous meetings as written.**

3 Take action on the following liquor license applications:

***3-a [25-0619](#) Quick Corner #1**

A convenience store is requesting a new Series 10 Beer & Wine Store License for Quick Corner 2025 LLC, 1107 North Mesa Drive - Feras Hussain Kahla, agent. The existing license held by HNN LLC will revert to the State. **(District 1)**

***3-b [25-0620](#) Quick Corner #2**

A convenience store is requesting a new Series 10 Beer & Wine Store License for Go And Grab LLC, 66 South Mesa Drive - Deya Abdelkader Awad, agent. The existing license held by Grab And Go Food Mart 2 LLC will revert to the State. **(District 4)**

***3-c [25-0618](#) Rochester's Family Dining and Sports bar**

A sports bar is requesting a new Series 7 Beer & Wine Bar License for Detailed Hospitality LLC, 721 South Rochester - Demetrios Peter Liakakos, agent. This is an owner transfer; therefore, the existing license held by CJ's Investments LLC will revert to the State for modification. **(District 2)**

***3-d [25-0624](#) Rochester's Family Dining and Sports bar**

A sports bar with a restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant License for Detailed Hospitality LLC, 721 South Rochester - Demetrios Peter Liakakos, agent. The existing license held by CJ's Investments LLC will revert to the State. **(District 2)**

***3-e** **[25-0623](#)** Chubby Skewers Phoenix

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Chubby Skewers Phoenix LLC, 1955 West Guadalupe Road Suite 105-107 - Wanying Cheng, agent. The existing license held by BBQ House Company will revert to the State. **(District 3)**

***3-f** **[25-0621](#)** The Main Street Mart

A convenience store is requesting a new Series 10 Beer & Wine Store License for Dan Mart LLC, 714 East Main Street - Danish William Pervez, agent. The existing license held by The Main Street Mart LLC will revert to the State. **(District 4)**

***3-g** **[25-0625](#)** The Salted Knot

A restaurant that serves breakfast and lunch is requesting a new Series 12 Restaurant License for The Salted Knot LLC, 21 West Main Street - Keith Brian Turner, agent. There is no existing license at this location. **(District 4)**

***3-h** **[25-0617](#)** Padel Pals

An indoor padel club is requesting a new Series 7 Beer & Wine Bar License for Padel Pals 1 LLC, 4945 South 71st Street Suite 101 - Jesus Armando Acevedo, agent. There is no existing license at this location. **(District 6)**

4 **Take action on the following contracts:*****4-a** **[25-0607](#)** Ellsworth Road South City Limits to Ray Road, Construction Manager At Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 of 1 **(District 6)**

Project improvements include widening Ellsworth Road by adding a third lane in each direction, milling and overlaying the existing pavement, installation of medians, curb and gutter, sidewalk, and streetlights. Benefits will include reduced congestion, safer pedestrian crossings, bicycle lanes, and increased accessibility to local businesses.

Staff recommend awarding a contract to Sundt Construction in the amount of \$27,177,832.52 (GMP), and authorizing a change order allowance in the amount of \$2,717.783 (10%), for a total authorized amount of \$29,895,615.52. This project is funded by 2020 Street bonds and the Transportation Fund.

- *4-b [25-0613](#)** Signal Butte Park Phase II - Construction Manager at Risk (CMAR),
Guaranteed Maximum Price (GMP) No. 2 of 2 (**District 6**)

GMP No. 2 will include a pedestrian bridge constructed over Signal Butte Wash to connect Phase II to Phase I, a restroom building, pathways, landscaping, ramadas, site furnishings, BMX bike tracks, and a parking lot.

Staff recommend awarding a contract to Valley Rain Construction Corporation in the amount of \$5,004,988.14, (GMP No. 2) and authorizing a change order allowance in the amount of \$250,249.41 (5%), for a total authorized amount of \$5,255,237.55. This project is funded by 2018 General Obligation bonds through the Parks and Cultural Bond Program.

- *4-c [25-0610](#)** Seven-Month Use of a Cooperative Term Contract with Renewal Options for
Upfitting Vehicle Equipment and Installation Services for the Fleet Services
Department (**Citywide**)

This contract will provide for the purchase and installation of vehicle equipment and lighting at an established hourly rate for Police Department vehicles. Equipment includes specialized turnkey emergency vehicle equipment (lights, sirens, push-bars, detainee cages, consoles, wiring, etc.) and installation services. This request supplements the existing cooperative contracts for vehicle upfitting.

The Fleet Services Department and Procurement Services recommend authorizing the purchase using the City of Chandler, Strategic Alliance for Volume Expenditures (S.A.V.E.) cooperative contract with Airwave Communications Enterprises, LLC, All Fleet Services, and Waltz Outfitting, LLC at \$2,800,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index. This total reflects the combined annual amount for all previously approved cooperative contracts actively utilized by the City for vehicle upfitting.

- *4-d** [25-0611](#) Three-Year Term Contract with Two-Year Renewal Options for Self-Contained Breathing Apparatus (SCBA) Air Equipment, Parts, Repairs, and Maintenance for the Mesa Fire and Medical Department (MFMD) **(Citywide)**

This contract will provide SCBA parts, supplies and equipment as needed. The current SCBA packs in use by the MFMD are outdated and are no longer compliant with the most recent National Fire Protection Association standards. These units, which are over 10 years old, present significant challenges both in terms of operational safety and ongoing maintenance. Advancements in SCBA technology over the past decade have resulted in significant improvements in firefighter safety, comfort, carcinogen mitigation, and efficiency. Modern SCBA units offer enhanced thermal protection, better ergonomics, improved air management, and integrated communication capabilities - features that are not available in our current inventory.

A committee representing the MFMD and Procurement Services recommend awarding the contract to the highest scored proposal from L.N. Curtis and Sons at \$4,000,000 for Year 1 and \$500,000, annually thereafter, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

5 Take action on the following resolutions:

- *5-a** [25-0548](#) Approving and authorizing the Mayor to execute the Second Amended and Restated Joint Powers Airport Authority Agreement and the Second Amended and Restated Intergovernmental Agreement to remove the City of Phoenix as a member and to reflect the authority's name change to Mesa Gateway Airport Authority. **(District 6)** Resolution No. 12398
- *5-b** [25-0612](#) Approving and authorizing the City Manager to enter into a lease agreement with The A.R.M. of Save the Family Foundation of Arizona, a nonprofit corporation, for City-owned property located at 5135 East Evergreen Street, Unit 1209. **(District 2)** Resolution No. 12399
- *5-c** [25-0635](#) Calling a Special Election to be held on November 4, 2025 for the purpose of submitting to the voters of Mesa Council District Two the question of the recall of the District Two Councilmember; providing for a ballot-by-mail unless otherwise required by Maricopa County; providing the place and the last date for candidates to file nomination papers; providing the deadline for voter registration; setting forth the voter rights act requirements; approving the use of City funds for the payment of election costs; and otherwise providing for the manner in which the election is to be conducted. Resolution No. 12400

6 Take action on the following resolutions, relating to the development of The Edge on Main:

- *6-a** [25-0622](#) Vacating a portion of the public right-of-way in the 0-30 block of South Morris Street, located south of Main Street and north of Mahoney Avenue, to combine with the abutting property for future development. **(District 4)** Resolution No. 12401
- *6-b** [25-0626](#) Approving and authorizing the City Manager to enter into a Development Agreement and Public Access Easement Agreement with OZ16 QOZB, LLC for the development of a mixed-use project on the real property generally located at the southeast corner of Country Club Drive and Main Street, on both sides of Morris Street. **(District 4)** Resolution No. 12402

7 Introduction of the following ordinances and setting August 18, 2025 as the date of the public hearing on these ordinances:

- *7-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)

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

- *8-a** [25-0567](#) Proposed amendments to Chapters 30, 31, and 87 of Title 11 of the Mesa City Code pertaining to Accessory Dwelling Units, Detached Accessory Buildings or Structures, and Home Occupations. The amendments include, but are not limited to: modifying the gross floor area requirements for Detached Accessory Buildings or Structures; modifying the setback requirements for Accessory Dwelling Units; modifying the specific use and activities standards for Home Occupations; adding the definition of "Building Addition"; modifying the definition of Home Occupations. **(Citywide)** Ordinance No. 5950

Staff Recommendation: Adoption

P&Z Recommendation: Adoption (4-0)

- *8-b** [25-0571](#) ZON24-00548 "SAIA Motor Freight Lines" 13± acres located approximately 2,600 feet west of the southwest corner of East Pecos Road and South Signal Butte Road. Site Plan Review for the development of an approximately 49,914± square foot freight/truck terminal and warehouse. SAIA Motor Freight Line LLC, owner; Cris Burgam, applicant. **(District 6)** Ordinance No. 5951
- Staff Recommendation: Approval with conditions
P&Z Board Recommendation: Approval with conditions (Vote: 6-0)
- *8-c** [25-0572](#) ZON25-00163 "UTV Stereo - Quality Car Audio" 2.1± acres located at 7561 East Baseline Road. Major Site Plan Modification and amending Condition of Approval No. 1 for case Z97-048 to allow for the expansion of an approximately 26,636± square foot minor vehicle service and repair use. Chase Moll, Alpha Enterprise LLC, owner; Steve Nevala, FINN Architects, LLC, applicant. **(District 6)** Ordinance No. 5952
- Staff Recommendation: Approval with conditions
P&Z Board Recommendation: Approval with conditions (Vote: 6-0)
- *8-d** [25-0573](#) ZON25-00208 "Medina Station" 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Major Site Plan Modification and amending Condition of Approval No. 1 for case ZON23-00691 to allow for a mixed-use development. SimonCRE Buddy, LLC; Target Corporation; Bela Flor Holdings, LLC, owner; Eric Hurley, SimonCRE Buddy, LLC, applicant. **(District 5)** Ordinance No. 5953
- Staff Recommendation: Approval with conditions
P&Z Board Recommendation: Approval with conditions (Vote: 6-0)
- *8-e** [25-0568](#) ANX25-00049 - Annexing 0.013± acres of County right-of-way at the intersection of East Elliot Road and South Hawes Road. **(District 6)** Ordinance No. 5954
- *8-f** [25-0569](#) ANX25-00293 - Annexing 1.4± acres of County right-of-way along South Signal Butte and extending approximately 1,246 feet west along the future alignment of East Auto Drive **(District 6)** Ordinance No. 5955
- *8-g** [25-0570](#) ANX25-00449 - Annexing 0.17± acres of County right-of-way for a portion of the intersection of East Elliot Road and South Sossaman Road. **(District 6)** Ordinance No. 5956

- *8-h [25-0566](#)** Proposed amendments to Chapters 6, 7, 22, 31, 32, and 86 of Title 11 of the Mesa City Code pertaining to Data Centers and Planned Area Development Overlay Districts. The amendments include, but are not limited to: adding a definition for Data Center; modifying land use tables to add Data Center; establishing development and other standards specific to Data Centers; adding a minimum parking requirement for Data Centers; amending the purpose, land use regulations, and development standards related to the Planned Area Development (PAD) Overlay District to, among other things, allow land uses to be permitted through approval of PAD Overlay Districts; modifying the definition of Indoor Warehousing And Storage. **(Citywide)** Ordinance No. 5957

Staff Recommendation: Adoption

P&Z Recommendation: Adoption (Vote: 6-1)

9 Take action on the following subdivision plat:

- *9-a [25-0628](#)** SUB25-00340. "Longbow Business Park & Golf Club Lot 2 Replat.," 10.1± acres located approximately 1,180 feet west of the southwest corner of North Recker Road and East Longbow Parkway. Final Plat. Dover Associates LLC, Owner; Gary Stocker, Stocker Consulting, Surveyor **(District 5)**.

Items not on the Consent Agenda

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.