



COUNCIL MINUTES

November 7, 2019

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on November 7, 2019 at 7:31 a.m.

COUNCIL PRESENT

John Giles
Jennifer Duff
David Luna
Francisco Heredia
Kevin Thompson
Jeremy Whittaker

COUNCIL ABSENT

Mark Freeman

OFFICERS PRESENT

Christopher Brady
Holly Moseley
Jim Smith

Mayor Giles excused Vice Mayor Freeman from the entire meeting.

(Mayor Giles excused Councilmember Thompson from the remainder of the meeting at 9:12 a.m.)

1-a. Hear a presentation, discuss, and provide direction on proposed Quality Development Design Guidelines to guide development in the City, as well as supporting text amendments to the Mesa City Code Title 11, Chapters 3, 4, 5, 6, 7, 8, 15, 22, 30, 31, 33, 69, 86, and 87, relating to the adoption of the Quality Development Design Guidelines Standards.

Planning Director Nana Appiah introduced Development Services Project Manager Veronica Gonzalez and Senior Planner Rachel Prelog who displayed a PowerPoint presentation. **(See Attachment 1)**

Ms. Gonzalez stated in November 2014 Mesa citizens voted to approve the Mesa 2040 General Plan establishing Mesa's vision of becoming a recognizable city with a strong sense of place and a standard for quality. (See Page 2 of Attachment 1)

Ms. Gonzalez advised the tools to implement the General Plan include zoning ordinances, sub-area plans, community plans and residential design guidelines. She announced the Central Main Plan, Falcon Field Sub-Plan, and Eastmark and Cadence Community Plans have set the desired quality for the City and the areas of the City without a sub-area or community plan are insufficient in producing that quality. (See Page 3 of Attachment 1)

Ms. Gonzalez remarked a City-initiated project has been developed to create quality development design guidelines. She explained the goals of the project are to establish clear expectations for quality development, encourage flexibility and innovation, establish consistency in applying design standards, and to adopt text amendments to support design standards. (See Page 4 of Attachment 1)

Ms. Gonzalez advised public outreach and feedback are important components to the project. She stated three community workshops, a developer workshop, two development advisory forums and two online surveys were conducted resulting in more than 500 participants in the project. (See Page 5 of Attachment 1)

Ms. Gonzalez pointed out the key elements obtained from public outreach which included architectural variety and diversity in building types, use of quality materials and paint colors, outdoor spaces that provide shade and landscaping, and pedestrian connectivity and walkability. (See Page 6 of Attachment 1)

Ms. Gonzalez detailed feedback from developers which included a variety of design options to allow for flexibility, consider site context, and consistency in review. She advised staff took the feedback and began drafting the quality development design guidelines into categories consisting of residential, commercial and industrial. (See Page 7 of Attachment 1)

Ms. Gonzalez stated the residential guidelines were developed to create resilient neighborhoods that stand the test of time. She added the guidelines include principles that encourage projects that create a sense of place and neighborhood identity, centrally located open spaces and amenity areas that include pedestrian connections, interesting architectural styles that focus on the main entrance to the home and using quality building materials. (See Page 8 of Attachment 1)

Ms. Gonzalez discussed the commercial design guidelines which include elements that engage the street with pedestrian scaled architecture, cohesive building design and group developments, designs that create a sense of arrival, gathering spaces designed for pedestrian use, and coordinating building materials and paint colors. (See Page 9 of Attachment 1)

Ms. Gonzalez explained the elements for industrial design guidelines which include using massing and scale to break up large buildings, encouraging smaller groupings of parking spaces, using a mixture of building materials and colors, and placing loading and service areas on the interior of the building. (See Page 10 of Attachment 1)

Ms. Prelog described the development of the design guidelines which were informed by research of national best practices, as well as the surrounding communities' standards. She displayed a comparison of the number of design standards that have been codified in various jurisdictions' zoning ordinances. She pointed out that Mesa has the fewest number of design standards which is possibly the reason for having lower quality development than other Valley cities. (See Page 11 of Attachment 1)

Ms. Prelog explained staff is proposing amendments to accompany the design guidelines to create a baseline of standards within the zoning ordinance. She stated Chapters 5, 6 and 7 would be affected by the amendments, but the majority of the changes would be to residential, commercial, mixed use and employment district chapters, and can be summarized as removal of repetitive language, reorganizing language, inclusion of new language, adding specificity to existing standards and new definitions, and an inclusion of an alternative compliance procedure. (See Page 12 of Attachment 1)

Ms. Prelog explained Planning & Zoning (P&Z) recommended approval on October 23rd and the next steps will be adoption of the design guidelines and introduction of the text amendments on December 2nd and adoption of the text amendments on December 9th. She informed Council that

staff is recommending a 60-day implementation with February 10th being the effective date. (See Page 13 of Attachment 1)

In response to a question from Councilmember Luna regarding the meaning of “interesting streetscapes,” Ms. Gonzalez clarified staff is looking for a variety of home elevations.

Ms. Prelog added the term “interesting streetscapes” is not part of the design guidelines or in the zoning ordinance but is intended to avoid cookie-cutter home developments.

In response to a question posed from Mayor Giles, Ms. Prelog described the language “subordinate garage” is to convey an emphasis on the entrance of the home as the main feature rather than on the garage.

Councilmember Thompson indicated support for updating the guidelines to allow developers and builders the opportunity to try something different. He thanked staff for putting the presentation together and stated the changes will help set Mesa apart from other cities by expecting higher quality developments.

In response to a comment by Councilmember Duff regarding minimizing masterplan designs which forces traffic onto connector streets which discourages walking and biking, Mr. Appiah replied a thorough discussion will have to take place with engineering because that would require amending the standards beyond what is in the zoning ordinance. He stated staff will add the suggestion to the list of items to bring back to Council.

Councilmember Duff encouraged safe walking spaces in parking lots and heat mitigation in the City. She stated the hottest areas in the City are in the most impoverished areas and the City needs to focus on ways to mitigate heat.

Mr. Appiah replied P&Z feedback includes providing shade and landscape as part of the proposed text amendments in the design guidelines. He described one of the requirements in the text amendments is to require maximum lot coverage for setting zoning districts which has not been done in the past.

In response to a question by Councilmember Duff, Mr. Appiah stated the design guidelines may apply to a remodel, but it depends on the extent of the remodel. He reported the design guidelines will encourage citizens through negotiations to follow the design standards set by the City.

In response to a series of questions from Councilmember Heredia, Mr. Appiah reported when a remodel application comes in, the Substantial Conformance Improvement Plan is followed to help the applicant bring the project up to Mesa’s standards. He described specific standards that developers need to meet, and staff provides collaboration and negotiation to ensure the desired quality. He explained in terms of the rollout, extensive discussion has already taken place with the development community to make them aware of the changes and there will be a 60-day implementation period.

In response to a question from Mayor Giles, Ms. Prelog confirmed the new text amendments propose drive-throughs will not be allowed to abut arterial streets. She added the change has not previously been part of the code.

City Manager Christopher Brady commented the pushback is often not from developers but from residents' concerns with connectors in neighborhoods and security issues that need to be addressed.

Further discussion ensued regarding the pros and cons of having connectors between neighborhoods and commercial areas surrounding neighborhoods.

In response to a series of questions from Councilmember Whittaker, Mr. Appiah explained the design guideline will be a resolution and the text amendments will be a zoning ordinance which will enforce or guide any proposed development to conform to the standards. He added that a developer can present an alternative and each situation is looked at on a case-by-case basis and would go through Planned Area Development (PAD) review for recommendation or denial by P&Z and approval by Council. He identified certain elements that help older neighborhoods maintain sustainability and staff takes those elements into consideration. He stated staff is in the process of reviewing standards for smaller developments to ensure there is a balance between increasing density and planning and engineering standards.

Ms. Prelog advised that small lot residential standards were previously separate because of higher quality requirements, but with the revision to higher standards, the baseline of those sections have been combined. She mentioned the change may discourage smaller lot development since the quality incentive is now the standard.

Mr. Brady provided examples of a higher quality plan that would have larger open spaces or community centers with shared amenities.

Councilmember Duff explained density needs to be looked at in light of affordability of housing and spaces for buildings, adding lower quality and lower price are not necessarily the same. She clarified density is not a bad thing and the City needs a variety of housing for all residents.

Mr. Appiah confirmed staff continues to look at the available infrastructure to support the type of density needed and have discussions with Community Development to provide a mix of housing to balance the needs in the City.

Mayor Giles thanked staff for the presentation.

1-b. Hear a presentation and discuss the City's Advanced Metering Infrastructure (AMI) project, also known as Smart Meters.

Management and Budget Director Candace Cannistraro introduced Water Resources Director Jake West and Energy Services Director Frank McRae and displayed a PowerPoint presentation. **(See Attachment 2)**

Ms. Cannistraro described a "smart city" as a city that leverages technology to improve services and overall quality of life. (See Page 2 of Attachment 2)

Ms. Cannistraro explained Advanced Metering Infrastructure (AMI), also known as smart meters, refers to the electric, gas and water meter on your home with the ability to transmit data to a central hub for use by the City or the resident. (See Page 3 of Attachment 2)

Ms. Cannistraro advised the smart meter offers two-way communication and there are different communication networks that are available to be used within the City. (See Page 4 of Attachment 2)

Ms. Cannistraro detailed the anticipated benefits to the City by installing smart meters with increased efficiency resulting in decreased costs and timely access to usage data. She added smart meters will assist with the accuracy of the meter replacement program. (See Page 5 of Attachment 2)

In response to a question from Councilmember Whittaker, Ms. Cannistraro verified the smart meters handle electric, gas and water.

In response to a question posed by Councilmember Luna, Ms. Cannistraro advised the AMI program is replacing the City's meters, but the City has been in discussions with Salt River Project (SRP) and Southwest Gas (SWG) regarding their programs.

Ms. Cannistraro commented in 2018 UtiliWorks Consulting, LLC conducted a feasibility study working with staff from Water Resources, Energy Resources, Business Resources and Information Technology, and reported the City is prepared to implement smart meters. She announced the return on the smart meter investment would be 12 to 13 years. (See Page 6 of Attachment 2)

Ms. Cannistraro displayed a map of the City's current fiber infrastructure, stating Mesa has an advantage because of its investment in fiber over the last few years. (See Page 7 of Attachment 2)

Ms. Cannistraro presented other physical assets the City currently has that will enhance the implementation of the smart meters. (See Page 8 of Attachment 2)

Ms. Cannistraro highlighted multiple facets of the project which are installation, implementing a communication network that can also be utilized for other smart city initiatives, and management of the data received. She explained the project will be done in two phases. (See Page 9 of Attachment 2)

Ms. Cannistraro stated Phase 1 will include approximately 2,000 meters located in the downtown and Superstition Springs areas and will consist of ensuring the technology and equipment are working, and to determine the frequency for data collection and transmission before moving into citywide rollout, which is Phase 2. (See Pages 10 and 11 of Attachment 2)

Ms. Cannistraro reported that a project management consultant who has experience in smart meter implementation has been hired to assist with the project and give technical advice on the design and layout of the communication network. (See Page 12 of Attachment 2)

In response to a question posed by Councilmember Whittaker, Ms. Cannistraro replied a Request for Proposal (RFP) process was conducted when hiring the consultant and one of the requirements was having completed at least five implementations.

Ms. Cannistraro explained five subject matter teams have been put together within the City which include: (See Page 13 of Attachment 2)

- Metering
- Technology and Security
- Integration and Reporting
- Organization Change/Management and Business Process
- Communications (Internal and External)

Ms. Cannistraro presented the anticipated project timeline which will begin October 31, 2019, ending with Citywide implementation in March 2022. She continued by saying that staff would provide Council updates on the progression of the project. (See Page 14 of Attachment 2)

In response to a series of questions from Councilmember Luna, Ms. Cannistraro confirmed the Smart City Initiative Team will be working together with the Smart Region Consortium and a road map will be created to show the direction of the City.

Mr. West informed Councilmember Luna that he would provide Council with a sample of the new technology for inspection.

Ms. Cannistraro stated that Mesa has networks already built for data sharing between other municipalities and now the data needs to be formatted to allow communication between cities.

In response to a series of questions from Councilmember Heredia, Ms. Cannistraro discussed that Business Services and Information Technology (IT) are evaluating the best option for the customer portal. She stated the communication team will be putting together a communication master plan that will be tested during Phase 1 so the City will have all the processes down before citywide implementation.

In response to a question from Councilmember Duff, Ms. Cannistraro indicated the beginning of the implementation will be the changeout of the meters in May 2021, taking approximately four months, and the rest of the time will be spent on testing, integration, and the communication network.

Further discussion ensued regarding homes having multiple meters and whether this is an opportunity to review the process and remove unwanted meters.

Mr. West explained that currently meters being replaced are switched to meters with smart meter compatibility, and after the implementation Water Resources will have the ability to pinpoint residents' water usage.

In response to a question from Councilmember Whittaker, Chief Information Officer Travis Cutright explained a comprehensive Internet of Things (IoT) plan is being put together looking at security for all devices connected to the network.

In response to a series of questions posed by Councilmember Whittaker, Ms. Cannistraro stated one of the areas that will be explored with the consultant is data management and data usage. She clarified the AMI project is a Capital Improvement Plan (CIP) project. She stated the estimate for Phase 1 is \$5 million and is being funded through an existing bond authorization, and the total estimate for the project is \$60 million. She remarked the battery life will depend on the number of times data is transmitted and that the consultant will assist in making those decisions.

Mr. West explained that the estimated battery life is 8 to 10 years.

In response to a question from Councilmember Whittaker, Ms. Cannistraro commented the AMI project goal is to switch out the meters and start collecting data; however, adding additional services to the utility account could be looked at in the future.

Mr. McRae added there are no restrictions at this time on a resident attaching a submetering device for data collection.

In response to a question from Councilmember Whittaker, Ms. Cannistraro explained she would have to research the annual operating cost for the new technology and stated the Return on Investment (ROI) would be recouped within 12 to 13 years and the savings thereafter will cover future costs.

In response to a question from Councilmember Whittaker, Mr. West stated the current meters have a 15- to 20-year lifespan.

Ms. Cannistraro confirmed she would forward Councilmember Whittaker the feasibility report prepared by UtiliWorks Consulting, LLC.

In response to a question posed by Councilmember Thompson, Ms. Cannistraro described the ROI takes into account the savings that will be gained from taking employees out of the field and also retraining employees for more technical positions.

In response to a question from Councilmember Thompson, Mr. McRae replied staff will rely on the surveillance program that is currently in place to handle the leak surveys and corrosion protection.

In response to a question from Mayor Giles regarding whether the fiber network in the City is sufficient, Ms. Cannistraro stated the fiber is an asset used for taking the collected data and transmitting it back to the City. She added the initial data will go to a collector and the collector will transmit the data through the fiber. She remarked as part of the Request for Proposal (RFP) process, vendors will present different communication networks based on their technology and the City's assets.

In response to a question posed by Councilmember Whittaker, Ms. Cannistraro explained the infrastructure slide shows the current assets throughout the City. She informed Council the vendors will receive a detailed dataset showing Mesa's assets that will be incorporated into their proposals. She stated in April of 2021 staff will be coming back to Council for award of the contract.

Mayor Giles thanked staff for the presentation.

1-c. Hear a presentation and discuss an update on the transition to the realignment of the paratransit service area.

Transit Services Director Jodi Sorrell introduced Transit Coordinator Edward Jones and displayed a PowerPoint presentation. **(See Attachment 3)**

Ms. Sorrell advised on July 1, 2019 Mesa realigned the Paratransit service area to follow the Federal mandate. She presented a map comparing the former and current Paratransit and RideChoice service areas. (See Pages 2 through 4 of Attachment 3)

Ms. Sorrell explained the extensive outreach that took place with paratransit customers and their families to assist them with understanding their options. (See Page 5 of Attachment 3)

Ms. Sorrell reported the numbers for Paratransit and RideChoice trips for Fiscal Year (FY) 19 and the budget and forecast for FY 20, stating the demand for accessible trips are increasing. She commented the cost to the City for a Paratransit trip is \$45 and for RideChoice is \$19. (See Page 6 of Attachment 3)

Ms. Sorrell stated, based on a customer request, staff is proposing that riders be allowed to choose between a mileage cap or a trip cap. She pointed out staff is listening to the needs of riders and implementing more options to help make the transition easier. (See Page 8 of Attachment 3)

In response to a series of questions from Councilmember Heredia, Ms. Sorrell advised there will not be a cost savings, but the transition of moving to RideChoice is offsetting the cost. She explained the education process is ongoing and some software issues need to be addressed. She stated roundtable discussions will be held in the spring to receive feedback for further improvement. She discussed the process of submitting a complaint for RideChoice is the same as Paratransit where a customer can contact Valley Metro customer service or go online to voice an issue.

In response to a series of questions posed by Councilmember Luna, Ms. Sorrell indicated since East Mesa is now outside the service area for Paratransit, the accessible service option is RideChoice. She advised future data will be analyzed to determine where the riders are coming from. She described a few complaints and stated staff has worked with Valley Metro and customers to handle the concerns.

In response to a question from Councilmember Luna, Mr. Jones stated he recently gave a presentation at the Senior Center and staff will continue public outreach to make the public aware of the available opportunities.

Mayor Giles thanked staff for the presentation.

2. Current events summary including meetings and conferences attended.

Mayor Giles –	United States Conference of Mayors – Get Global
Councilmember Duff –	Mesa Early Learning Network visit Video for Mesa United Way – Harvest of Hope Drive Rail Mesa – ASU Community Design Meeting
Councilmember Luna –	New Hope Community Center District 5 Ride Along with Sgt. Sean Kelly to Jefferson Elementary School

3. Scheduling of meetings.

City Manager Christopher Brady stated that the schedule of meetings is as follows:

Saturday, November 9, 2019, 4:00 p.m. – Eastmark Great Park Phase 3 Grand Opening

Monday, November 11, 2019, 11:00 a.m. – East Valley Veterans Parade in Downtown Mesa

Monday, November 18, 2019, 4:30 p.m. – Study Session

Monday, November 18, 2019, 5:45 p.m. – Regular Council Meeting

4. Adjournment.

Without objection, the Study Session adjourned at 9:34 a.m.

JOHN GILES, MAYOR

ATTEST:

DEE ANN MICKELSEN, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 7th day of November 2019. I further certify that the meeting was duly called and held and that a quorum was present.

DEE ANN MICKELSEN, CITY CLERK

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(Attachments – 3)