



## COUNCIL MINUTES

February 3, 2011

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 February 3, 2011 at 7:33 a.m.

### COUNCIL PRESENT

Scott Smith  
Alex Finter  
Christopher Glover  
Dina Higgins  
Dennis Kavanaugh  
Dave Richens  
Scott Somers

### COUNCIL ABSENT

None

### OFFICERS PRESENT

Jack Friedline  
Debbie Spinner  
Linda Crocker

#### 1. Review items on the agenda for the February 7, 2011 Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: none

Items removed from the consent agenda: none

Zoning/Civil Hearing Administrator Gordon Sheffield displayed a map (**See Attachment 1**) and discussed the possible locations for medical marijuana dispensaries and related facilities.

#### 2-a. Hear a presentation and discuss the Code Compliance annual update.

Deputy Director Development & Sustainability Tammy Albright displayed a PowerPoint presentation (**See Attachment 2**) and reported on Code Compliance activities for the year 2010. She outlined the vision and mission for Code Compliance as well as the types of issues Code Compliance enforces. She advised that this was the second year that Code Compliance has been enforcing Residential Rental Inspections and Construction without Permits (See Page 1 & 2 of Attachment 2).

Ms. Albright explained that Code Compliance had been working off of the 2000 census map, however, it was expected that an update would be received mid-year as a result of the 2010 census. She advised that Code Compliance staff consisted of seven Code Officers, six of which were paid for using CDBG funds.

In response to a series of questions from Vice Mayor Somers, Ms. Albright explained that out of the General Fund, Code Compliance employed one Code Officer and one Supervisor. She reported that 30% of the 5 Inspectors on staff were also funded out of the General Fund to work specifically on codes. She described how funds were used to leverage work performed outside of the CDBG area. She said that work performed inside the CDBG area was covered by the CDBG allotment. She added that if CDBG funds were no longer available Code Compliance would be left with only 2 ½ Code Officers.

Ms. Albright displayed maps of the City which showed case activity for the years 2009 and 2010 (See pages 9 & 10 of Attachment 2)

In response to a question from Mayor Smith, Ms. Albright explained that the increase in case activity was due to an aging housing stock. She stated that residents who struggled to make their mortgage payments were unable to keep up with maintenance on their homes, which resulted in numerous maintenance complaints. She said that staff works to connect needy disabled and elderly residents with Housing Revitalization and other volunteer services to help correct violations.

Councilmember Finter commented on the outstanding work of the Code Officers on staff. He remarked that residents should attempt to address problems directly with the neighbors before involving the City. He suggested that due to the limited resources available outside the CDBG area that Code Compliance act on a complaint driven basis, rather than generating numerous cases by sight. He added that residents had requested a cleaner community and recommended that volunteerism be used to achieve a well-kept community.

Ms. Albright advised that Federal money had been used to fund temporary positions that were assigned to address main streets and illegal signage issues. She reported that Building Inspectors were targeted to spend 30% of their work time on code compliance. She said this was difficult due to the fact that the Inspectors were also required to perform construction inspections. She stated that last year Building Inspectors were only able to spend 21% of their work time on code compliance.

Ms. Albright explained that Code Compliance only responded to high hazard complaints outside the CDBG area. She advised that in 2010, less than 500 citations were issued and only 26 cases were taken to the criminal case level. She said that Code Compliance Officers manage approximately 130 open cases at one time and that last year there was 447 foreclosure cases. She remarked that the goal was to educate and provide alternatives for compliance and that most cases were closed with voluntary compliance.

In response to a question from Mayor Smith, Ms. Albright explained that more compliance was observed after banks had taken over maintaining the foreclosed properties. She advised of a new program where probationers were being used on Tuesday mornings to clean up the front yards of properties that did not have a responsible party.

Ms. Albright described a proposed modification in the new ordinance where an owner would be considered a Habitual Offender after having been found responsible for three citations within a 36 month period. She explained that if an owner continually required notices be mailed to them, a letter would be sent advising the owner that no further courtesy notices would be sent and any violations would proceed directly to a citation. She added that an owner could be declared a Repeat Offender if three notices were sent in 36 months.

Ms. Albright outlined the violations that were a top priority and those that were considered a nuisance (See Page 15 & 16 of Attachment 2). She said that Code Compliance addressed the high hazard situations first. She explained that with Building Strong Neighborhoods entire neighborhoods were surveyed, homeowners were provided courtesy notices, citations were issued and at the end of 30 days the appearance of the neighborhoods had improved.

Ms. Albright reported on the Code Partnership results for 2010 and advised that out of approximately 600 violations in the West Mesa CDC only 60 violations were actually referred to the City. She advised that a Maricopa County employee would receive clearance to drive a City vehicle in order to haul away debris from a clean-up site. She said that Solid Waste would be contacted to pick up large debris and this would eliminate problems with trash sitting for days waiting to be picked up.

In response to a question from Vice Mayor Somers, Ms. Albright said one of their goals this year was to partner with the HOAs to enforce code violations.

Vice Mayor Somers expressed support for the City partnering with the HOAs. He said this would be a benefit to the City as the City does not have the staff to deal with repeat offenders. He added that one benefit on the eastside was that neighborhoods developed after 1995 have HOA's.

Ms. Albright said that some west Mesa neighborhoods do not have an officially registered HOA and Code Compliance would research to find a way to work with those neighborhoods.

Ms. Albright outlined some of the special projects from 2010 (See Page 20 of Attachment 2) and said with CDBG abatements they had completed one property demolition, two were in progress, and bids were being received for a third one. She advised that funds were used to provide dumpsters and site cleanup. She said that 11 homes that had been cleaned up were done before the probationer program was started, however those properties were not safe enough to put probationers on and a contractor was hired to do the clean-up.

In response to a question from Vice Mayor Somers, Ms. Albright explained that if a customer requested a dumpster be placed in a CDBG area that had violations Code Compliance would place a dumpster in that area. She advised that Solid Waste had a program called "Clean Sweep" and if enough interest was expressed by residents a dumpster could be placed in that neighborhood. She added that the Clean Sweep program was available to all areas of the City.

In response to a question from Vice Mayor Somers, Deputy City Manager Jack Friedline advised that information on the Clean Sweep Program was available on the website and could be addressed at a future Study Session when Solid Waste Management Director Willie Black and staff could be present to speak on the Clean Sweep Program and its requirements.

Ms. Albright stated that Code Compliance would continue to educate the community as education should come before enforcement.

In response to a question from Councilmember Kavanaugh, Ms. Albright explained that enforcement cases were viewable online and could be tracked on the Code Compliance website. She advised that by providing an address or case number details of a case, along with the contact information for the Code Officer, was available online. She said that enhancing the system so that the complainant would automatically be emailed any updates was being explored.

Ms. Albright advised that the Extraordinary Properties in Mesa Program had been launched. She said that the brochure would be placed on the website as well as in City facilities. She added that the first round of winners was planned for April of this year. She briefly outlined plans to partner with other community agencies, increase volunteers, and streamline the enforcement process.

Councilmember Richins thanked staff their efforts.

2-b. Hear a presentation, discuss and provide direction on the Neighborhood Stabilization Program.

Neighborhood Services Department Director Ray Villa introduced Neighborhood Stabilization Coordinator Ray Thimesch who was prepared to provide a PowerPoint presentation. He stated that staff was seeking direction from Council regarding the Neighborhood Stabilization Program (NSP3) that was awarded by the US Department of Housing and Urban Development (**See Attachment 3**).

Mr. Thimesch advised that the presentation included information on the NSP1 program and said that there had not been much change since the last presentation. He reported that a couple of duplexes had been turned over to Save the Family. He said that NSP was currently working with High Help on property that would be used for housing homeless women. He added that construction for a Habitat for Humanity home had started and that volunteers were being sought to work on that home on February 12 and February 26, 2011.

Mr. Thimesch displayed a map showing the location of the properties that had been purchased (See Page 7 of Attachment 3). He said that the 11 properties previously sold had been posted on the website. He added that this had sparked more interest in the program and more applications were now being received.

In response to a question from Councilmember Richins, Mr. Thimesch explained that the homes were not being sold to investors and that buyers were required to meet income qualifications. He said that the income for a family of 4 could not exceed \$80,000 a year to qualify for the program. He advised of other programs that had helped provide down payment assistance and had enabled people to purchase a home. He reported that 33 nonprofit units had been completed and 16 more were in progress. He added that 2 of these units would be finished next week and would be turned over to the Marc Center.

In response to a question from Councilwoman Higgins, Mr. Thimesch explained that the homes were being sold at market value. He advised that he was responsible for showing the homes

and providing information to the customers, as well as providing a list of what work had been done on the homes.

Mr. Thimesch reported that HUD had awarded \$4,019,457.00 and that the application deadline was March 1, 2011. He advised that 50% of the funds from the award would need to be expended within 2 years and 100% of the funds expended within 3 years (See Page 8 of Attachment 3).

Mr. Thimesch outlined the objectives of the program and said that the NSP3 would assist in stopping the decline of home values, reduce the amount of vacant property, increase property sales and increase the real estate median market values of residential real estate. He stated that there had been success with the NSP1 in the 85204 zip code and that since the second quarter of last year the average sale price in that area had increased by \$26,000.00. He added that other non-profits have also invested in the 85204 area.

Mr. Thimesch displayed a map of qualifying areas under NSP3 and explained the decision to focus on the area near Main Street and within one mile of the light rail. He said the area near Dobson Road and Broadway Road where Crescent Crown Distributing would be located would also be a good area to invest in (See Page 10 & 12 of Attachment 3).

In response to a question from Vice Mayor Somers, Mr. Thimesch explained that most of the information on the map came from RealtyTrac, which tracks information for HUD. He stated that a combination of factors were used to figure what the target areas should be such as: the number of mortgages, number of high cost mortgages and unemployment in an area.

Mr. Thimesch highlighted some of the limitations of the program. He said that HUD had requested that a notable impact be made in the community and therefore, 20% of the homes in the area would need to be acquired and rehabbed. He briefly outlined activities covered under the NSP3 (See Page 13 of Attachment 3).

Mr. Thimesch advised that NSP3 funds could only be used for housing with 10% of the funds used for demolitions. He said that 25% of the funds would be allocated for household incomes that are 50% or less of the area median income. He stated that providing affordable rental housing was required and that local workforce hiring would be encouraged. He added that one of the goals was to promote green technology and achieve an Energy Star rating for the homes.

In response to a question from Councilwoman Higgins, Mr. Thimesch explained that green technology did not address evaporative coolers. He added that an evaporative cooler was not considered in an Energy Star rating.

Mr. Thimesch reported that proposals for non-profit housing were being researched. He advised that of the \$1,600,000.00 designated for non-profit housing, approximately \$1,004,865.00 would be for households with 50% or less median income and \$595,135.00 for 51% to 120% of the area median income. He said that it was anticipated that when a duplex was purchased it would be a mixed income level of housing which could also provide an additional source of revenue. He stated that of the \$2,018,457.00 designated for home ownership \$1,805,000.00 would be for acquisition and rehab, \$165,000 for down payment assistance and \$48,457.00 for counseling. He added that \$401,000.00 would be for administrative fees over a period of 3 years (See Pages 16 & 17 of Attachment 3).

In response to a question from Vice Mayor Somers, Mr. Thimesch advised that the figure provided for administrative fees was a total of what could be used over a period of 3 years. He said those funds could be applied to other costs such as a purchase or a rehab. He added that any funds not used over the 3 year period of time would be taken back.

Mayor Smith commented that when Federal funds were involved the administrative costs were considerably higher due to the additional amount of work required.

In response to a question from Councilmember Finter, Mr. Thimesch explained that any future home purchases would be made in the area near Gilbert Road in order to continue to make an impact in that area.

Responding to a question from Councilwoman Higgins and Councilmember Richins, Mr. Thimesch explained that the houses that were selected and purchased were houses that potential home owners were not interested in and were at the bottom of the barrel so there was no bidding war for the properties.

Mayor Smith commented that the City's objective for buying a home was to stabilize a neighborhood.

Mr. Villa advised that if Council was in agreement staff would move forward with this plan.

Mayor Smith expressed support for the partnership with the non-profits and said that staff had done a great job of upgrading the housing stock.

Mr. Thimesch stated that the Marc Center and Save the Family were very appreciative of what the City has done.

Mayor Smith thanked staff for the presentation.

2-c. Discuss and provide direction on the Guidelines for Conducting Council Committee Meetings.

It was moved by Councilmember Kavanaugh, seconded by Vice Mayor Somers to accept the Guidelines for Conducting Council Committee Meetings (**See Attachment 4**).

Mayor Smith declared the motion carried unanimously.

3. Appointments to Council, Regional and Other Committees and Boards.

Mayor Smith advised that the appointments to Committees and Boards covered the needs, talents and special interests of the Councilmembers. He added that the appointments provide Councilmembers with a variety of experiences (**See Attachment 5**).

It was moved by Councilmember Glover, seconded by Councilmember Richins, that the Council approve the appointments to Council, Regional and Other Committees and Boards.

Mayor Smith declared the motion carried unanimously.

4. Acknowledge receipt of minutes of various boards and committees.

- 4-a. Library Advisory Board meeting held November 16, 2010.
- 4-b. Parks and Recreation Board meeting held November 10, 2010.
- 4-c. Audit and Finance Committee meeting held January 20, 2011.

Councilmember Richins commented on the disposition of the softball fields on the west side as a result of the Cubs stadium and stated that he would not want anyone to get the impression that the residents did not care what recreation was displaced due to the development of the Cubs stadium.

Discussion ensued regarding the possibility that the softball fields could remain in place until the land was ready to be developed as opposed to dismantling the softball fields and allowing the land to possibly lay vacant for years.

Councilmember Kavanaugh discussed his attendance at a recent Audit and Finance Committee meeting and said that he agreed with the concerns expressed by the members of that committee relative to a lack of cooperation that has been shown by staff as far as compliance with the City's Auditor's recommendations. He stated that he was aware of the fact that the new Chairman and members of that Committee intend to address this issue as well. Councilmember Kavanaugh advised that he was a member of the Financing the Future Committee and that he, along with Speaker of the House Kirk Adams, recommended the appointment of a City Auditor who would report directly to the Council. He explained that the expectation of this proposal was that a level of cooperation would ensue as far as the findings and recommendations of the City Auditor to correct any deficiencies. He said that the goal was to use this position as a tool to examine inefficiencies and transparencies in City government and, with the full cooperation of staff, expeditiously improve and correct them.

Councilmember Kavanaugh added that the expectation is that when the Audit and Finance Committeemembers have questions and or concerns regarding issues brought before them, staff from the various departments involved in the audits should be present and prepared to discuss the issues, provide input and express any concerns regarding the recommended corrective actions being suggested. He stressed the importance of this process proceeding in an efficient, cooperative and effective manner.

Mayor Smith commented on the fact that the Auditor's reports are the viewpoint and opinions of the Auditor and her staff based on their reviews and noted that staff may not always agree with the findings and are given the opportunity to present their perspectives and even disagree with the recommendations. He further stated that there are two ways to handle such disagreements, either by going to the Audit and Finance Committee's meetings to discuss the matter and provide input or by ignoring the recommendations. He pointed out that the latter option does not accomplish anything and negates the whole purpose of the Auditor's position and the Committee. He stressed the importance of identifying issues that can be improved upon and implementing steps to improve them, all in a timely and cooperative manner. He reiterated that although staff might not agree with the recommendations of the Auditor, it is their responsibility to bring forward discussion on them and provide input so that the identified issues can be addressed. He added that ignoring such recommendations will not make them go away.

Mayor Smith also spoke in favor of more robust discussion at the Committee's meetings and noted that the Auditor's opinions and recommendations are not written in stone; the Auditor and her staff conduct a review and provide their professional opinions based on their observations and these are then reviewed and discussed by the Committeemembers, hopefully with staff's input as well. The Mayor emphasized that the audit process was not about "catching problems" but rather "avoiding problems" and said that if the process is working well they would see the problem coming and make changes before it got any worse – this is the most beneficial use of the auditor function. He also noted that the process is a human one and there will always be issues but the manner in which they are addressed is what is important, namely identifying small problems before they become big ones. He concurred with Councilmember Kavanaugh's comments regarding the importance of respecting the audit process and recognizing that identified issues must be discussed and addressed.

Vice Mayor Somers stated that if staff involved in an audit came forward and said they understood the concern but had operational difficulties that were preventing them from taking action, that is something that could be worked out in the City Manager's office and he would not have any problem with that. He added, however, that once a report had been issued and the City Auditor has listed her conclusions and recommendations and both the Department Manager and City Manager have agreed with those conclusions, steps should be immediately initiated to rectify the targeted areas. He said that excuses such as lack of staff and/or organizational changes that led to poor succession planning are not acceptable and neither is "dropping the ball" somewhere along the line when it comes to ideas that need to be implemented. He pointed out that the ideas were approved by the Council, but, even more importantly, the City Auditor's position was created by a vote of the people and was a mandate that he supported in 2006 and supports now.

Vice Mayor Somers commented that although not all of the Auditor's opinions may work out for one reason or another, he believes that when an agreement has been reached that changes will occur they should be diligently carried out. He said that he recognizes the fact that the organization has changed and staffing levels have had to be cut and because the City faces these challenges more attention must be paid to succession planning.

Mayor Smith advised that the City Auditor could bring forward a recommendation that doesn't fit within the realities of the operation (i.e. a certain two-person process should be implemented, however, there is only one staff person left to perform this function). He said that staff needs to realize that the Auditor's recommendations may be absolutely correct but they also need to be implemented and he recognizes that this can present challenges. He noted that this is where changes in the City's organizational structure and staffing levels come into play resulting in a weakness but instead of ignoring the recommendation staff has to find ways to overcome the challenges and correct the deficiencies. He stressed the importance of discussing issues and finding solutions up front rather than delaying action, which will only make matters worse.

It was moved by Vice Mayor Somers, seconded by Councilmember Higgins, that receipt of the above-listed minutes be acknowledged with comments.

Mayor Smith declared the motion carried unanimously.

5. Hear reports on meetings and/or conferences attended.

Mayor Smith:	Mayor's Breakfast; Mesa Arts Foundation "Evening of Musical Magic."
Councilmember Kavanaugh:	Opening of Vietnamese New Year Festival; East Valley Institute of Technology Radio Station.
Councilwoman Higgins:	Skyline High School "Pink Out"; FLINN Foundation Road Map Steering Committee Update.

6. Scheduling of meetings and general information.

Deputy City Manager Jack Friedline stated that the meeting schedule is as follows:

Saturday, February 5, 2011, 8:00 a.m. – Household Hazardous Waste Event

Monday, February 7, 2011, 4:30 p.m. – Study Session

Monday, February 7, 2011, 5:45 p.m. – Regular Council Meeting

Wednesday, February 9, 2011, 7:30 a.m. – Joint City Council & Dobson Association Board of Directors Meeting

Thursday, February 10, 2011, 7:30 a.m. – Study Session

Thursday, February 10, 2011, 9:00 a.m. – Mesa Amazing Race

Friday, February 11, 2011, 7:30 a.m. – Council Strategic Planning Session

Saturday, February 12, 2011 – Community Document Shredding Event

5. Items from citizens present.

There were no items from citizens present.

6. Adjournment.

Without objection, the Study Session adjourned at 9:50 a.m.



SCOTT SMITH, MAYOR

ATTEST:

  
LINDA CROCKER, 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 3<sup>rd</sup> day of February 2011. I further certify that the meeting was duly called and held and that a quorum was present.

  
LINDA CROCKER, CITY CLERK

bdw



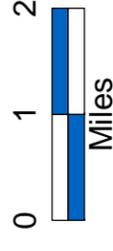


# Prop 203 Possible Locations

## CHAA Areas

- Mesa Central
- Mesa East
- Mesa North
- Mesa South
- Mesa West

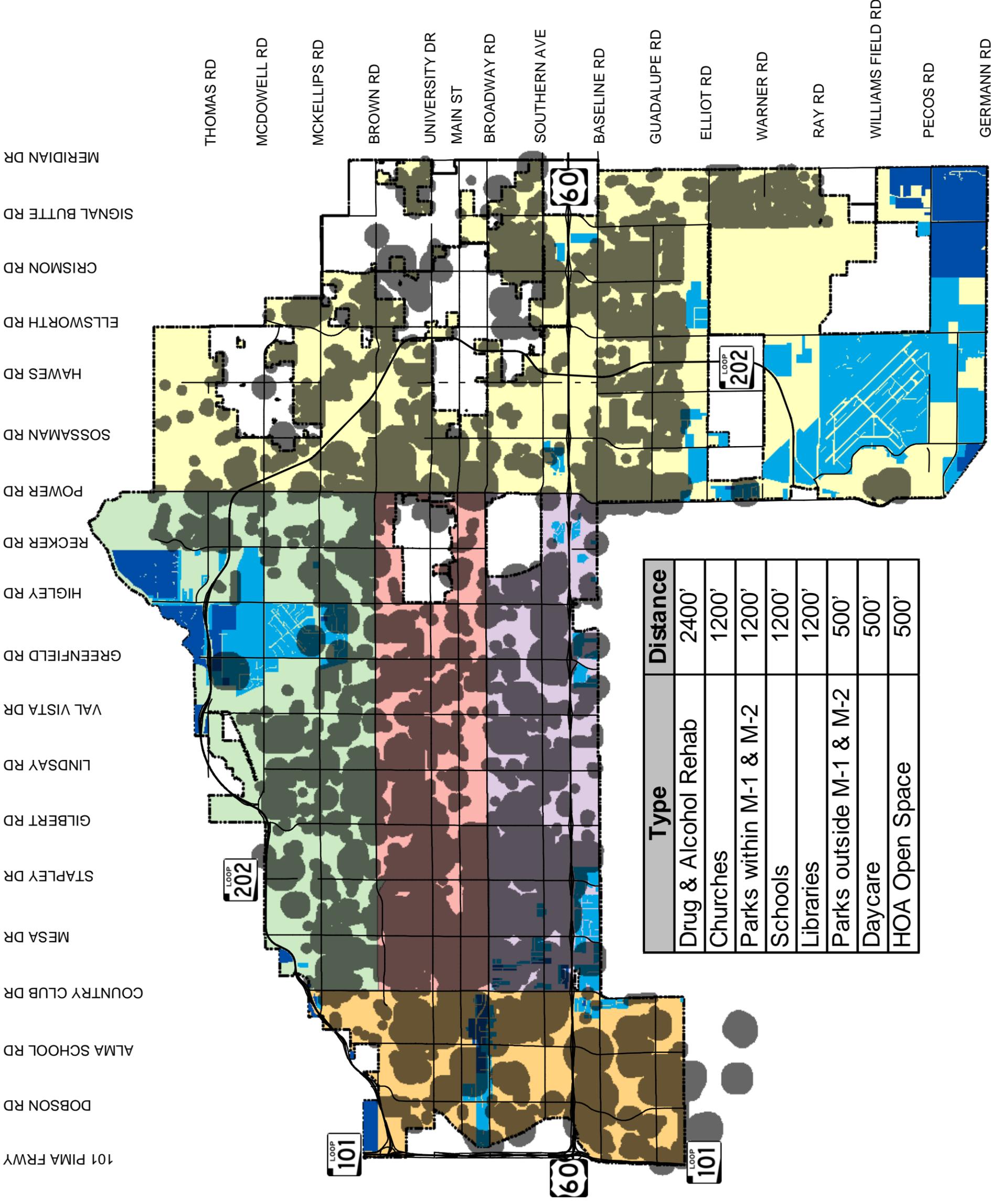
- Land Use Buffer
- M-1 Zoning
- M-2 Zoning
- City Limits
- Arterials



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Type	Distance
Drug & Alcohol Rehab	2400'
Churches	1200'
Parks within M-1 & M-2	1200'
Schools	1200'
Libraries	1200'
Parks outside M-1 & M-2	500'
Daycare	500'
HOA Open Space	500'

# **CODE COMPLIANCE 2010 ANNUAL UPDATE**

**City Council Study Session**

**February 3, 2010**

**Development and Sustainability**

**Deputy Director - Tammy Albright**

# **COUNCIL STRATEGIC INITIATIVE: QUALITY OF LIFE**

## ***CODE COMPLIANCE VISION:***

Mesa has quality development and is a sustainable community.

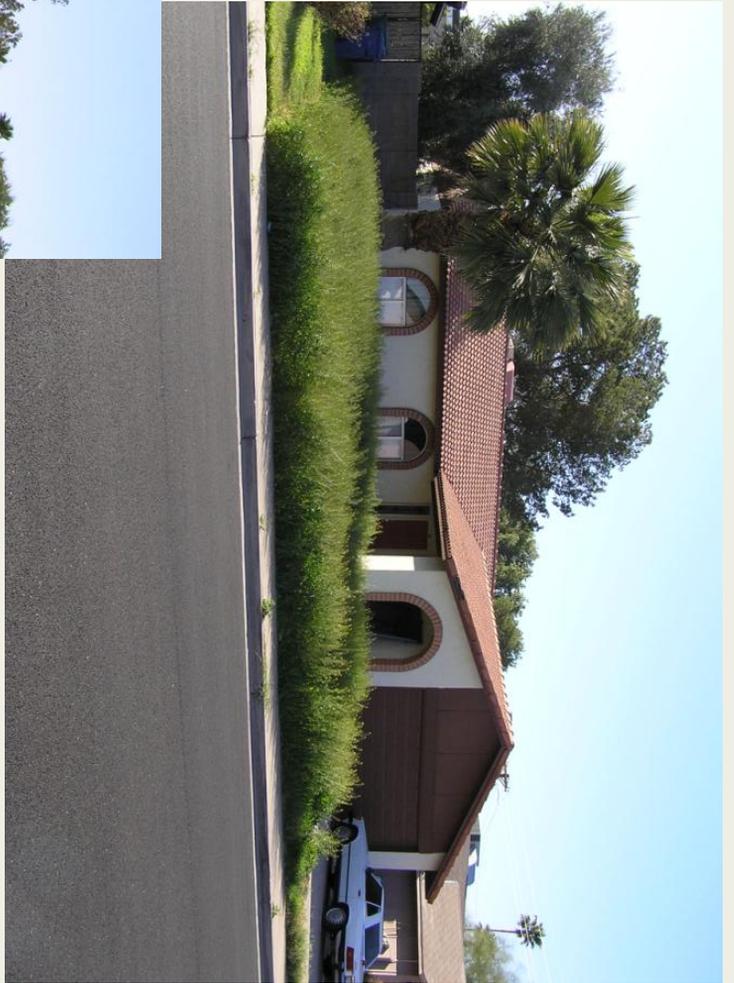
## ***CODE COMPLIANCE MISSION:***

Enhance quality of life and community pride through consistent compliance with adopted codes and approved permits.

# **CODE COMPLIANCE IS CHARGED WITH THE ENFORCEMENT OF:**

- ✧ Public Nuisance
  - ✧ Property Maintenance
  - ✧ Neighborhood Preservation
- ✧ Zoning
- ✧ Signs
- ✧ Environmental Codes
- ✧ Residential Rental Inspections
- ✧ Construction Without Permits

# WEEDS



# INOPERABLE CARS



# YARD SALES

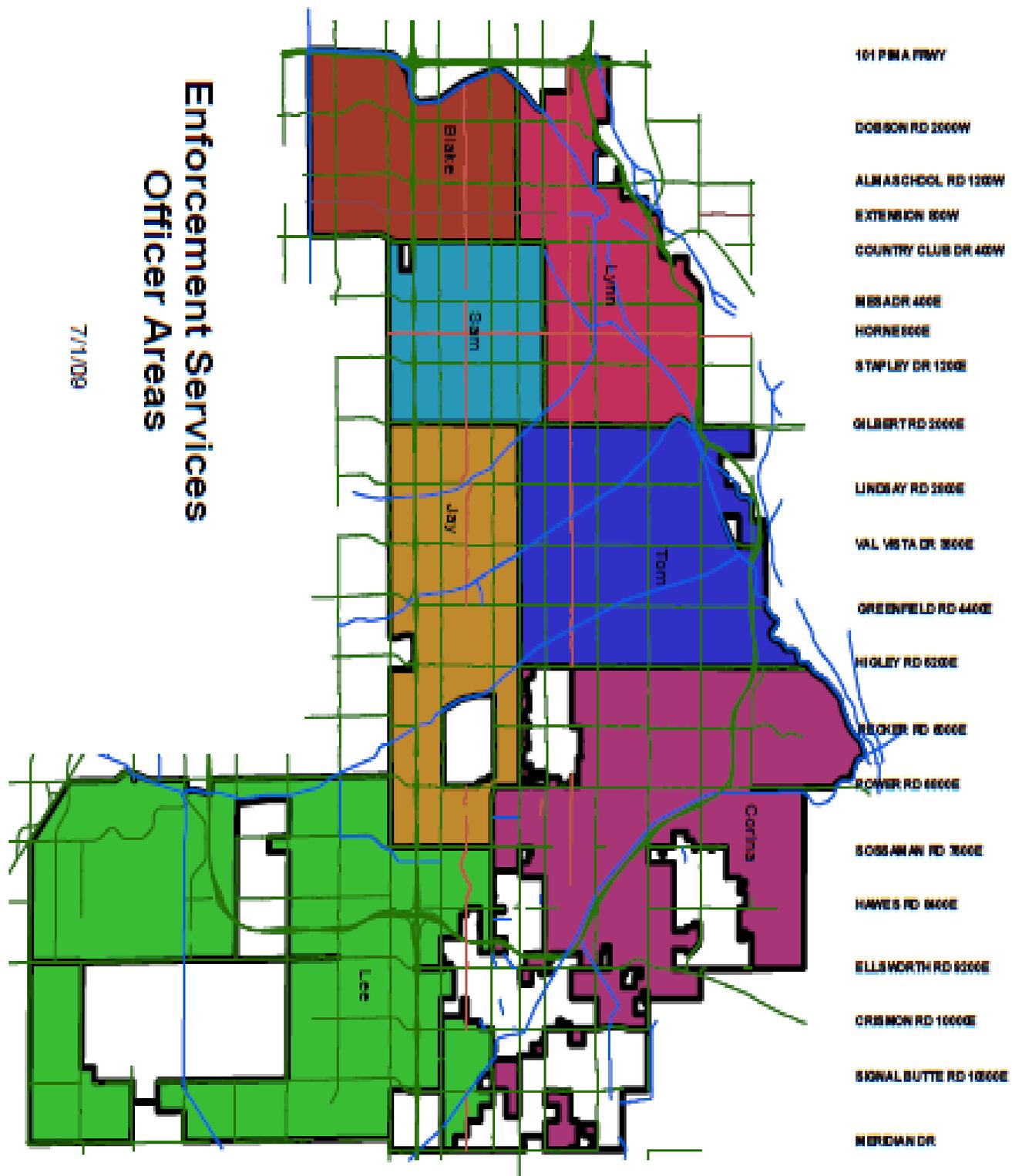


- THOMAS RD 2800W
- MCDONNELL RD 2800W
- MCKELLIPS RD 2800W
- BROWN RD 1200N
- 8TH ST 800N
- UNIVERSITY DR 400N
- MAIN ST S
- BROADWAY RD 400S
- 8TH AVE 800S
- SOUTHERN AVE 1200S
- 60 SUPERSTITION HWY\*
- BASELINE RD 2800S
- GUADALUPE RD 2800S
- ELIJAH RD 2800S

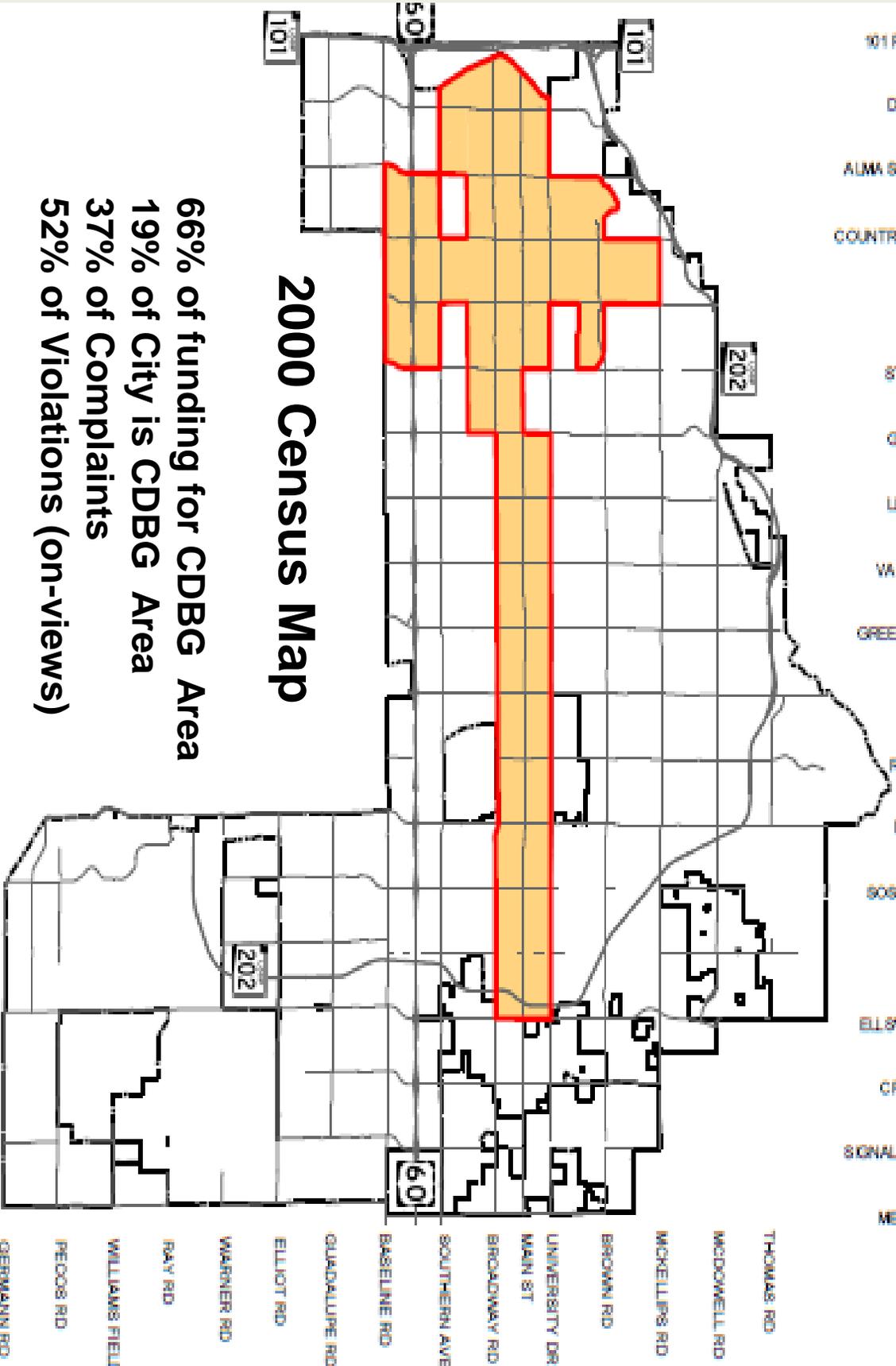
Blake - 644-4543  
 Jay - 644-2048  
 Corina - 644-4319  
 Lee - 644-5087  
 Lynn - 644-5511  
 Sam - 644-4360  
 Tom - 644-5512

## Enforcement Services Officer Areas

7/1/09



- 101 PIM
- DOBSON RD
- ALMA SCHOOL RD
- COUNTRY CLUB DR
- MESA DR
- STAPLEY DR
- GILBERT RD
- LINDSAY RD
- VAL VISTA DR
- GREENFIELD RD
- HIGLEY RD
- RECKER RD
- POWER RD
- SOSSAMAN RD
- HAWES RD
- ELLSWORTH RD
- CRIMON RD
- SIGNAL BUTTE RD
- MERIDIAN DR

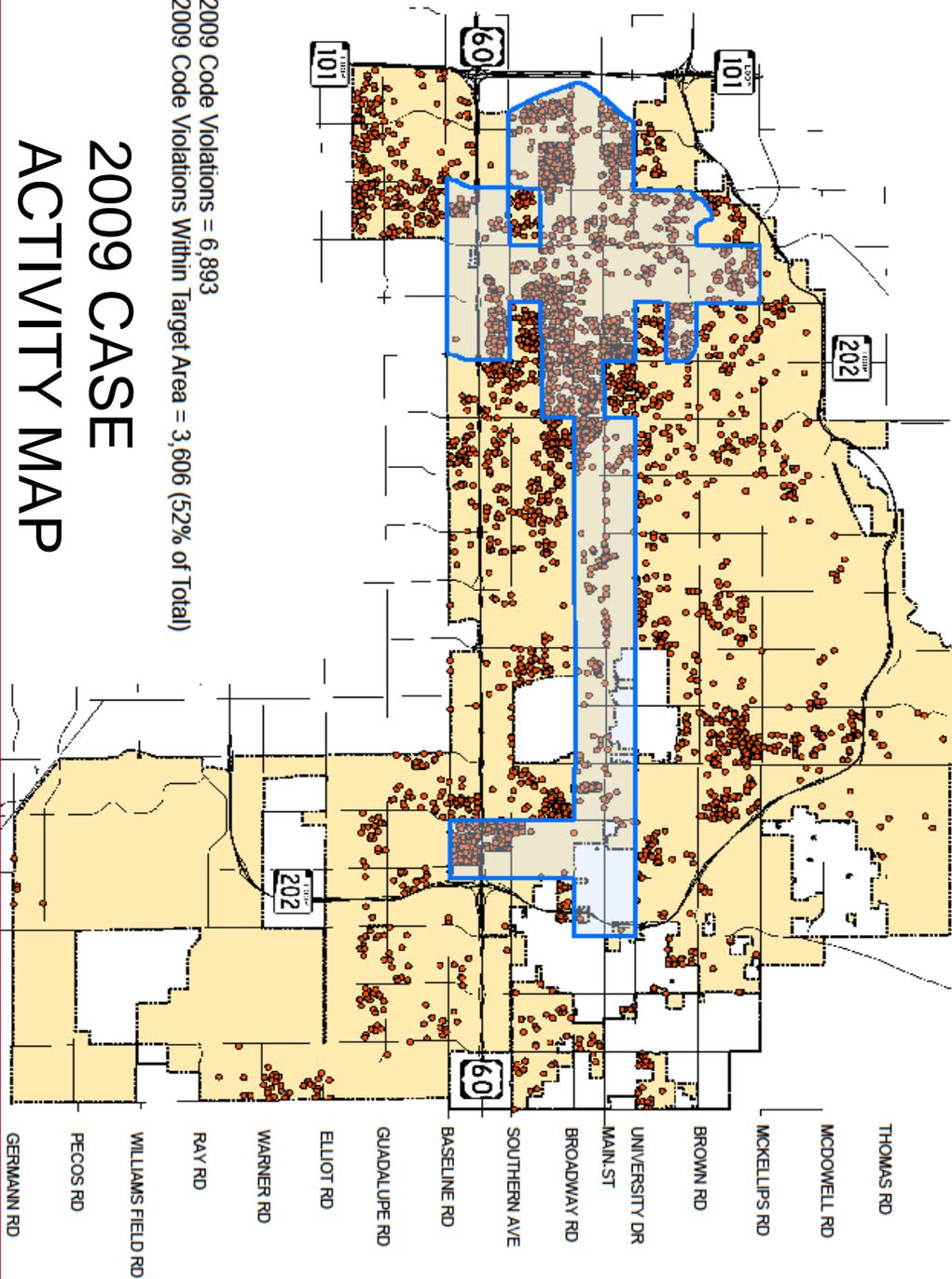


## 2000 Census Map

**66% of funding for CDBG Area**  
**19% of City is CDBG Area**  
**37% of Complaints**  
**52% of Violations (on-views)**

- THOMAS RD
- MCDOWELL RD
- MCKELLIPS RD
- BROWN RD
- UNIVERSITY DR
- MAIN ST
- BROADWAY RD
- SOUTHERN AVE
- BASILINE RD
- GUADALUPE RD
- ELLIOT RD
- WARNER RD
- RAY RD
- WILLIAMS FIELD RD
- PECOS RD
- GERMANN RD

- 101 PIMA FRWY
- DOBSON RD
- ALMA SCHOOL RD
- COUNTRY CLUB DR
- MESA DR
- STAPLEY DR
- GILBERT RD
- LINDSAY RD
- VAL VISTA DR
- GREENFIELD RD
- HIGLEY RD
- RECKER RD
- POWER RD
- SOSSAMAN RD
- HAWES RD
- ELLSWORTH RD
- CRISMON RD
- SIGNAL BUTTE RD
- MERIDIAN DR



2009 Code Violations = 6,893  
 2009 Code Violations Within Target Area = 3,606 (52% of Total)

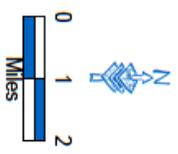
# 2009 CASE ACTIVITY MAP

- THOMAS RD
- MCDOWELL RD
- MCKELLIPS RD
- BROWN RD
- UNIVERSITY DR
- MAIN ST
- BROADWAY RD
- SOUTHERN AVE
- BASELINE RD
- GUADALUPE RD
- ELLIOT RD
- WARNER RD
- RAY RD
- WILLIAMS FIELD RD
- PECOS RD
- GERMANN RD



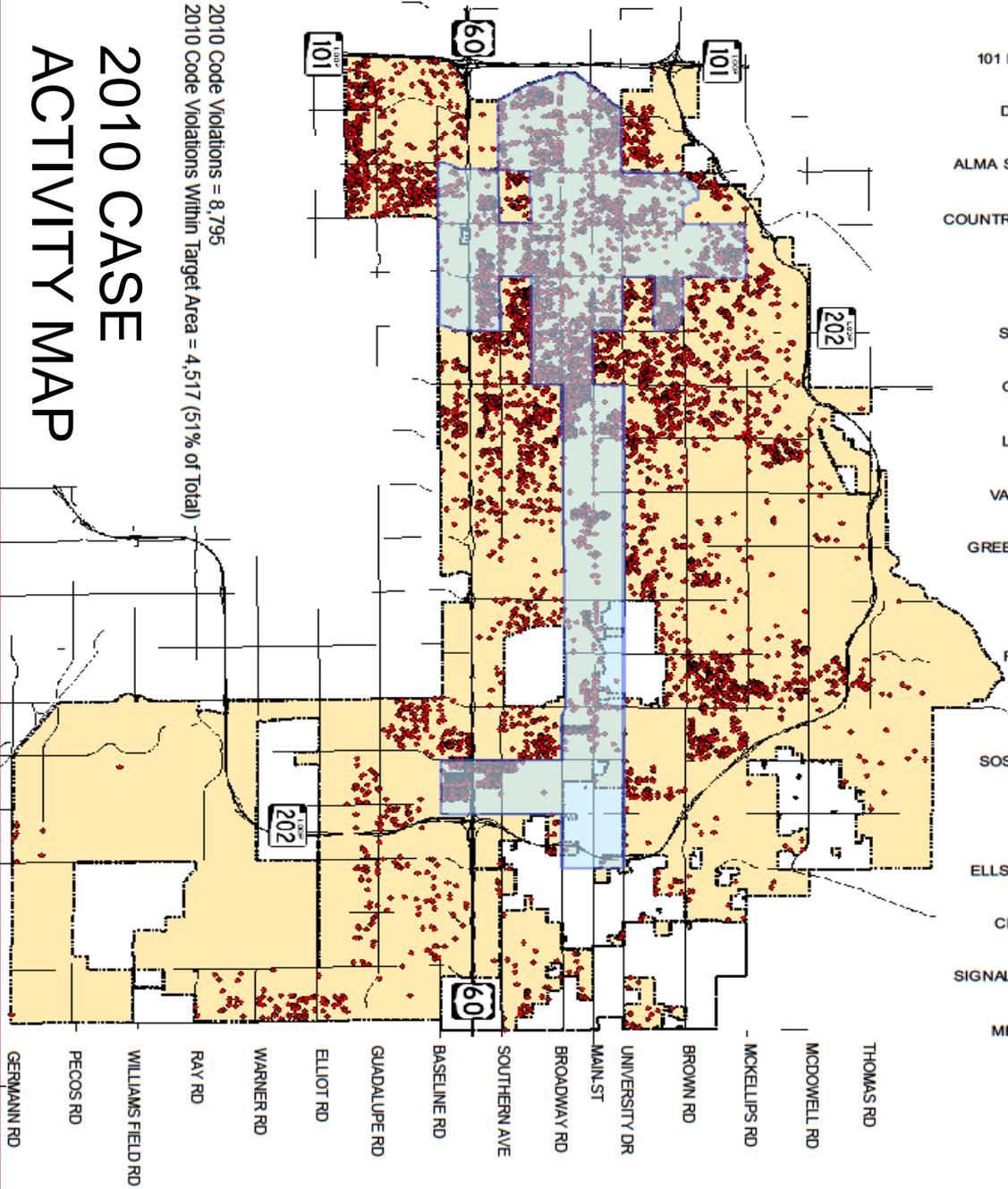
**LEGEND**

- Code Violation Location
- CDBG Target Area
- Arterials
- Boundary
- City Boundary



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- 101 PIMA FRWY
- DOBSON RD
- ALMA SCHOOL RD
- COUNTRY CLUB DR
- MESA DR
- STAPLEY DR
- GILBERT RD
- LINDSAY RD
- VAL VISTA DR
- GREENFIELD RD
- HIGLEY RD
- RECKER RD
- POWER RD
- SOSSAMAN RD
- HAWES RD
- ELLSWORTH RD
- CRISMON RD
- SIGNAL BUTTE RD
- MERIDIAN DR



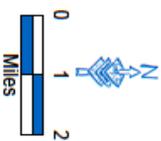
2010 Code Violations = 8,795  
 2010 Code Violations Within Target Area = 4,517 (51% of Total)

# 2010 CASE ACTIVITY MAP



2010  
 Code  
 Violations

- Code Violations
- CDBG Target Area
- City Boundary
- Arterials



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# STAFF & FUNDING

- ✦ 7 Code Compliance Officers
- ✦ 6 of 7 Code Officers Funded by CDBG
- ✦ Temporary Position Funded by CDBG
- ✦ 30% of Building Inspectors Time –  
Equivalent to 1.5 Additional Staff

# HOW WE OPERATE

- ✧ Respond to Complaints
- ✧ Proactive Approach in CDBG Areas – “on views”
- ✧ Offer Compliance Alternatives
- ✧ Use Multiple Approaches to Achieve Compliance
  - ✧ Voluntary
  - ✧ Civil Citations
  - ✧ Criminal Citations

# FACTS & FIGURES 2010

- ✦ 9,043 Cases Opened
- ✦ 8,060 Courtesy Notices Issued
- ✦ 2,461 Notices of Violation Issued
- ✦ 493 Civil Citations Issued
- ✦ 26 Criminal Citations Cases
- ✦ 86% Voluntary Compliance
- ✦ Management of Approximately 130 Open Cases at One Time
- ✦ 447 Cases with Foreclosures

# GENERAL ENFORCEMENT PROCEDURES

- ✧ *Habitual Offender* is declared after **responsible** for 3 citations within 24 months. (Proposed modification to 36 months)
- ✧ *Policy: Repeat Offender* can be declared if owner has more than 3 Notices in 36 months.

# PRIORITY LIST

- ✦ Life Safety
- ✦ Utility Inspection
- ✦ Unsecured Buildings
- ✦ Illegal Dumping
- ✦ Green Pools or Fencing
- ✦ Environmental Code Violations
- ✦ Parking on Unimproved Surface

# PRIORITY LIST

- ✦ Weeds or Dead Plants
- ✦ Obstruction in ROW
- ✦ Unauthorized Construction
- ✦ Junk or Storage
- ✦ Housing or Property Maintenance
- ✦ Non Life Safety Code Violations
- ✦ Other Nuisance Violations  
(Signs, Inoperable Vehicles, RV Storage, etc)

# COMMUNITY INVOLVEMENT 2010

- ✦ Participated in 2 City Hall at Mall Events
- ✦ Volunteer Sign Team – 9,564 signs
- ✦ Marlborough Mesa and Pace East Mesa
- ✦ West Mesa CDC – exploring options
- ✦ Participated in 4 Building Strong Neighborhood

# **BUILDING STRONG NEIGHBORHOODS**

- ✦ 4 Events
- ✦ 133 Cases Opened
- ✦ 119 Cases in Compliance
- ✦ 13 Cases Open at End of Project
- ✦ Projects Run 30 Days

# CODE PARTNERSHIP RESULTS - 2010

- ✧ The West Mesa CDC
  - ✧ 4221 Properties Inspected
  - ✧ 599 Violations
  - ✧ 235 Violations Abated
  - ✧ 128 Still Active
  - ✧ **60 Referred to City**
  - ✧ 8 Issues abated by West Mesa CDC
- ✧ Exploring - Partnerships to Abate / Demo Properties

# SPECIAL PROJECTS - 2010

- ✧ Probationer Clean Ups – Expanded Program
  - ✧ 389 Alleys Blocks Cleaned up
  - ✧ 9 Homes Cleaned up
- ✧ CDBG Abatements
  - ✧ One Demolition, Two in Progress
  - ✧ 12 Dumpsters Provided
  - ✧ 9 Sites Secured
  - ✧ 11 Homes Cleaned up

# ALLEY CLEAN UPS



# FUTURE OF CODE ENFORCEMENT

- ✦ Continue with Education & Neighborhood Programs
- ✦ Extraordinary Properties in Mesa Program
- ✦ Expand Abatement Programs
- ✦ Help to Educate Elderly and/or Disabled Residents on Property Maintenance Assistance Programs

# FUTURE OF CODE ENFORCEMENT

- ✧ Enhanced Use of Technology
- ✧ Increase Volunteer Code Activities
- ✧ Partner with Community Agencies
- ✧ Streamline the Enforcement Processes
- ✧ Working on Updating Ordinances

# QUESTIONS

# NEIGHBORHOOD STABILIZATION PROGRAM (NSP3)



Presentation to City Council

February 3, 2011



# NSP1 PROGRAM

## Review

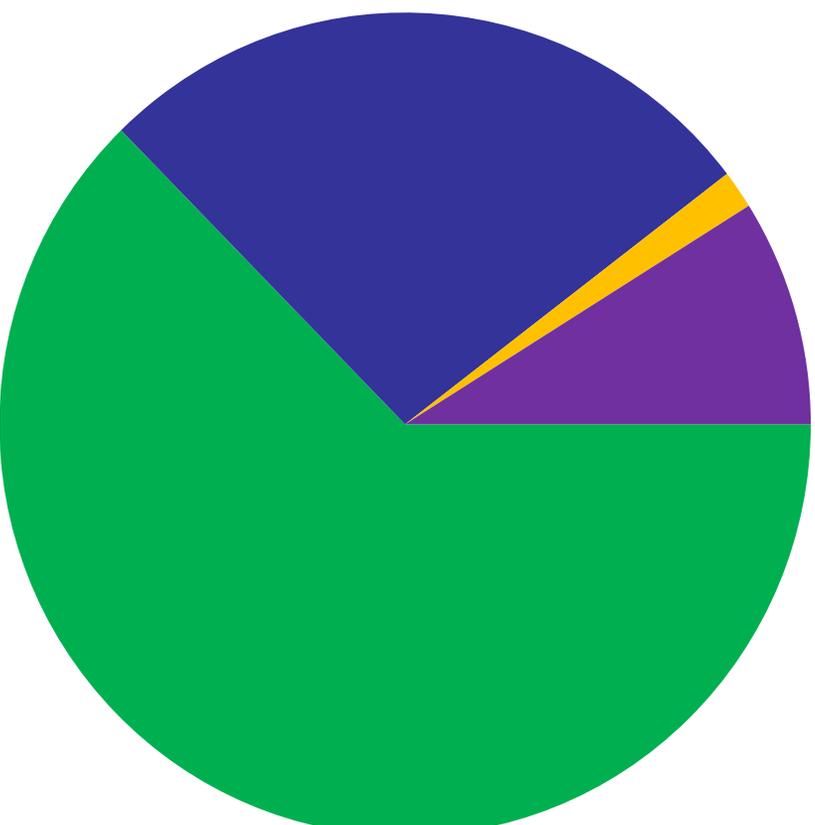
- Acquire and rehabilitate foreclosed or abandoned homes
  - **focused on zip code 85204**
- Resell homes:
  - Reduce blight
  - Bolster neighborhood home values
- Activities must benefit low and moderate income persons

**Mesa's program also included installing sprinkler systems in all properties**



# NSP1 PROGRAM FUNDING

## Awarded \$9,659,665



■ Home Ownership  
\$6,053,000.00

■ Non-profit Housing  
\$2,600,000.00

■ Demo/Reconstruction  
\$145,000.00

■ Administration  
\$861,665.00



# **NSP1 PROGRAM SUCCESSSES HOME OWNERSHIP**

- **38 homes purchased**
  - 25 by City of Mesa
  - 14 by Housing Our Communities
- **31 homes rehabilitated**
- **4 homes – rehabilitation underway**
- **3 homes – rehabilitation pending**



# **NSP1 PROGRAM SUCCESSSES NON-PROFIT HOUSING**

- **10 properties purchased**
  - 33 units (2 & 3 bedroom)
- **6 properties (17 units) rehabilitated and transferred to Non-profits**
  - 6 units to Marc Center
  - 11 units to Save the Family

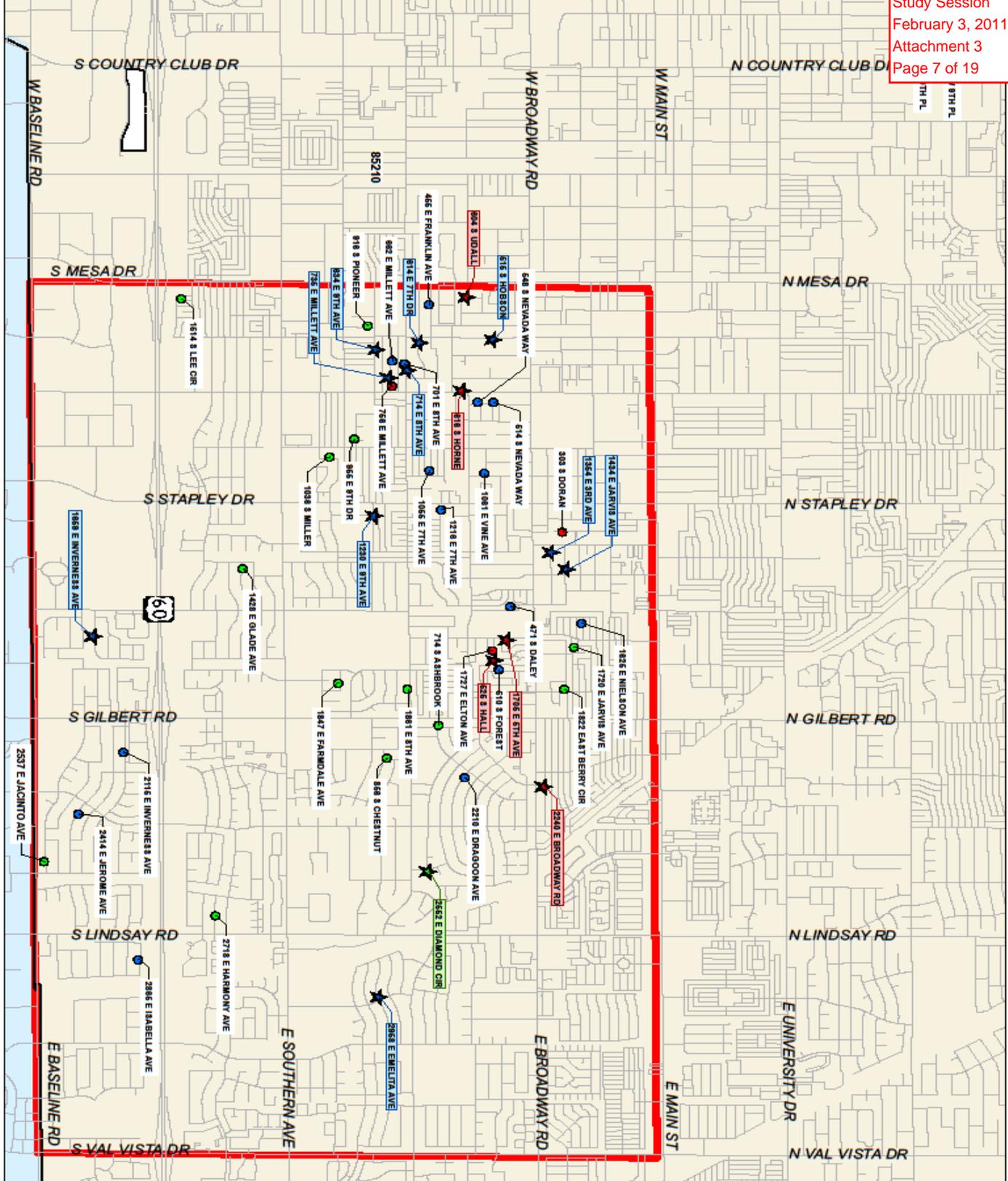


# **NSP1 PROGRAM SUCCESSSES**

# **DEMOLITION AND RECON- STRUCTION**

- **Reconstruction completed on one home**
- **One home reconstruction by Habitat for Humanity**
- **11 houses sold**





# Purchased Property Addresses

## Legend

- ★ Obtained Properties
- ★ Single Family Home
- ★ Non-Profit Housing
- ★ HOC Property
- ★ Transferred / Sold
- ★ Single Family Home
- ★ Non-Profit Housing
- ★ HOC Property

- Street/
- Right of Way
- City Limits
- 85204 Zip Code
- Boundary



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 Source: City of Mesa & USFS  
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# NSP 3

- **\$4,019,457.00 Awarded**
- **Application by March 1, 2011**
- **50% expenditure in 2 years**
- **100% expenditure in 3 years**

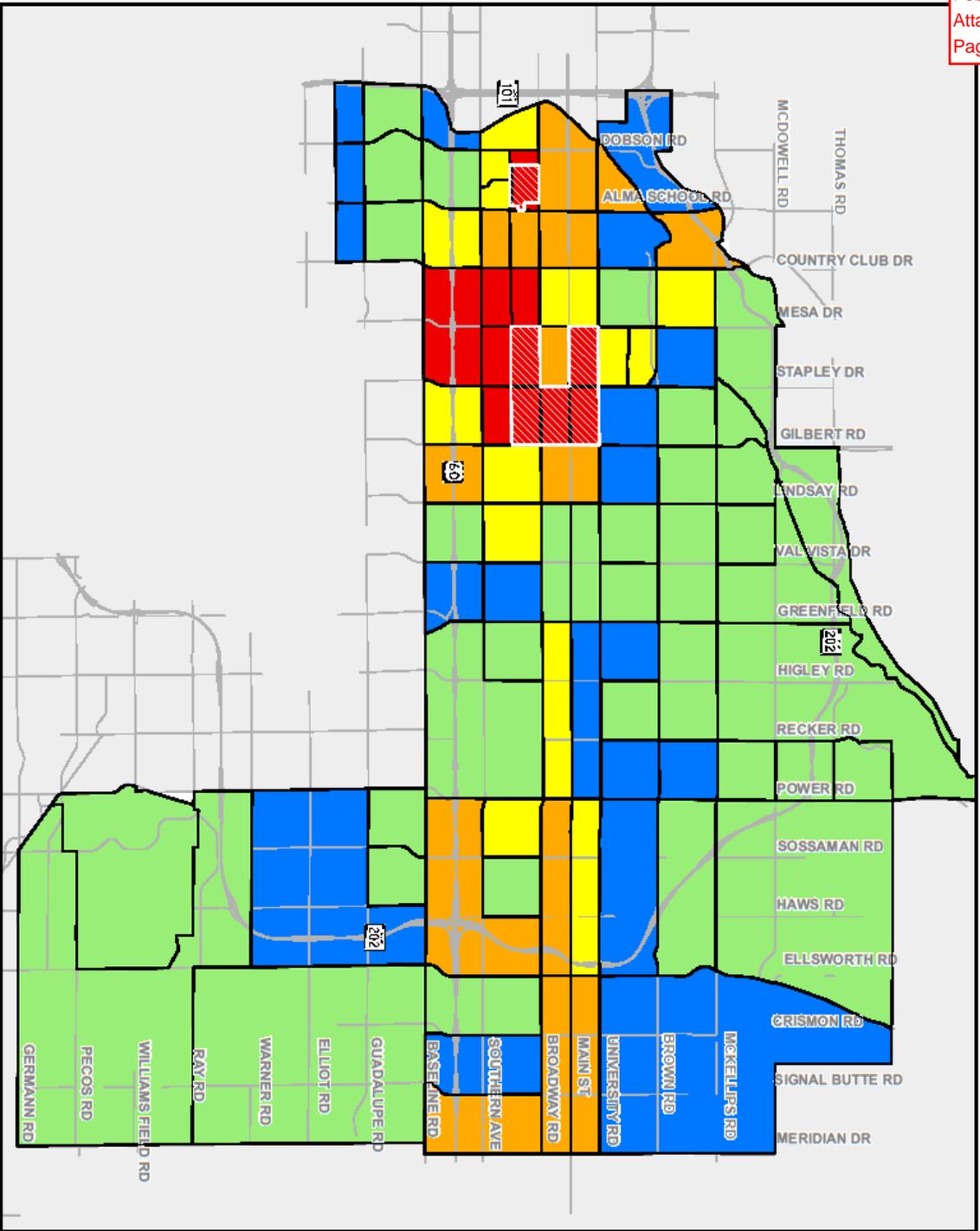


# NSP 3

## Objectives

- **Arrest decline in homes values**
- **Reduce vacant or abandoned property**
- **Increase sales of residential property**
- **Increase median market values of real estate**



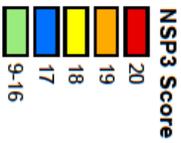


**City of Mesa**

**Qualifying Area**

NSP3 Qualifying Area

State Minimum  
 Qualifying NSP3 Score: 17



City of Mesa-ITDCIS  
 Created by Fawn Hager  
 City of Mesa, 01/23/2011  
 City of Mesa, 01/23/2011  
 Restrictions & Provisions  
 The City of Mesa makes no claims  
 concerning the accuracy of the data  
 resulting from the use of the information herein







# NSP 3

## Activities

- **Financing Mechanisms**
- **Purchase & rehabilitate foreclosed properties**
- **Land Banks**
- **Demolition**
- **Redevelop vacant or abandoned properties**



# NSP 3

## Limitations

- **Only housing**
- **10% limitation for demolition**
- **Notable impact to neighborhood**
- **25% for household incomes (50% or less or area median income)**



# NSP 3

## Preferences

- **Affordable Rental Housing**
- **Local Hiring**
- **Green Technology**



# NSP 3

## Proposal Nonprofit Housing

- **\$1,600,000.00 for non-profit housing**
- **\$1,004,865.00 for households 50% or less of area median income**
- **\$595,135.00 for 51 % to 120% of area median income**



# NSP 3

## Proposal Home Ownership

- **\$2,018,457.00 for home ownership**
- **\$1,805,000.00 for acquisition & rehab**
- **\$165,000.00 for Down Payment Assistance**
- **\$48,457.00 for counseling**



# NSP 3

## Proposal Staff Costs

- **\$401,000.00 Administration  
(over a three year period)**



# NSP 3

# Questions?



# **GUIDELINES FOR CONDUCTING COUNCIL COMMITTEE MEETINGS**

The following are guidelines to be used for those Council Committees established pursuant to Mesa City Code 1-6-1.

## **1. PURPOSE OF COUNCIL COMMITTEES**

The purpose of the Council Committees established pursuant to 1-6-1 is to (1) review and/or recommend policies pertaining to the areas of responsibilities for each Council Committee; (2) provide feedback and guidance on issues pertaining to the areas of responsibility; (3) stay up-to-date on issues pertaining to the areas of responsibility for each Committee; and (4) to make recommendations, when appropriate, to the full Council regarding items that come before the Committee.

## **2. WORKING WITH STAFF**

Each standing Council Committee will have a staff member assigned as committee liaison. The Committee Chairperson should work closely with this staff member to establish agendas for upcoming meetings and develop work plans for the committee. The Chairperson and liaison should determine a feedback loop that works for their committee so issues do not get overlooked or lost.

## **3. AREAS OF RESPONSIBILITY FOR COUNCIL COMMITTEES**

The issues to be referred to each Council Committee will, generally, be as follows:

A. The Audit, Finance and Enterprise Committee will, generally, hear issues related to:

- i. Audits
- ii. Budget
- iii. All City Fees
- iv. Financial Services
- v. Real Estate Transactions
- vi. Utilities
- vii. Solid Waste

B. The Public Safety Committee will, generally, hear issues related to:

- i. Police
- ii. Fire
- iii. Courts: This includes administrative issues only and is not intended to involve any legal issues presented to the Court.

- C. The Economic Development Committee will, generally, hear issues related to:
  - i. Airports
  - ii. Economic Development
  - iii. Downtown
  
- D. The Sustainability and Transportation Committee will, generally, hear issues related to:
  - i. Transportation
  - ii. Transit
  - iii. Development
  - iv. Sustainability
  - v. Environmental
  - vi. Engineering
  
- E. The Government Affairs Committee will, generally, hear issues related to:
  - i. State Agencies
  - ii. Federal Agencies
  - iii. Miscellaneous issues related to government relationships and operations
  
- F. The Community and Cultural Development Committee will, generally, hear issues related to:
  - i. Parks and Recreation
  - ii. Library
  - iv. Neighborhood Services
  - v. Neighborhood Outreach
  - vii. Community Facilities
  - viii. Arts and Culture
  - ix. Housing
  - x. CDBG

#### **4. DECISIONS OF COUNCIL COMMITTEES**

Unless otherwise required by law, an item that does not receive a majority affirmative vote by the Council Committee will not be forwarded to the full Council. An exception to this guideline is the setting of utility rates, which will go to the full Council with recommendations from the Audit, Finance and Enterprise Committee.

Notwithstanding the above, items may be placed on the Council agenda by the Mayor, City Manager, or three (3) Councilmembers. Mesa City Code 1-5-7(B).

**5. “ITEMS FROM CITIZENS PRESENT”**

Each Council Committee Agenda should have an “Items from citizens present” as the first agenda item. This will allow citizens to speak on an item before the committee takes action. Unless otherwise approved by the chairperson, public comment will not be taken on individual agenda items.

Public comment will be left to the discretion of the chairperson. Typically, each Council Committee will accept up to 15 minutes of public comment and each speaker will be limited to a maximum of 3 minutes.



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PO Box 1466  
Mesa, Arizona 85211-1466

mesaaz.gov

February 3, 2011

TO: CITY COUNCILMEMBERS  
FROM: MAYOR SCOTT SMITH   
SUBJECT: Appointments to Council, Regional and Other Committees and Boards

I recommend for your approval the following appointments:

**AUDIT, FINANCE AND ENTERPRISE COMMITTEE**

Councilmember Alex Finter, Chairperson  
Vice Mayor Scott Somers  
Councilwoman Dina Higgins

**PUBLIC SAFETY COMMITTEE**

Councilmember Dennis Kavanaugh, Chairperson  
Councilmember Dave Richins  
Councilmember Chris Glover

**SUSTAINABILITY AND TRANSPORTATION COMMITTEE**

Councilwoman Dina Higgins, Chairperson  
Councilmember Dennis Kavanaugh  
Councilmember Dave Richins

**GOVERNMENT AFFAIRS COMMITTEE**

Councilmember Chris Glover, Chairperson  
Councilwoman Dina Higgins  
Councilmember Alex Finter

**ECONOMIC DEVELOPMENT COMMITTEE**

Vice Mayor Scott Somers, Chairperson  
Councilmember Dennis Kavanaugh  
Councilmember Alex Finter

**COMMUNITY AND CULTURAL DEVELOPMENT COMMITTEE**

Councilmember Dave Richins, Chairperson  
Vice Mayor Scott Somers  
Councilmember Chris Glover

**Regional Agency Board Assignments:**

**VALLEY METRO REGIONAL PUBLIC TRANSIT AUTHORITY (RPTA)**

Vice Mayor Scott Somers

**METRO RAIL**

Councilmember Dennis Kavanaugh

**ARIZONA MUNICIPAL WATER USERS ASSOCIATION (AMWUA)**

Councilmember Dave Richins

**GATEWAY AIRPORT AUTHORITY**

Mayor Scott Smith

**Maricopa Association of Governments (MAG) Committee Assignments:**

**REGIONAL COUNCIL**  
Mayor Scott Smith

**HUMAN SERVICES COORDINATING**  
Councilmember Alex Finter

**Other Committee Assignments:**

**CITY BENEFITS ADVISORY COMMITTEE**  
Councilmember Chris Glover  
Councilmember Dave Richins

**SELF INSURANCE BOARD OF TRUSTEES**  
Councilwoman Dina Higgins

**CHAMBER OF COMMERCE**  
Vice Mayor Scott Somers

**CONVENTION AND VISITORS BUREAU**  
Councilwoman Dina Higgins

**DOWNTOWN MESA ASSOCIATION**  
Councilmember Chris Glover

**GANG PREVENTION STEERING COMMITTEE**  
Councilmember Dave Richins

**MESA UNITED WAY**  
Councilmember Dennis Kavanaugh

**ARIZONA MUSEUM FOR YOUTH FRIENDS  
BOARD**  
Councilmember Chris Glover

**ARIZONA MUSEUM OF NATURAL HISTORY**  
Councilmember Chris Glover

**DOMESTIC VIOLENCE COUNCIL**  
Councilwoman Dina Higgins

**CITIZEN CORPS**  
Councilmember Alex Finter

**WEST MESA CDC**  
Councilmember Dave Richins  
Councilmember Dennis Kavanaugh

**MESA SISTER CITIES**  
Councilmember Dennis Kavanaugh