



# COUNCIL MINUTES

January 27, 2025

The City Council of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on January 27, 2025, at 6:02 p.m.

## COUNCIL PRESENT

Mark Freeman  
Scott Somers  
Rich Adams  
Alicia Goforth  
Francisco Heredia  
Julie Spilsbury

## COUNCIL ABSENT

Jennifer Duff

## OFFICERS PRESENT

Christopher Brady  
Holly Moseley  
Jim Smith

Mayor's Welcome.

Mayor Freeman conducted a roll call.

Mayor Freeman excused Councilmember Duff from the entire meeting.

Invocation by Pastor Danny Cruz with Victory Outreach Mesa.

Pledge of Allegiance was led by Mayor Freeman.

Awards, recognitions, and announcements.

Mayor Freeman recognized January as Anti-Human Trafficking month.

Councilmember Spilsbury stated that human trafficking impacts millions of people each year. She mentioned that the City of Mesa (COM) has united with neighboring cities, law enforcement, faith communities, and front-line organizations to raise public awareness of the human trafficking epidemic in the East Valley. She introduced Scott September, with [notinourcity.org](http://notinourcity.org).

Mr. September thanked Council and staff for the Anti-Human Trafficking proclamation. He introduced Pastor Brian Smith with Hope Church.

Pastor Smith invited the public to attend the annual Night of Hope event to be held at Grace Community Church in Tempe on February 23, 2025, at 5:00 p.m.

## 1. Take action on all consent agenda items.

All items listed with an asterisk (\*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember or citizen requests, in which event the item will be removed from the consent agenda and considered as a separate item. If a citizen wants an item removed from the consent

agenda, a blue card must be completed and given to the City Clerk prior to the Council's vote on the consent agenda.

It was moved by Vice Mayor Somers, seconded by Councilmember Spilsbury, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Goforth–Heredia–Spilsbury

NAYS – None

ABSENT – Duff

Mayor Freeman declared the motion carried unanimously by those present.

\*2. Approval of minutes of previous meetings as written.

Minutes from January 13, 2025, Regular Council meeting.

3. Take action on the following contracts:

- \*3-a. Four-Year Term Contract with Six One-Year Renewal Options for Online Police Reporting Solution for the Mesa Police Department and Department of Innovation and Technology. **(Citywide)**

Community Report is a product that provides an online public engagement platform for residents, businesses, and visitors in Mesa to report non-emergencies. An intelligent virtual investigator interviews the person reporting the issue. The solution integrates with the Police Department's Versaterm Records Management Solution and provides a view-ready report of qualifying incidents to residents, businesses, and visitors.

A committee representing the Mesa Police Department, Department of Innovation and Technology, and Procurement Services evaluated responses. The evaluation committee recommends awarding the contract to the highest-scored proposal from Versaterm Public Safety, Inc. (a Mesa business) at \$238,487.93 for Year 1 and \$153,802.82 annually for software licensing, support and maintenance for Years 2-10.

- \*3-b. Purchase of One Gas Chromatograph Mass Selective Detector/Flame Ionization Detector (Replacement) for the Mesa Police Department (Sole Source). **(Citywide)**

This purchase for the Toxicology unit will replace an older unit that has reached the end of its useful life. The equipment will be used to test blood/urine specimens for the presence of impairing volatile substances.

The Mesa Police Department and Procurement Services recommend awarding the contract to the sole source vendor, Agilent Technologies, for \$137,000. This purchase is funded by Life Cycle Funds.

- \*3-c. Use of a Cooperative Contract for the Purchase of One EZ STAK Trailer (Replacement) for the Fleet Services and Mesa Police Department. **(Citywide)**

This trailer will provide a dedicated, organized, and air-conditioned space for the Mesa Police Department Honor Guard to prepare for their ceremonies and store equipment. This trailer will be used for uniform storage, a dressing area, flag, and ceremonial rifle

storage, and as a coffin area when a member of the Police Department is killed in the line of duty.

The Fleet Services and Mesa Police Departments and Procurement Services recommend authorizing the purchase using the Sourcewell cooperative contract with Atlantic Diving Supply, Inc. for \$167,000.

- \*3-d. Use of a Cooperative Contract for the Purchase of One Massey Ferguson Tractor (Replacement) for the Fleet Services Department and Falcon Field. **(Citywide)**

The Fleet Services Department and Falcon Field are requesting the purchase of one Massey Ferguson Tractor to replace a piece of older equipment that has reached the end of its useful life. This tractor will be used to perform numerous airfield maintenance activities. The primary purpose of this equipment will be to mow infield areas, keeping them free from vegetative growth to ensure compliance with Federal Aviation Administration specifications.

The Fleet Services Department, Falcon Field, and Procurement Services recommend authorizing the purchase using the Omnia Partners cooperative contract with Empire Cat (a Mesa business) at \$129,000.

- \*3-e. Two-Month Extension and Dollar Limit Increase to the Term Contracts for Custodial Services - Zones 5, 6, and 7 for the Facilities Management Department. **(Citywide)**

This service contract is essential in providing custodial services to City facilities. In 2020, the City moved from a single citywide contract to three separate contracts. The City has re-solicited, and the new contracts are on the Council agenda for award. This extension and increase is needed to provide uninterrupted service during the transition to a new vendor, which includes staffing, scheduling, equipping, stocking, and background checks/badging. The extension will continue at the current pricing.

The Facilities Management Department and Procurement Services recommend extending the contracts through April 30, 2025, and increasing the dollar limit with Varsity Contractors, Inc. dba Varsity Facilities Services, a KBS Company, by \$522,756.47 from \$3,713,335.53 to \$4,236,092 for the remaining term of the contract.

- \*3-f. Three-Year Term Contract with Two-Year Renewal Options for Custodial Services - Zones 5, 6, and 7 for the Facilities Management Department. **(Citywide)**

This contract will provide custodial services including cleaning offices, restrooms, and common areas; waste management; restocking supplies; and providing specialized cleaning services for approximately 68 City facilities. This contract will ensure consistent upkeep, compliance with health and safety standards, and maintain the usability and aesthetics of City-owned properties. The initial term of the contract is 5/1/2025 - 4/30/2028.

A committee representing Facilities Management and Procurement Services evaluated responses and recommend awarding the contract to the highest-scored proposal from Landmark Building Maintenance Services, LLC dba Pivot Building Services for Custodial Services - Zone 5 at \$1,353,000 annually, Zone 6 at \$1,538,000 annually; and Zone 7 at \$848,000 annually, for a total of \$3,739,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- \*3-g. Three-Year Term Contract with Two-Year Renewal Options for Emergency Environmental and Restoration Services for the Facilities Management Department. **(Citywide)**

The Facilities Management Department is responsible for microbial, asbestos, lead, pigeon/rodent waste abatement, and fire/flood damage remediation for various City facilities. This contract will provide multiple pre-qualified contractors for on-call microbial remediation and disaster restoration services at pre-established pricing rates. If an emergency arises, Facilities Management will have contractors available and will be able to mitigate further damage to City facilities.

A committee representing Facilities Management and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from Damage Control Builders (a Mesa business); East Valley Disaster Services (a Mesa business); JDW Management; Spray Systems of Arizona; and Titan Restoration of Arizona (a Mesa business) at \$150,000 annually with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- \*3-h. One-Year Term Contract for Dynamo Playground Equipment Repair and Replacement Parts for the Parks, Recreation and Community Facilities Department (Sole Source). **(Citywide)**

The City has seven parks that have playground equipment manufactured by Dynamo Industries. The Dynamo playground park equipment installed at Eastmark Great Park and Riverview Park is proprietary and was custom designed for these parks. This contract will provide maintenance, repairs, and add-on equipment for all the City's Dynamo playground equipment.

The Parks, Recreation and Community Facilities Department and Procurement Services recommend awarding the contract to the sole source vendor, Dynamo Industries, at \$300,000, based on estimated requirements.

- \*3-i. Dollar Limit Increase to the Term Contract for Tire Maintenance and Repair Services for the Fleet Services Department. **(Citywide)**

The dollar limit increase is necessary due to higher-than-anticipated contract usage. The original contract amount was established based on historical labor hours worked by previous contracted vendors. The current contractor has been able to provide adequate staff to cover all shifts, especially during holidays and after-hours, and has a low absence rate throughout the rest of the year. This has resulted in higher-than-expected contract usage, leaving insufficient funding to cover the final month of the contract. This contract provides crucial safety services that City departments rely on to keep over two-thousand (2,000) fleet vehicles on the road that provide essential and critical services to citizens. Over five hundred (500) tire-related repair orders are completed under this contract per month, in addition to daily safety checks. This increased need is still within the approved Fleet Services budget.

The Fleet Services Department and Procurement Services recommend increasing the dollar limit with Border Tire by \$160,000, from \$980,000 to \$1,140,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- \*3-j. Use of a Cooperative Contract for the Purchase of One Vactor Truck (Replacement) for the Fleet Services and Water Resources Department. **(Citywide)**

The Fleet Services and Water Resources Departments are requesting the purchase of a Vactor truck to replace an older one that has reached the end of its useful life. The recycler style recovers, filters, and reuses water in the cleaning process. Traditional Vactor trucks expend the water in the on-board tank which must be refilled frequently from a fire hydrant. Over the course of a year, a recycler Vactor truck can save approximately 2.5 million gallons of water. The recycler truck also produces savings of 30% to 35% in fuel consumption and generates more hours per week of sewer cleaning making it far more productive than the traditional Vactor truck.

The Fleet Services and Water Resources Departments and Procurement Services recommend authorizing the purchase using the Houston-Galveston Area Council (HGAC) cooperative contract with Kaiser Premier LLC at \$843,000, based on estimated requirements.

- \*3-k. Use of a Cooperative Contract for the Purchase of One Hydro Excavator (Addition) for the Fleet Services and Water Resources Departments. **(Citywide)**

The Water Resources Department is requesting a new hydro excavator needed for digging where abundant utility conflicts are present. As public right-of-way becomes more congested with underground utilities such as fiber optic and other buried lines, access to water infrastructure for maintenance or main-break repairs becomes more restrictive, sometimes prohibiting the use of a traditional backhoe. A hydro excavator facilitates more surgical digging to give crews access to water infrastructure while minimizing costly damage to adjacent, exposed utilities. The Water Resources Department is currently renting a hydro excavator for these purposes at a cost of \$15,000 per month for 15 hours of use per week, which doesn't meet the current and projected Departmental needs.

The Fleet Services and Water Resources Departments and Procurement Services recommend authorizing the purchase using the Sourcewell cooperative contract with Arizona Wastewater Industries, Inc. at \$614,000.

- \*3-l. Use of a Cooperative Contract for the Purchase of Two Compact Loaders and One Backhoe Loader (Replacements) for the Fleet Services, Transportation, and Parks, Recreation and Community Facilities Departments. **(Citywide)**

The Fleet Services, Transportation, and Parks, Recreation and Community Facilities Departments are requesting the purchase of compact loaders and backhoe loaders to replace older equipment that has reached the end of its useful life. The Transportation Department's Right of Way Group needs a compact loader to maintain the City's open channel drainage system. The Parks, Recreation and Community Facilities Department uses compact loaders and backhoe loaders to support various maintenance and repair-related activities in the parks, basins, cemetery, stadiums, aquatic facilities, sports facilities, and recreation centers.

The Fleet Services, Transportation and Parks, Recreation and Community Facilities Departments, and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with Empire Southwest, LLC dba Empire Machinery (a Mesa business) at \$493,937.

- \*3-m. Three-Year Term Contract with Two-Year Renewal Options for Herbicide Application and Vegetation Removal Services for the Transportation Department. **(Citywide)**

This contract will provide on-call and/or scheduled general landscape maintenance services to protect City property and to ensure sight visibility. Services include pre and post herbicide applications and vegetation removal on unimproved right of ways, drainage easements, retention basins, and various associated areas throughout the City.

The Transportation Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidder URW, LLC dba United Right of Way at \$607,000 annually with an annual increase allowance of up to 5% or the adjusted Consumer Price Index. This contract is funded by Local Streets Fund.

- \*3-n. Three-Year Term Contract with Two-Year Renewal Options for Concrete Installation, Repair, and Utility Adjustment Services for the Transportation Department. **(Citywide)**

This contract will provide concrete installation and repair services to include concrete removal, installation, repair, and other related services, and utility adjustment services. The contractor will provide all materials, labor, and equipment required to perform concrete installation and repair services under this contract. Concrete repair and installation services will include minor concrete work such as sidewalks, valley gutters, ADA ramps, and storm drain assets, along with adjustments to gas and water valves, survey monuments, sewer cleanouts, and manholes associated with utility cut repairs, failed utility frames, and related services. The contractor must supply all concrete materials, while the City will provide manhole and valve hardware, frames, and lids.

A committee representing the Transportation and Business Services Departments and Procurement Services evaluated responses and recommended awarding the contract to the highest scored proposal from Lincoln Constructors, Inc. at \$7,265,220 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index. This contract is funded by Local Streets Sales Tax.

- \*3-o. Three-Year Term Contract with Two-Year Renewal Options for Street Sweeping Services for the Transportation Department. **(Citywide)**

This contract will provide street sweeping services to include routinely scheduled street sweeping, special event sweeping, and emergency response call-outs due to debris in the roadways and petroleum product spills.

A committee representing the Transportation Department and Procurement Services evaluated responses and recommended awarding the contract to the highest-scored proposal from Precision Sweeping Services, LLC, at \$767,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index. This contract is funded by Local Street Sales Tax.

- \*3-p. Three-Year Term Contract with Two-Year Renewal Options for Emergency Medical Supplies and Pharmaceuticals for the Mesa Fire and Medical Department. **(Citywide)**

This contract provides medical supplies and pharmaceuticals for all emergency medical operations. MFMD's Emergency Medical Services and Resources Divisions purchase and stock emergency medical supplies including pharmaceuticals for distribution to its fire stations. These emergency medical supplies include pharmaceuticals, airway and oxygen delivery items, diagnostic supplies, first aid supplies, infection control supplies,

instruments, I.V. supplies, monitoring and defibrillation equipment, patient handling equipment, splinting and immobilization supplies, suction and related equipment, wound care and related supplies, and miscellaneous supplies.

A committee representing the Mesa Fire and Medical Department (MFMD) and Procurement Services evaluated responses and recommended awarding the contract to the highest scored proposal from Bound Tree Medical, LLC at \$2,000,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

4. Take action on the following resolutions:

- \*4-a. Approving the Electric Integrated Resource Plan (IRP) in conformance with federal regulations (10 CFR 905.11) that qualifies the City of Mesa to receive electric power generated at federally-owned hydroelectric plants. The IRP is a systematic approach to identify and select resources to meet our customers' electrical needs. The IRP will be submitted to the Western Area Power Administration (WAPA) upon Council approval. **(Districts 1 and 4) – Resolution No. 12323**
- \*4-b. Approving the City Manager to enter into an Intergovernmental Agreement between the Town of Queen Creek, Arizona and the City of Mesa for the reimbursement of engineering design plan costs for a natural gas line extension, in the amount of \$189,288.74 to Queen Creek, which Mesa will recover through the Line Extension Agreement between Mesa and LG Energy Solution Arizona, Inc. – Resolution No. 12324
- \*4-c. Authorizing the City Manager to execute a first amendment to the Memorandum of Understanding with Habitat Fenix, LLC related to approximately 41,585 +/- square feet of City-owned property "Green Lot" generally located at the southeast corner of West Pepper Place and North MacDonald in downtown Mesa, commonly referred to as the "Eco Mesa East." The amendment has the effect of extending the Memorandum of Understanding to continue negotiation of the agreements for the development of the project. **(District 4) – Resolution No. 12325**

5. Introduction of the following ordinances and setting February 3, 2025, as the date of the public hearing on these ordinances:

- \*5-a. 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)

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

- \*6-a. ZON24-00405 "Skilled Nursing Facility." 2.1± acres located approximately 1,770 feet east of the northeast corner of North Higley Road and East Main Street. Major Site Plan Modification and amending conditions of approval No. 1, No. 7, No. 8, No. 9, No. 10, and No. 11 for Case No. Z89-009 to allow for a Skilled Nursing Facility. Velda Rose United

Methodist Church Inc., owner; Sean Lake / Sarah Prince, Pew & Lake, PLC, applicant. **(District 2)** – Ordinance No. 5918

Staff Recommendation: Approval with conditions

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

- \*6-b. ZON23-00594 "Meridian 24." Within the 6400 to 6700 blocks of South Meridian Road (west side). Located north of Pecos Road on the west side of Meridian Road (41± acres). Site Plan Review and amending the conditions of approval for Case No. Z01-045. This request will allow for an industrial development. SR24MERIDIAN QOZB LLC, owner; Morgan Retzlaff, applicant. **(District 6)** – Ordinance No. 5919

Staff Recommendation: Approval with conditions

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

- \*6-c. ZON24-00731 "88 Southern Townhomes." 4± acres located approximately 1,900 feet west of the northwest corner of South Ellsworth Road and East Southern Avenue. Rezone from Multiple Residence-2 with a Planned Area Development Overlay (RM-2-PAD) to RM-2 with a new PAD (RM-2-PAD) and a Major Site Plan Modification to allow for a single residence development. Coconut Properties LLC, and AZ COMMERCIAL HOLDINGS LLC, owners; Shaine Alleman, Tiffany & Bosco, P.A., applicant. **(District 5)** – Ordinance No. 5920

Staff Recommendation: Approval with conditions

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

- \*6-d. ZON22-01264 "Power Retail Development." 2± acres located approximately 1,200 feet south of the southwest corner of South Power Road and East Williams Field Road. Rezone from Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ) to LC with a new BIZ Overlay (LC-BIZ) and Major Site Plan Modification for a multi-tenant commercial building with a drive-thru facility. Power Road Gateway LLC, owner; Tim Rasnake, Archicon, applicant. **(District 6)** – Ordinance No. 5921

Staff Recommendation: Approval with conditions

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

- \*6-e. ANX24-01085. Annexing 3.8± acres of County right-of-way along East Elliot Road from South Sossaman Road and extending approximately 2,600 feet west of South Sossaman Road. **(District 6)** – Ordinance No. 5922
- \*6-f. An ordinance that corrects two minor, non-substantive typographical errors made in Ordinance No. 5898, adopted on December 2, 2024, related to the titles and schedules of terms/rate/fees/charges for City owned natural gas utility services. This ordinance re-adopts, without any changes to, the natural gas utilities rates, fees and charges previously adopted in Ordinance No. 5898. – Ordinance No. 5923



7. Take action on the following resolution and discuss, receive public comment, and take action on the following annexation and zoning ordinances relating to the development, Medina Station:

- \*7-a. ANX23-00690. Annexing 64± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. This request has been initiated by Pew & Lake, PLC, for the owners, Bela Flor Holdings, LLC. **(District 5)** – Ordinance No. 5924
- \*7-b. ZON23-00691 "Medina Station." 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Rezone from Agricultural (AG) to Limited Commercial with a Planned Area Development Overlay (LC-PAD), Council Use Permit, and Site Plan Review for a mixed-use development. Bela Flor Holdings, LLC, owner; Reese Anderson, Pew & Lake, PLC, applicant. **(District 5)** – Ordinance No. 5925

Staff Recommendation: Approval with conditions

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

- \*7-c. A resolution approving and authorizing the City Manager to enter into a Development Agreement relating to the development project commonly known as "Medina Station" located on approximately 40 +/- acres of land at the southeast corner of South Signal Butte Road and East Southern Road between East Southern Avenue and the U.S. 60 in Mesa, AZ. – Resolution No. 12326

8. Take action on the following subdivision plat:

- \*8-a. SUB24-00908 "Hawes Crossing Village 1 - Fore Property." 10± acres located approximately 1,325 feet west of the northwest corner of South Hawes Road and East Elliot Road. Final Plat. Fore Green Development, LLC, developer; Brian J. Benedict, Hilgart Wilson, surveyor. **(District 6)**

**Items not on the Consent Agenda**

9. Items from citizens present.

Chaz Owensby, a Mesa resident, expressed concern about urban agriculture in the COM and requested a zoning change that would allow smaller parcels of land be used for urban agriculture.

Michael Peyron, a representative for GreenPharms Dispensary Mesa, addressed the Council regarding the City Ordinance No. 5601, prohibiting marijuana delivery in the COM. He encouraged the Council to approve a text amendment to allow medical marijuana delivery and highlighted the potential tax revenues.

10. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:21 p.m.



Mark A. Freeman  
MARK FREEMAN, MAYOR

ATTEST:

Holly Moseley  
HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting of the City Council of Mesa, Arizona, held on the 27<sup>th</sup> day of January 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Holly Moseley  
HOLLY MOSELEY, CITY CLERK

Sr