



## COUNCIL MINUTES

April 23, 2012

The City Council of the City of Mesa met in a Regular Council Meeting in the Council Chambers, 57 East 1st Street, on April 23, 2012 at 5:59 p.m.

### COUNCIL PRESENT

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

### COUNCIL ABSENT

None

### OFFICERS PRESENT

Christopher Brady  
Debbie Spinner  
Linda Crocker

(Councilwoman Higgins participated in the meeting via telephonic equipment.)

Invocation by Reverend Scott Jones, St. Mark's Episcopal Church.

Pledge of Allegiance was led by Ethan Johnson, Scout Troop No. 772.

Mayor's Welcome.

Mayor Smith welcomed everyone to the meeting. A videotaped presentation was aired that outlined meeting procedures and provided attendees with instructions relative to addressing the Council.

Awards, Recognitions and Announcements.

Mayor Smith introduced John Lewis, Mayor of the Town of Gilbert, whom he said had been engaged in some regional issues that would benefit the City of Mesa and neighboring communities.

Mayor Lewis provided a brief overview of the East Valley Health Care Summit for which the City of Mesa's Channel 11 staff provided the videotaping services. He recognized Director of Public Information and Communications Steven Wright, Station Program Director Glen Stephens and Video Producer Lily King-Cisneros and thanked them for their service at the event.

Mayor Smith commented that 80 acres of the Banner Gateway Hospital/M.D. Anderson Cancer Center are located in the Town of Gilbert and 60 acres of the campus are located in Mesa. He stated that Mayor Lewis was a regional leader who recognizes the importance of working together to build a better Gilbert and a better Mesa. He congratulated Mayor Lewis on the announcement that he would be seeking re-election.

Mayor Smith introduced Utility Conservation Specialist Donna DiFrancesco and welcomed Girl Scout Troop No. 2468 to the meeting. Ms. DiFrancesco reported that Arbor Day would be on April 27, 2012 and said that trees would be planted at Palo Verde Park and Falcon Hill Park.

The members of Girl Scout Troop No. 2468 assisted in the reading of a Proclamation and Mayor Smith declared Friday, April 27, 2012 as Arbor Day.

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 Glover, that the consent agenda items be approved.

Carried unanimously.

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

Minutes from the January 19, January 25, February 9, March 5, March 19, March 22 and April 2, 2012 Council meetings.

3. Take action on the following liquor license applications:

\*3-a. The American Legion, Luke Greenway Post No. 1

This is a one-day charitable event to be held on April 28, 2012 from 1:00 p.m. to 11:00 p.m. at 4155 E. Virginia Street. **(District 5)**

\*3-b. Desert Eagle Brewing Company

New Microbrewery License for Desert Eagle Brewing Company, 150 W. Main Street, Desert Eagle Brewing Company, LLC, - William Joseph Campbell, Agent. This is an existing building without a previous liquor license at this location. **(District 4)**

\*3-c. Z Convenience

New Beer and Wine Store License for Z Convenience, 2114 W. Main Street, Yongs Enterprises Inc. – Yong Ae Van Alstyne, Agent. This location has a Beer and Wine Store License held by Mazin, LLC, that will revert back to the State. **(District 3)**

\*3-d. House Modern Sushi Restaurant

New Restaurant License for House Modern Sushi Restaurant, 1641 S. Stapley Drive, Suite 103, HI2U, LLC, - Soek Hwan Hwang, Agent. This is an existing building without a previous liquor license at this location. **(District 3)**

\*3-e. Il Forno

New Restaurant License for Il Forno, 6606 E. McKellips Road, Suite 104, Il Forno, LLC, - Crocifissa G. Pizzuro, Agent. This is an existing building without a previous liquor license at this location. **(District 5)**

\*3-f. The Magic Pan

New Restaurant License for The Magic Pan, 4210 E. Main Street, Suite 3, Matthew Kuraya, Agent. This is an existing building without an active liquor license at this location. **(District 2)**

4. Take action on the following contracts:

\*4-a. Renewal of the Term Contract for Paint and Sundry Supplies for Warehouse Inventory. **(Citywide)**

The Purchasing Division recommends authorizing renewal with AkzoNobel, dba Glidden Professional Paint Center, (a Mesa business) at \$41,000 annually, including applicable sales tax, based on estimated requirements.

\*4-b. Term Contract for Rock and Concrete Materials for Various City Departments. **(Citywide)**

The Purchasing Division recommends awarding the contract to eight vendors, as Primary and/or Secondary Vendors for Group I to III and by individual line items: Edw. C. Levy Co., dba Mesa Materials (a Mesa business) at \$100,000; Fort McDowell Yavapai Materials at \$185,500; Pioneer Landscape Materials dba Pioneer Sand at \$14,500; A & A Materials Inc., at \$12,000; Cemex Construction Materials at \$28,000; Red Mountain Mining (a Mesa Business) at \$28,500; Arizona Metro Mix at \$414,000; and Rock Solid at \$15,500; including applicable taxes, based on estimated requirements. This combined total contract award is \$798,000 annually.

\*4-c. Replacement Carpet in Public Areas and Offices in the Mesa City Plaza Building as Requested by the Facilities Maintenance Department. **(District 4)**

The Purchasing Division recommends utilizing the State of Arizona contract with Continental Flooring Company at \$104,624.11, including applicable tax.

\*4-d. Purchase of Two Replacement Heavy-Duty Utility Vehicles for the Parks, Recreation and Commercial Facilities Department. **(Citywide)**

The Purchasing Division recommends authorizing purchase through the State contract with Simpson Norton Corporation at \$37,162.36, including applicable sales tax.

- \*4-e. **Term Contract for Replacement Heavy-Duty Appliances for the Fire Department. (Citywide)**

The Purchasing Division recommends awarding the contract to the lowest, responsive and responsible bidder, Spencer's TV & Appliances, (a Mesa business) at \$35,000 annually based on estimated requirements.

- \*4-f. **Renewal of the Term Contract for Training and Duty Ammunition for the Police Department. (Citywide)**

The Purchasing Division recommends authorizing renewal through the City of Chandler contract with two vendors: San Diego Police Equipment, at \$300,000; and Lawmen's and Shooters Supply, at \$15,000, for a combined total award of \$315,000 annually, including applicable use tax, based on estimated requirements.

- \*4-g. **Purchase of a Replacement Genetic Analyzer for the Police Department Forensics Unit. (Sole Source)**

The Purchasing Division recommends awarding the contract to sole source vendor, Applied Biosystems, LLC, at \$103,517.81, including applicable use. This is grant funded by the Arizona Criminal Justice Commission.

- \*4-h. Authorize the Mayor to sign an Employment Contract with the City Clerk.

- \*4-i. Authorize the Mayor to sign an Employment Contract with the City Auditor.

- \*4-j. **Term Contract for Electric Motors, Purchases and Repairs/Rewinds for the Water Resources Department. (Citywide)**

The Purchasing Division recommends awarding the contract to the highest scored proposals: Keller Electrical Industries, Inc. (Primary Vendor) at \$100,000; Laron, Incorporated (Secondary Vendor) at \$50,000; and Precision Electric Co., Inc. (a Mesa business) (Secondary Vendor) at \$50,000, for a combined contract award of \$200,000, annually. Additionally, the Purchasing Division recommends awarding the contract for the immediate need motor to the lowest, responsive and responsible bidder: Laron, Incorporated, at \$48,146.53, including applicable use tax. The combined contract award is \$248,146.53.

- \*4-k. **Wastewater Line Video Inspection. (Citywide)**

City Project 09-931-002. This project is an annual contract to perform the required video inspection on City capital improvement projects and private development projects for the upcoming fiscal year, in accordance with Title 18 of the Arizona Administrative Code. This contract will allow the City to effectively inspect wastewater lines being accepted into the City wastewater system for maintenance.

Recommend award to the lowest bidder, Storm Water Pros, LLC, in the amount of \$78,700, plus an additional \$7,870 (10% allowance for change orders) for a total award of \$86,570. These services are based on estimated annual requirements and will be charged to the individual Wastewater Capital Projects for which the wastewater line video inspection is performed.

\*4-l. Brown Road Water Treatment Plant Security Wall, 7750 E. Brown Road. **(District 5)**

City Project 10-602-002. This project will provide a higher level of security consistent with current regulatory guidance and industry standards. This project will also replace the front entry gate and a motor that is undersized and has a history of requiring frequent maintenance.

Recommend award to the lowest bidder, R.K. Sanders, Inc., in the amount of \$1,016,906.26, plus an additional \$101,690.63 (10% allowance for change orders) for a total award of \$1,118,596.89. This project will be funded from the FY 11/12 Water Bond Program.

\*4-m. ITS Traffic Signal Conversions – Phase 5. **(Districts 1, 2, and 5)**

City Project 06-060-001. This project includes installation of new and upgraded communication devices, video detection system cameras, and closed circuit television cameras. These improvements will upgrade a total of 20 signalized intersections to have fiber optic communication back to the City's Transportation Management Center.

Recommend award to the lowest bidder, C.S. Construction, Inc., in the amount of \$1,662,767.50, plus an additional \$166,276.75 (10% allowance for change orders) for a total award of \$1,829,044.25. This project will be funded with an approved grant in the amount of \$921,887.000 from the Federal Highway Administration under the Congestion Mitigation and Air Quality Improvement Program. The City's share of \$907,157.25 is available from the FY 11/12 Streets Bond Capital Program.

\*4-n. Consolidated Canal Multi-Use Path – Phase II, Lindsay Road to Baseline Road. **(District 2)**

City Project 01-280-001. This project will construct a multi-use pedestrian path along the east side of the Consolidated Canal from Lindsay Road to Baseline Road. This path will then connect to the existing Phase 2 multi-use path north of Lindsay Road.

Recommend award to the lowest bidder, Talis Construction Corporation, in the amount of \$1,005,419.69 plus an additional \$100,541.97 (10% allowance for change orders) for a total award of \$1,105,961.66. This project is fully funded by a federal grant from the Congestion Mitigation and Air Quality.

\*4-o. Roadway and Utility Improvements – Elliot Road and Signal Butte Road. **(District 6)**

City Project 10-601-002. This project will complete the remaining infrastructure improvements and includes the work necessary to complete the roadway improvements and additional water lines.

Recommend award of the construction phase services contract to Achen-Gardner Construction, LLC, as the Construction Manager at Risk (CMAR) for this project with a Guaranteed Maximum Price (GMP No. 2) of \$4,317,562.94, plus a 10% change order allowance of \$431,756.29, for a total award of \$4,749,319.23. Funding is available in the FY 11/12 Street and Water Bond Capital Programs and a grant from the Maricopa County Department of Transportation.

5. Take action on the following resolutions:

- \*5-a. Approving and supporting the submittal of a grant application by Junior Achievement of Arizona to the Fort McDowell Yavapai Nation in the amount of \$15,000 for their Business Education Program in Mesa Schools – Resolution No. 10006.
- \*5-b. Approving and supporting the submittal of a grant application by Mesa Parks, Recreation and Commercial Facilities to the Fort McDowell Yavapai Nation in the amount of \$20,000 for the construction and installation of a disc golf course within Red Mountain Park – Resolution No. 10007.
- \*5-c. Approving and supporting the submittal of a grant application by Arizonans for Children, Inc., to the Fort McDowell Yavapai Nation in the amount of \$30,000 for their Foster Youth Assistance Center in Mesa – Resolution No. 10008.
- \*5-d. Approving and supporting the submittal of a grand application by Mesa Public Schools Native American Education Program to the Fort McDowell Yavapai Nation in the amount of \$32,575 for Fremont Junior and Red Mountain High Schools' Native American Tutoring and Enrichment Programs – Resolution No. 10009.
- \*5-e. Approving and supporting the submittal of a grant application by the Mesa Convention and Visitor's Bureau to the Fort McDowell Yavapai Nation in the amount of \$55,450 for tourism promotion efforts around the Phoenix-Mesa Gateway Airport – Resolution No. 10010.
- \*5-f. Approving and supporting the submittal of a grant application by the Child Crisis Center to the Fort McDowell Yavapai Nation in the amount of \$15,000 for Proposition 202 funding, which will provide trauma and attachment services for families caring for children with issues relating to trauma – Resolution No. 10011.
- \*5-g. Approving and authorizing the City Manager to execute an Intergovernmental Agreement with the Fort McDowell Yavapai Nation Fire Department for vehicle/apparatus maintenance and repair services to be performed by the Mesa Fire Department Maintenance Division. **(Citywide)** – Resolution No. 10012.
- \*5-h. Approving and authorizing the City Manager to execute an Intergovernmental Agreement with the Rio Verde Fire Department for vehicle/apparatus maintenance and repair services to be performed by the Mesa Fire Department Maintenance Division – Resolution No. 10013.

- \*5-i. Approving and authorizing the City Manager to execute an Intergovernmental Agreement with Maricopa County on behalf of the Maricopa County Department of Transportation (County) for the cost sharing of certain roadway improvements on Elliot Road west of Signal Butte Road. The County will reimburse the City of Mesa \$407,000 for these improvements. **(District 6)** – Resolution No. 10014.
- \*5-j. A resolution authorizing and directing that public utility easements in, over, under, and across certain real property be acquired by the City of Mesa under the power of eminent domain as a matter of public necessity relating to certain existing City of Mesa waterlines in the vicinity of 2222 East Lehi Road. **(District 1)** – Resolution No. 10015.
- \*5-k. Approving and authorizing the City Manager to use the Street Assessment Statute Law (“Assessment Law”) to install roadway improvements including pavement, curb and gutter, sidewalk, and storm drainage along Elliot Road from Signal Butte Road to the west 1600 feet for a total estimated cost of \$153,275. This Assessment Law allows the City to collect these costs as part of the development requirement if the Property develops in the next 10 years. **(District 6)** – Resolution No. 10016.
- \*5-l. Calling the Primary Election for August 28, 2012 – Resolution No. 10017.
- \*5-m. Setting May 21, 2012, as the public hearing date for the review and approval of the proposed FY 2012/2013 annual assessments for the Mesa Town Center Improvement District No. 228. The proposed final assessments do not include any rate increases. **(District 4)** – Resolution No. 10018.

6. Introduction of the following ordinances and setting May 7, 2012 as the date of the public hearing on these ordinances:

- \*6-a. Repealing the existing Personnel Rules applicable to City of Mesa employees and adopting new Personnel Rules.
- \*6-b. Repealing the existing and adopting a new Mesa City Code, Title 1, Chapter 21, relating to the Procurement of Materials Non-Professional Contract Services, and Capital Improvements, to take effect September 1, 2012.
- \*6-c. Adopting an Ordinance establishing the number of signatures required for the Mesa District Council Candidate Nomination Petitions to be two hundred and fifty signatures or five percent of the vote, whichever is less, for District Councilmember in the last preceding District election.

7. Discuss, receive public comment, and take action on the ordinance introduced at a prior Council meeting. Any citizen that wants to provide comment should submit a blue card to the City Clerk before the item is voted on. If a citizen wants to comment on an item listed with an asterisk (\*), a blue card must be given to the City Clerk before Council votes on the Consent Agenda.

- \*7-a. **Z12-12 (District 3)** 2254 West Main Street. Located west of Dobson Road on the north side of Main Street (3± acres). Rezone from GC CUP and RM-4 CUP to GC CUP BIZ and RM-4 CUP BIZ and Site Plan Review. This request will allow the development of a mixed-use apartment complex with first floor commercial space. A New Leaf, owner; Doug McCord, applicant – Ordinance No. 5086.

P&Z Recommendation: Approval with conditions. (Vote 5-0, Boardmembers Roberts and DiBella absent)

8. Discuss, receive public comment, and take action on the following ordinance with an emergency provision. Any citizen that wants to provide comment should submit a blue card to the City Clerk before the item is voted on. If a citizen wants to comment on an item listed with an asterisk (\*), a blue card must be given to the City Clerk before Council votes on the Consent Agenda.

\*8-a. Adopting an Ordinance establishing the number of signatures required for the Mesa Mayoral Candidate Nomination Petitions to be one thousand signatures or five percent of the vote, whichever is less, for Mayor in the last preceding Mayoral election. This ordinance includes an emergency provision and will be effective immediately, if adopted. (An emergency clause required a three-fourths (3/4) affirmative vote of its members; at least 6 out of 7 votes.) – Ordinance No. 5087.

9. Take action on the following subdivision plats:

\*9-a. “The Reserve at Mountain Bridge” **(District 5)** The 8600 block of East Upper Canyon Drive (north side). Located north and east of Hawes and McKellips Roads. 24 RS15-PAD-PAD lots. (19.08± ac.) Pinnacle Ridge Holdings, L.L.C., Jeff Blanford, owner; Darrell D. Smith, Wood Patel & Associates, Inc., engineer.

\*9-b. “Stonegate at Mountain Bridge Phase 1” **(District 5)** The 2100 block of North Hawes Road (east side). Located north and east of Hawes and McKellips Roads. 38 RS15-PAD-PAD lots. (18.21± ac.) Pinnacle Ridge Holdings L.L.C., Jeff Blanford, owner; Darrell D. Smith, Wood Patel & Associates, Inc., engineer.

\*9-c. “Stonegate at Mountain Bridge Phase 2” **(District 5)** The 2100 block of North Hawes Road (east side). Located north and east of Hawes and McKellips Roads. 41 RS15-PAD-PAD lots. (22.55± ac.) Pinnacle Ridge Holdings L.L.C., Jeff Blanford, owner; Darrell D. Smith, Wood Patel & Associates, Inc., engineer.

### Items not on the Consent Agenda

10. Discuss, receive public comment, and take action on the ordinance introduced at a prior Council meeting. Any citizen who wants to provide comment should submit a blue comment card to the City Clerk before an item is voted on.

10-a. **Z12-11 (District 5)** 2217 North Power Road. Located north of McKellips Road on the east side of Power Road (5.24± acres). Rezone from RS-35 to RM-4 BIZ and Site Plan Review. This request will allow the development of a 153-unit apartment complex. Dennis Barney, owner; Dan Kauffman, applicant. (LEGAL PROTEST ¾ VOTE REQUIRED) – Ordinance 5088.

P&Z Recommendation: Denied (Vote 4-0, Boardmembers Roberts and Dobell absent. Boardmember Arnett abstained.)

Dan Kauffman, developer of Verde Dimora, displayed a PowerPoint presentation (**See Attachment 1**) highlighting the 153-unit multi-family, transit-oriented development and preschool that will be located on the northeast corner of Power and McKellips Roads. He briefly outlined the marketing demographics, location of the property, and bus routes surrounding the development. (See Pages 2, 3, & 4, of Attachment 1)

Mr. Kauffman briefly touched upon the benefits of green building and advised that Salt River Project (SRP) was considering a partnership to advertise the project as a case study for other commercial apartment programs. In addition, he said that while residing at Verde Dimora, tenants would be provided the use of a bicycle as an incentive for not having a car during the term of their lease.

Mr. Kauffman briefly highlighted some of the benefits of having a preschool on site. He explained that sustainability should begin early in life and noted that the development would be an opportunity to raise awareness regarding the importance of early childhood education. He added that Mesa Community College (MCC) indicated that students have an ongoing need for preschool/childcare. (See Page 7 of Attachment 1)

Mr. Kauffman displayed a series of maps and artist renderings illustrating the proposed development. (See Pages 8 through 14 of Attachment 1) He said that the complex would have many amenities including:

- Large shade covers
- Stone architecture with planters on each floor
- Open areas and retention sites
- Social room for veterans enrolled at MCC
- 108 secured and covered bike storage areas
- Recycle rooms
- Swimming pool and social patio for activities
- Sustainable preschool and curriculum
- Desert landscaping
- Electric car charging station
- Community garden plots and meditation garden
- 30 secured storage units
- Paths to walking trails
- Built-in desks
- Energy efficient apartments with Energy Star appliances
- Training manuals for residents
- Solar panel carports

Mr. Kauffman stated that walking and biking were the least expensive sustainable forms of transportation, but acknowledged that they are often incompatible with conventional car-based development. He said that residents of Verde Dimora will be more likely to walk or bike to their destinations, which will help reduce greenhouse gas emissions. He displayed a series of maps that illustrated the various bus routes and said that building near transit services promotes higher ridership. (See Pages 16 through 20 of Attachment 1)

Mr. Kauffman said that this location would be desirable to employees and students who do not have a vehicle. He stated that the developer was seeking a parking ratio of 1.5, which is more than the required ratio in zoning Table 11-32-3 A, for multiple residence. He displayed an aerial photograph of the Target parking lot located next to the development site that has approximately 736 parking spaces. He pointed out that at the time the photograph was taken, only 110 parking spaces were being utilized. (See Page 22 of Attachment 1)

Mr. Kauffman advised that tenants would have access to the community website that will include local job listings to help promote live/work opportunities for the residents. He stated that tenants and employees would be engaged in a 51-page, in-depth training program that includes workshops on energy conservation, water conservation, healthy living and recycling. He added that traffic congestion would decrease when more residents have the opportunity to walk or bike to work. (See Pages 24 through 27 of Attachment 1)

Mr. Kauffman reported that a study conducted in May of 2007 by Duncan & Associates found that an apartment unit generates fewer calls for service than a single family home. He also said that there have been several articles published stating that younger consumers do not have as much interest in cars as they did in the past. (See Page 30 of Attachment 1) Mr. Kauffman thanked the Council and said that he was excited to be one of the first to build such a sustainable project.

Planning Director John Wesley provided background information on the project and said that the applicant was requesting that the property be rezoned from single residence zoning (RS-35) to a multiple residence (RM-4) designation. He reported that with the exception of the reduced amount of parking, the Planning and Zoning Board (P&Z) was pleased with the project. He explained that the applicant had originally proposed a ratio of 1.2 parking spaces per unit; however, the City Code requires that there be 2.1 parking spaces per unit. He advised that the applicant has since modified the site plan by removing seven dwelling units and adding 22 additional parking spaces, increasing the parking ratio to approximately 1.5 spaces per unit.

In response to a question from Mayor Smith, Mr. Wesley explained that the parking standard that Mr. Kauffman mentioned did not apply to this zoning category, but rather to parking within close proximity to a light rail stop.

Wendy Matthews, a Mesa resident, addressed the Council and advised that she, along with other community members, collected 87 signatures from residents who opposed the project. She explained that there would not be adequate parking or jobs for the people who would be living in the complex. She also pointed out that there are seven preschools within a three to four-mile radius of the proposed site, and therefore, a preschool was unnecessary. She concluded her comments by saying that tenants who can afford a car will need a place to park it.

Albert Schaff, a Mesa resident, remarked that it was speculative to think that the tenants living at this complex would want to ride bicycles and said that during the month of August nobody would be riding a bicycle. He stated that if the project did not work out as intended, the community would be stuck with a three-story apartment building that would not be aesthetically pleasing to the area. He expressed his concern regarding the complex becoming somewhat of a dormitory and the noise and traffic problems that it would generate. He also said that it was not a good idea to have college students living next to a high school.

In response to a question from Mayor Smith, Mr. Wesley explained that because of the center median at this site, all traffic would have a right-hand turn into the complex and a right-hand turn out of the complex.

In response to a question from Mayor Smith, Mr. Kauffman explained that one parking space would be provided for each bedroom space. He stated that there would be a percentage of tenants that would not own a car as well as vacant apartments, which would free up additional parking space.

Mr. Kauffman advised that he had met with the City of Mesa's Transportation Department and was advised that a right-turn in and out of the complex would comply with their standards. He also said that MCC had suggested the preschool as they receive many calls from students who need childcare. He pointed out that the Target and the Home Depot located in the area are large buildings, and therefore, the apartment complex would not be the only large building in the area. He noted that the nearest apartment complex was two and a half miles away.

Mayor Smith commented that the project could be a "roll of the dice" for the developer. He said that the complex was designed for the type of tenants described; however, at some point there could be a parking issue.

Mr. Kauffman reported that the City of Scottsdale did not have a parking issue and said its parking ratio was 1.5 spaces per unit.

In response to a question from Vice Mayor Somers, Mr. Wesley advised that the City of Mesa's parking standard for this type of development was 2.1 parking spaces per unit.

Discussion ensued regarding the parking issue and the different bus routes in the area.

Mr. Wesley commented that while the project had some of the benefits of a transit-oriented development, it did not meet all of the criteria and could not be considered transit-oriented development. He advised that the greatest concern that staff had with this project was with regards to the parking issue.

Vice Mayor Somers stated that there was a lot to like about this project, but noted that he was concerned with respect to how the project would be sustained in the future.

Mayor Smith commented that the issue might not be a lack of parking spaces, but rather that there are too many units.

In response to a question from Mayor Smith, Mr. Wesley explained that the maximum number of units that could be built at this location was 30 units per acre and said that Verde Dimora would have 29 units per acre.

Councilmember Richins stated that the project had all the right elements, but questioned that the location might not be suitable for this type of development due to the limited job resources and lack of nightlife in the area. He added that although he did not believe the location was entirely sustainable, the project was innovative and "worth an attempt."

Further discussion ensued regarding the number of parking spaces and the potential problems that could arise if there was insufficient parking.

In response to a question from Vice Mayor Somers, Mr. Wesley explained that the developer would need an additional 90 parking spaces in order to comply with the City Code.

Councilmember Richins remarked that the investment risk was on the developer and any parking issues could be handled as they arise.

Vice Mayor Somers briefly summarized the bus routes and schedules for the area and echoed the statements made by Councilmember Richins regarding the developer's investment risk. He said that while the effect the development would have on the neighboring properties was a concern, it did not seem unreasonable to have multi-family housing near the community college. In addition, he said that Power Road could handle the additional traffic, but noted that the right-hand turn in and out of the complex could be an issue if vehicles began making U-turns.

Councilwoman Higgins expressed support for the project and said that northeast Mesa needed more multi-family housing. She also noted that the project conformed to the guidelines of the General Plan. She pointed out that high school students take courses at MCC and already have contact with college students. Councilwoman Higgins also remarked that she liked the uniqueness of the project, as well as the concept of a training manual. She further remarked that easy access to the 202 would be an added benefit.

Councilmember Kavanaugh voiced his support for the unique project. He advised that when MCC-Red Mountain Campus was in the planning stages, it was anticipated that this site would one day be used for this type of development. He said that the parking issue would be an element of risk for the developer, but believed that the project could be successful.

Mayor Smith advised that Warren Matthews submitted a comment card in opposition to this item, but did not wish to address the Council.

Mayor Smith acknowledged the concerns of the neighboring residents, but pointed out that the project does conform to the General Plan that was approved by the voters. He stated that he liked the architecture of the building, but would feel more comfortable if it had fewer units. Mayor Smith further commented that the City tends to over park, but noted that if the complex runs out of parking, it would be up to the developer to address that issue.

Vice Mayor Somers indicated that he would support the project, but reiterated his concerns with respect to transit availability and parking issues. He added that the parking issue could either prove to a problem or become a model for future development.

It was moved by Councilwoman Higgins, seconded by Councilmember Kavanaugh, that Ordinance No. 5088 be approved.

Carried unanimously.

11. Items from citizens present.

Jensen Duce, a Mesa Police Officer, addressed the Council and said that he considered it an honor to be a police officer for the City of Mesa. He stated that four years ago, the City had to make some difficult decisions, and in an effort to save as many jobs as possible, merit increases and cost of living adjustments were eliminated. He explained that officers, especially younger

officers, have been impacted significantly by these adjustments along with the rising costs of food, clothing, gas and healthcare.

Mr. Duce requested that during the upcoming budget discussions that the Council consider the sacrifices that the officers and other City employees have made. He also requested that the Council consider the fact that during the economic downturn, police officers continued to provide a high level of service even though they had not received the merit increases that were expected when they were hired.

Mr. Duce requested, on behalf of the police officers, that the Council reinstate the Step increases without unnecessary delay. He said reinstating the Step increases would ease financial and emotional burdens, increase the morale of the department and enable the City to continue to attract qualified recruits. Mr. Duce pointed out that many police officers were present in the audience in support of this issue. He added that Mesa Police Officers would continue to provide a high level of service to the community.

Ryan Russell, President of the Mesa Police Association, advised that the City's police officers have made sacrifices in the way of pay cuts, reductions in force and frozen Step pay. He reported that arrests were up, crime was down and that Mesa Police Departments (MPD) level of service continued to be second to none. He added that MPD would continue to be a productive, professional police agency and a regional leader in law enforcement.

Mr. Russell stated that the police officers need the support of the City Council in the form of additional officers, as well as a 5% Step increase. He advised that this past week, MPD lost an officer who had been with the agency for eight years, and noted that according to the International Association of Chiefs of Police, when an officer resigns it is an investment loss of \$250,000. He added that Mesa Police Officers and Firefighters work together to provide excellent public safety services to the community.

Walter Vance, President of the Fraternal Order of Police (FOP), advised that there have been numerous discussions regarding the issue of merit pay and Step increases. He said that everyone in the MPD believed that it was time to ensure that the City's police officers were taken care of, as they are the ones taking care of the community.

Mayor Smith commented that the Council appreciates all of the City's employees who have continued to keep the City operating during these challenging financial times. He said that City Management would be meeting with the Police and Fire Departments in the near future and added that the City's employees are its most important asset.

Mayor Smith thanked the speakers for their comments.

12. Adjournment.

Without objection, the meeting adjourned at 7:17 p.m.

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SCOTT SMITH, MAYOR

ATTEST:

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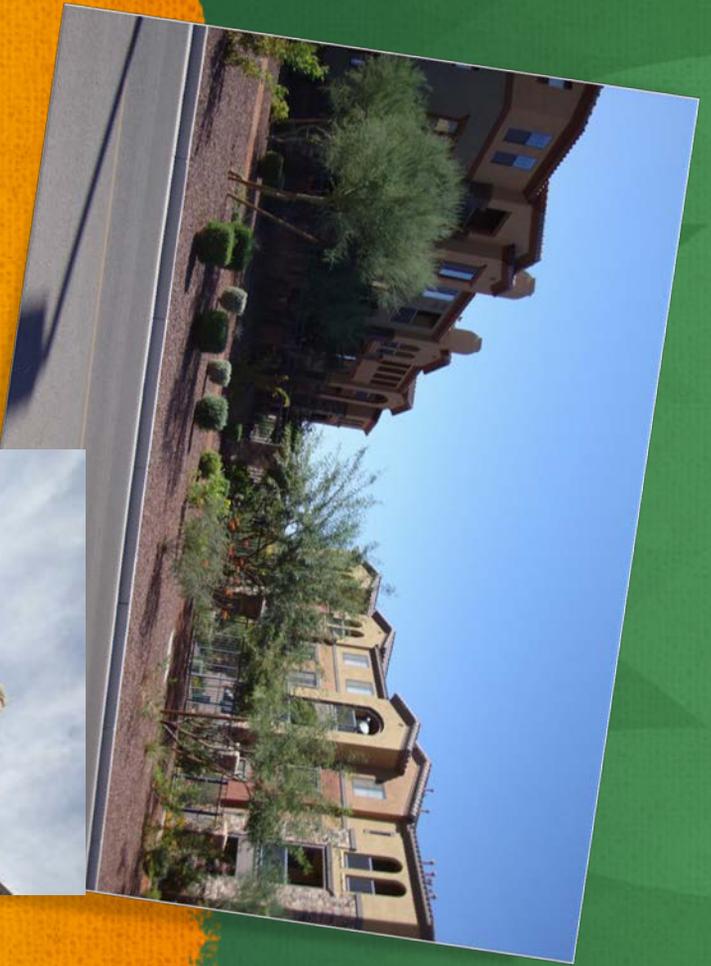
LINDA CROCKER, CITY CLERK

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 23<sup>rd</sup> day of April 2012. I further certify that the meeting was duly called and held and that a quorum was present.

---

LINDA CROCKER, CITY CLERK

bdw  
(attachments - 1)

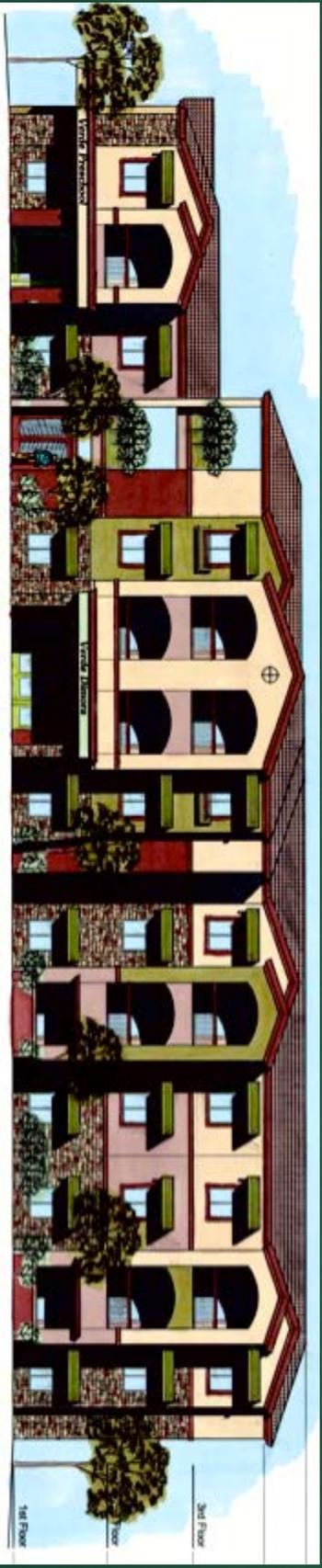


# Verde Dimora

Presented by Dan Kauffman

# Verde Dimora

- What: 153 unit sustainable multi-family transit oriented development
  - Sustainable Pre-School
- Size: 5.34 Acres
- Site : Northeast of Power Rd. & McKellips Rd. Mesa, AZ



# Market Demographics

- Market Rate Rental Apartments
- Tenant Demographics
  - Young Business Men / Women
  - College Students
  - Local Employees
  - Veterans
  - International Students
  - Families
  - Retirees
- Tenants desiring a Sustainable Lifestyle



# Location

# Sustainability

- Green Building
- Offers sensible solutions that improve a development's performance while providing broad-based economic and community benefits.
- Benefits range from cleaner air to reduced traffic congestion, from more appealing recreational opportunities to a more diversified municipal tax base and the creation of much needed construction jobs to the local economy.





# Benefits

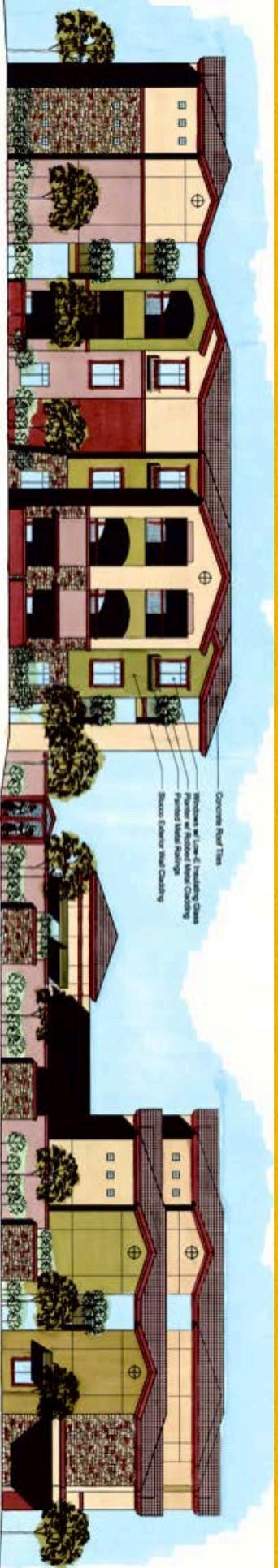
- Cool site strategies reduce the urban heat island effect by using less parking restrictions which creates the opportunity for more landscaping
- SRP is seeking to partner with the developer and advertise the sustainable project as a case study for their other commercial programs
- We will provide incentives for tenants not to have a car, use of bike provided by Verde Dimora during lease term



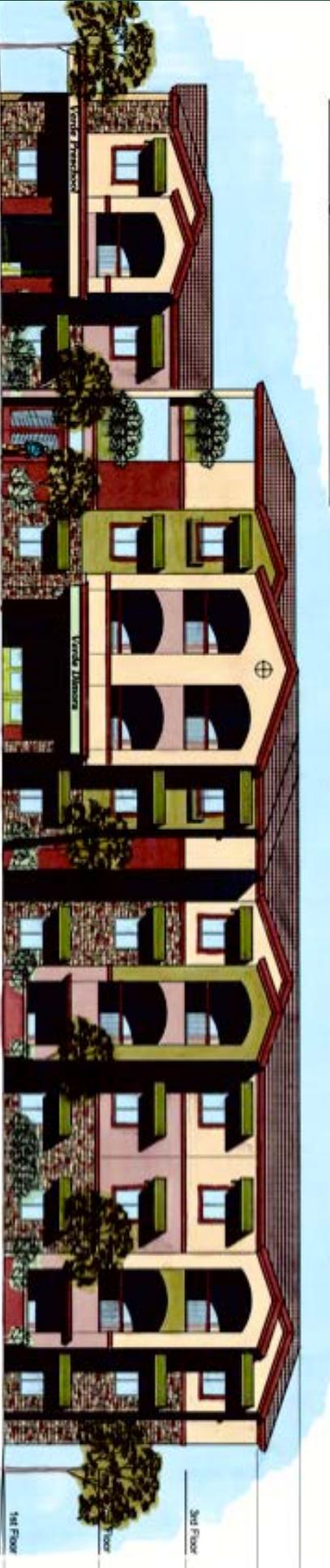
# Sustainable Preschool

- Requires new kinds of early education that can help prevent further degradation of our planet
- Sustainability should begin very early in life
- We need to recognize and raise awareness about the powerful role of early childhood education in realizing a sustainable society
- Education for sustainability in the early years is a significantly under practiced, under-resourced, and under-examined field

# North Elevation



# West Elevation

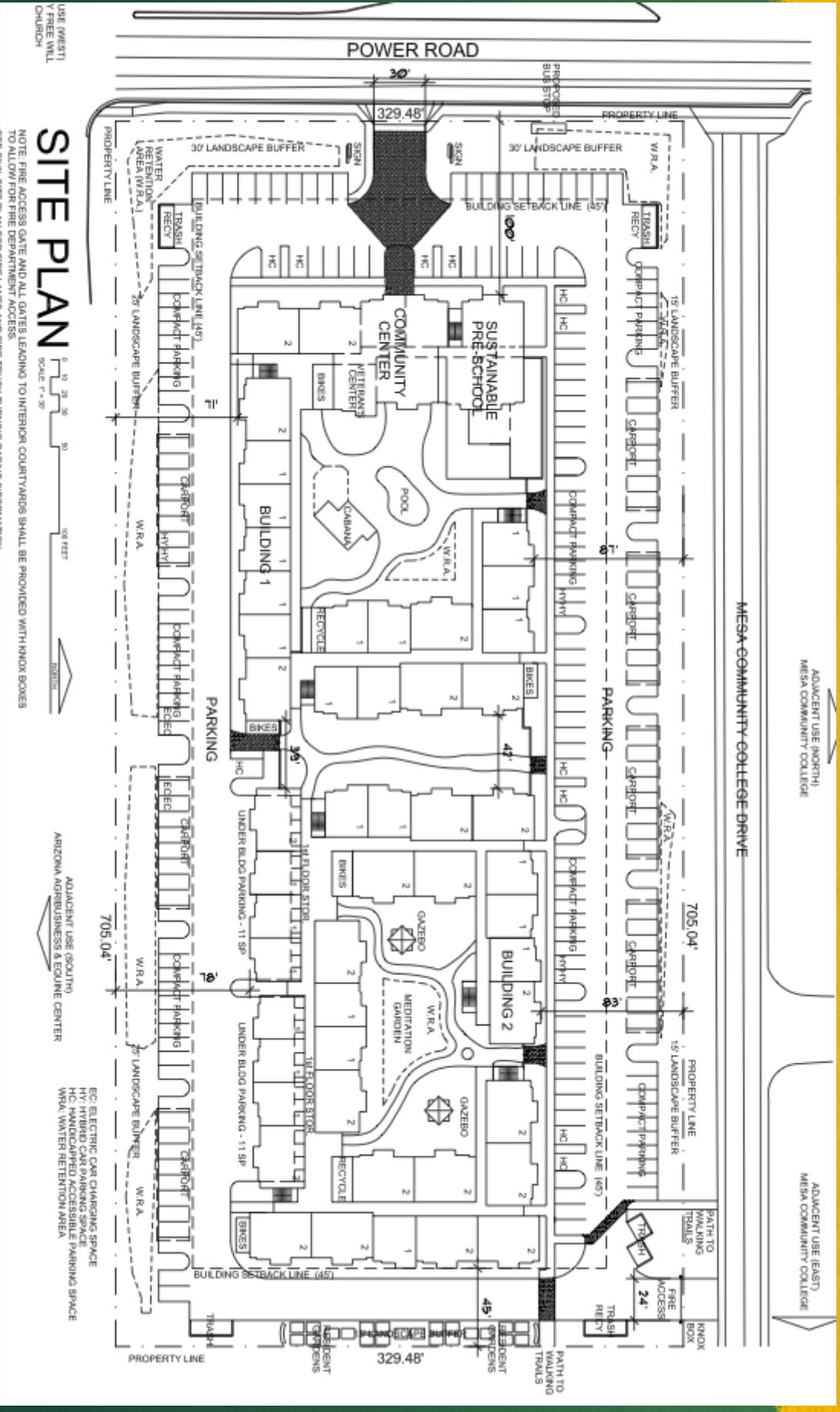


# Entrance



Building 1 - West Elevation

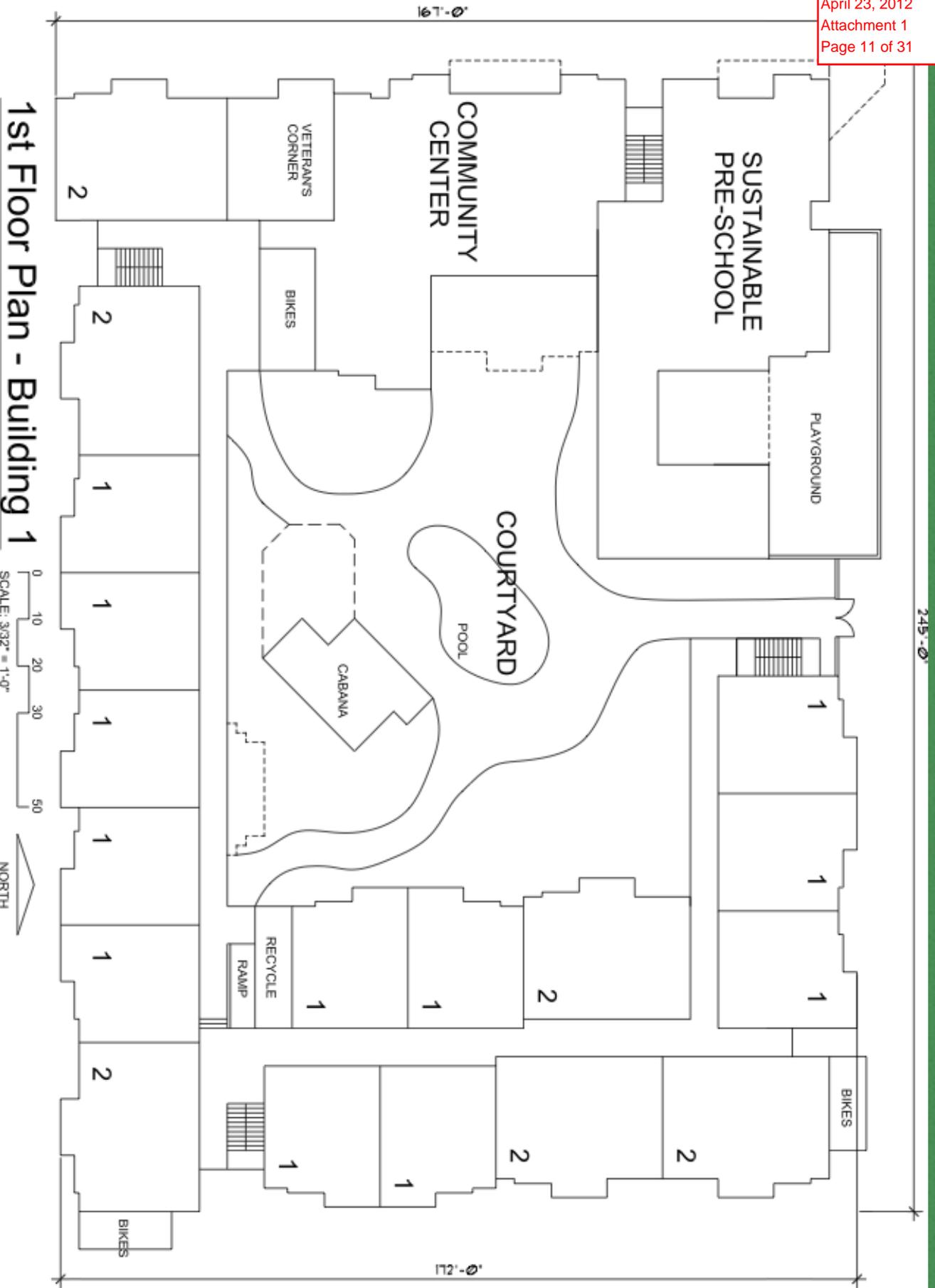
# Site plan



## SITE PLAN

NOTE: FIRE ACCESS GATE AND ALL GATES LEADING TO INTERIOR COURTYARDS SHALL BE PROVIDED WITH KNOX BOXES TO ALLOW FOR FIRE DEPARTMENT ACCESS.

EC: ELECTRIC CAR CHARGING SPACE  
 HC: HANDICAPPED ACCESSIBLE PARKING SPACE  
 HY: HYBRID CAR PARKING SPACE  
 WRA: WATER RETENTION AREA

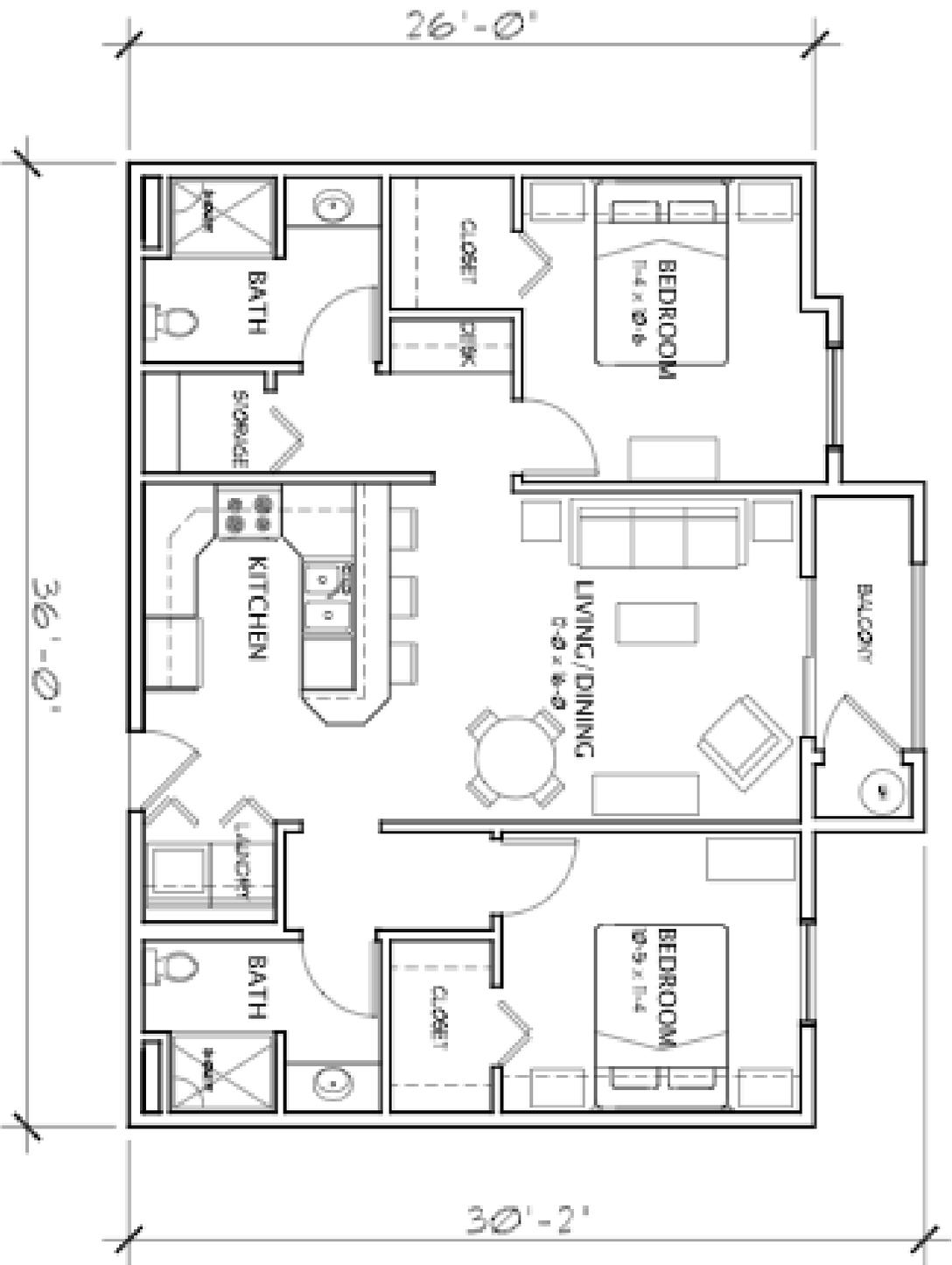


1st Floor Plan - Building 1

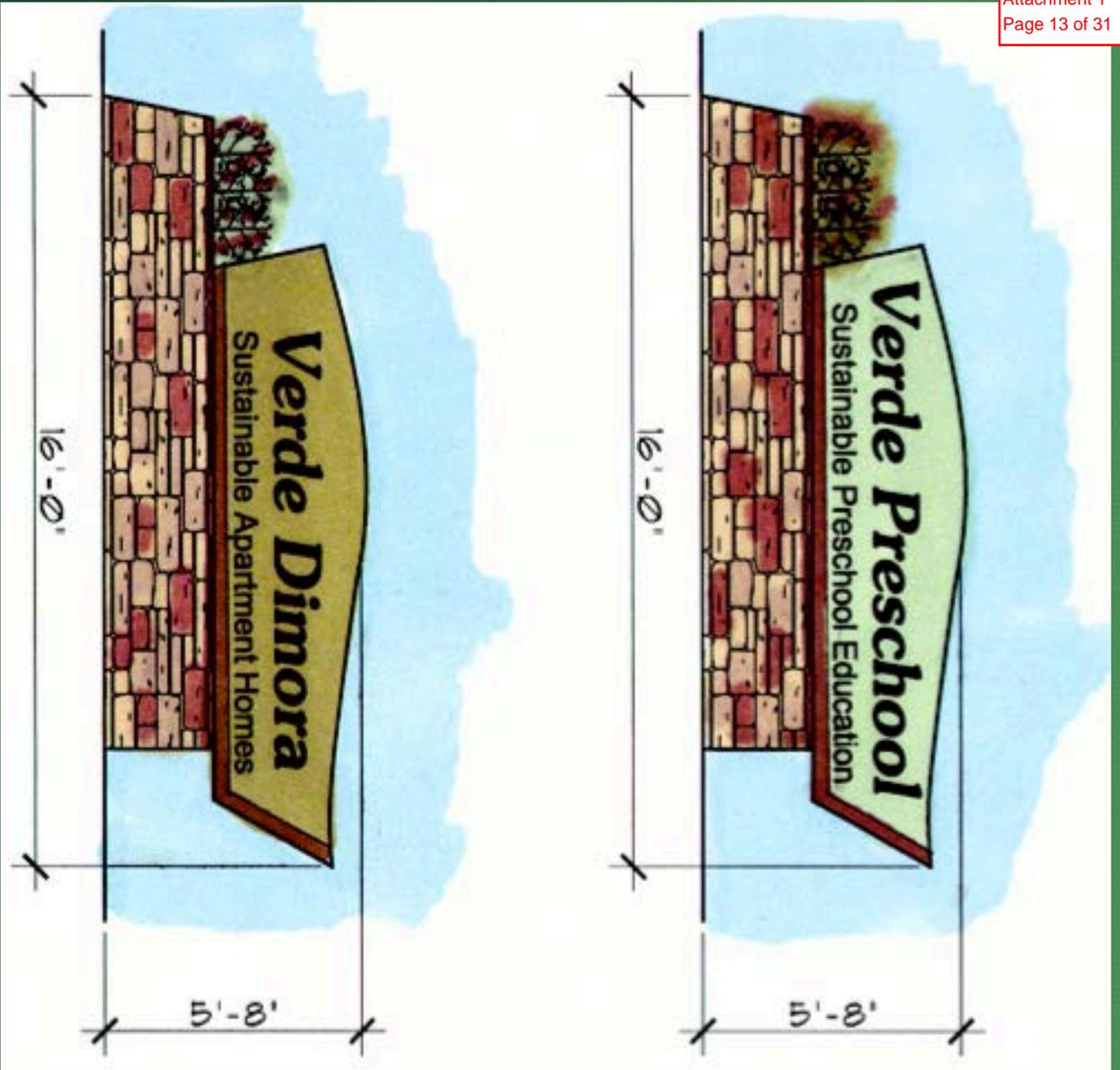
SCALE: 3/32" = 1'-0"



# 2 Bedroom

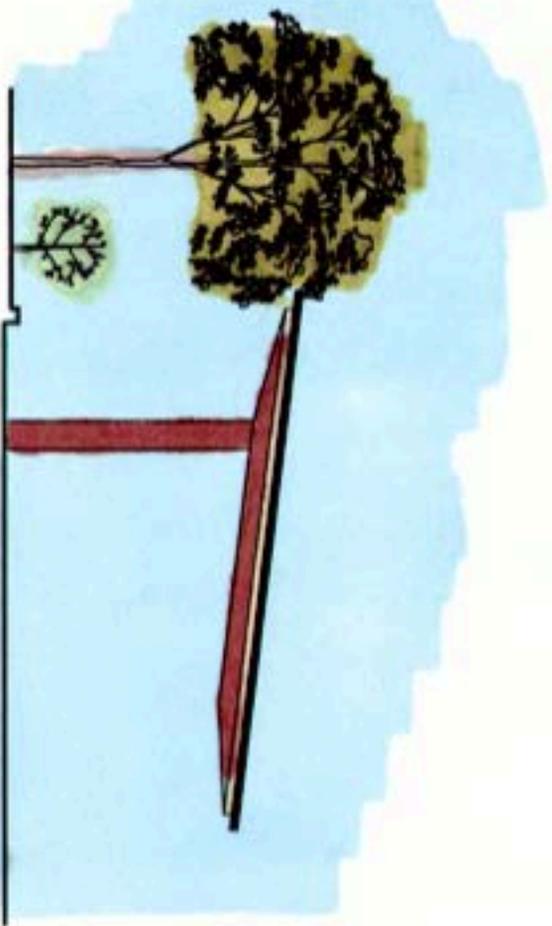


941 SF



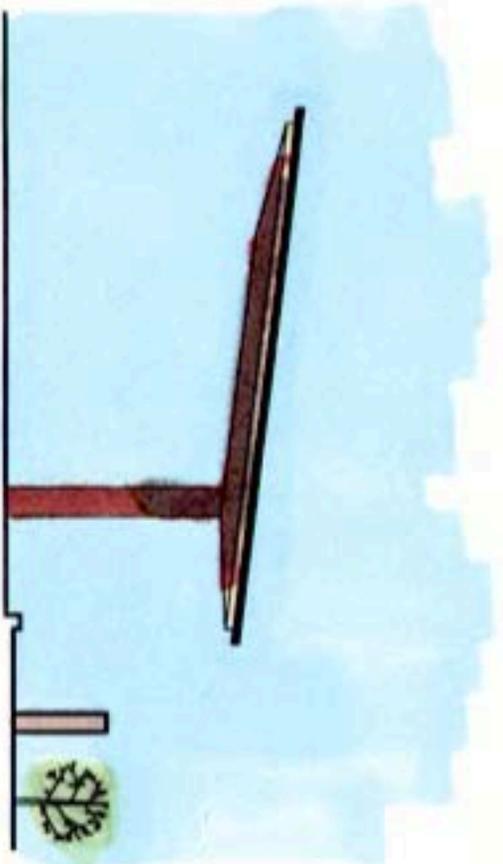
# Project Entry Signs

# Solar Panel Carports



North Side

Carport Sections



South Side

# Transportation

- Walking and Biking are cheapest sustainable forms of transportation
- They are often incompatible with conventional car-based development
- Verde Dimora will provide bikes to the tenants as an incentive to not drive their car
- Location is in walkable distance to dense commercial district and bus stops



Exhibit J

Future Bus Stop

Verde Dimora

Mesa, AZ 85205

Bus Stop #5332

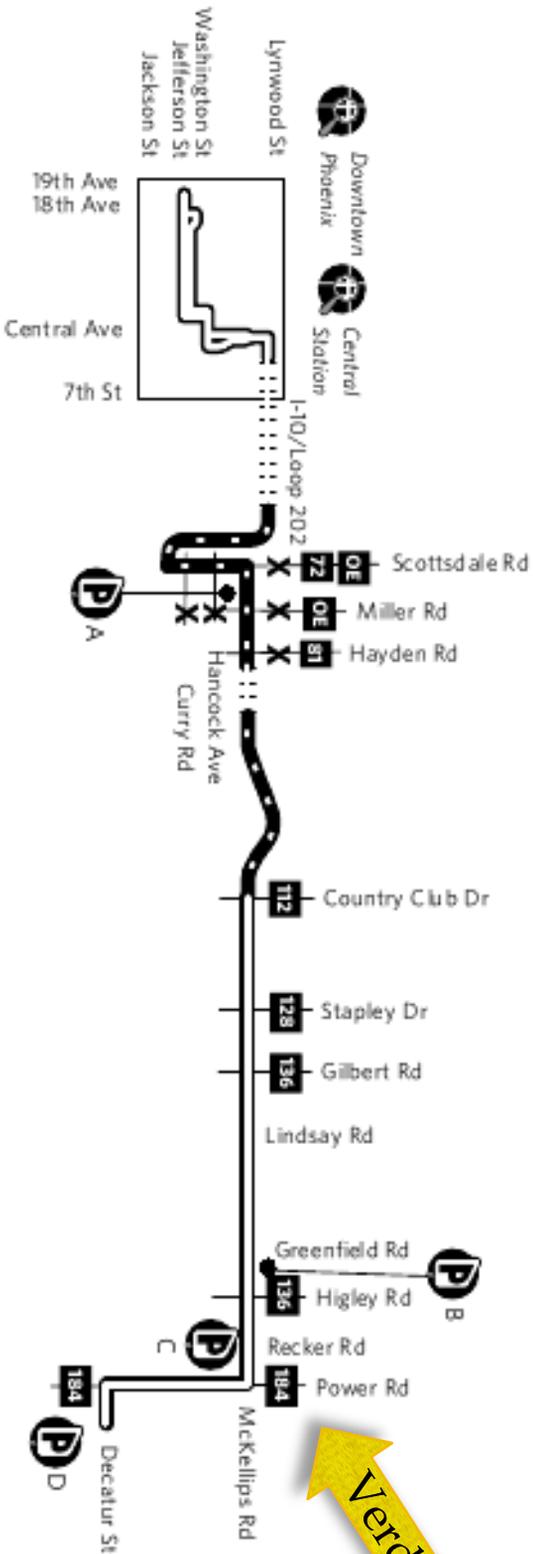
MCC Red Mtn.  
Bus Stop #184

© 2011 Google

Google

# Route 532 — Mesa Express

Passengers may board or deboard between Country Club Dr and McKellips Rd, and Decatur St and Power Rd.  
 Los pasajeros pueden tomar o bajar del autobús entre Country Club Dr y McKellips Rd y Decatur St y Power Rd.

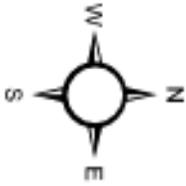


- P** Park-and-Ride
- A Shopping Center, SE corner of Scottsdale Rd and McKellips Rd
  - B Confederate Air Force, NE corner of McKellips Rd and Greenfield Rd
  - C Fry's Marketplace, SW corner of McKellips Rd and Recker Rd
  - D East Mesa Service Center, SE corner of Decatur St and Power Rd
- A Centro comercial, esquina sureste de Scottsdale Rd y McKellips Rd  
 B Confederatle Air Force, esquina noreste de McKellips Rd y Greenfield Rd  
 C Fry's Marketplace, esquina suroeste de McKellips Rd y Recker Rd  
 D Centro de Servicios para el Este de Mesa, esquina sureste de Decatur St y Power Rd

**X** Indicates an "exception stop," a bus stop along a nonstop express route at which passengers may board or deboard.  
 Indica una "parada de excepción," una parada de autobús en una ruta expés sin paradas en la que los pasajeros pueden subir o bajar.

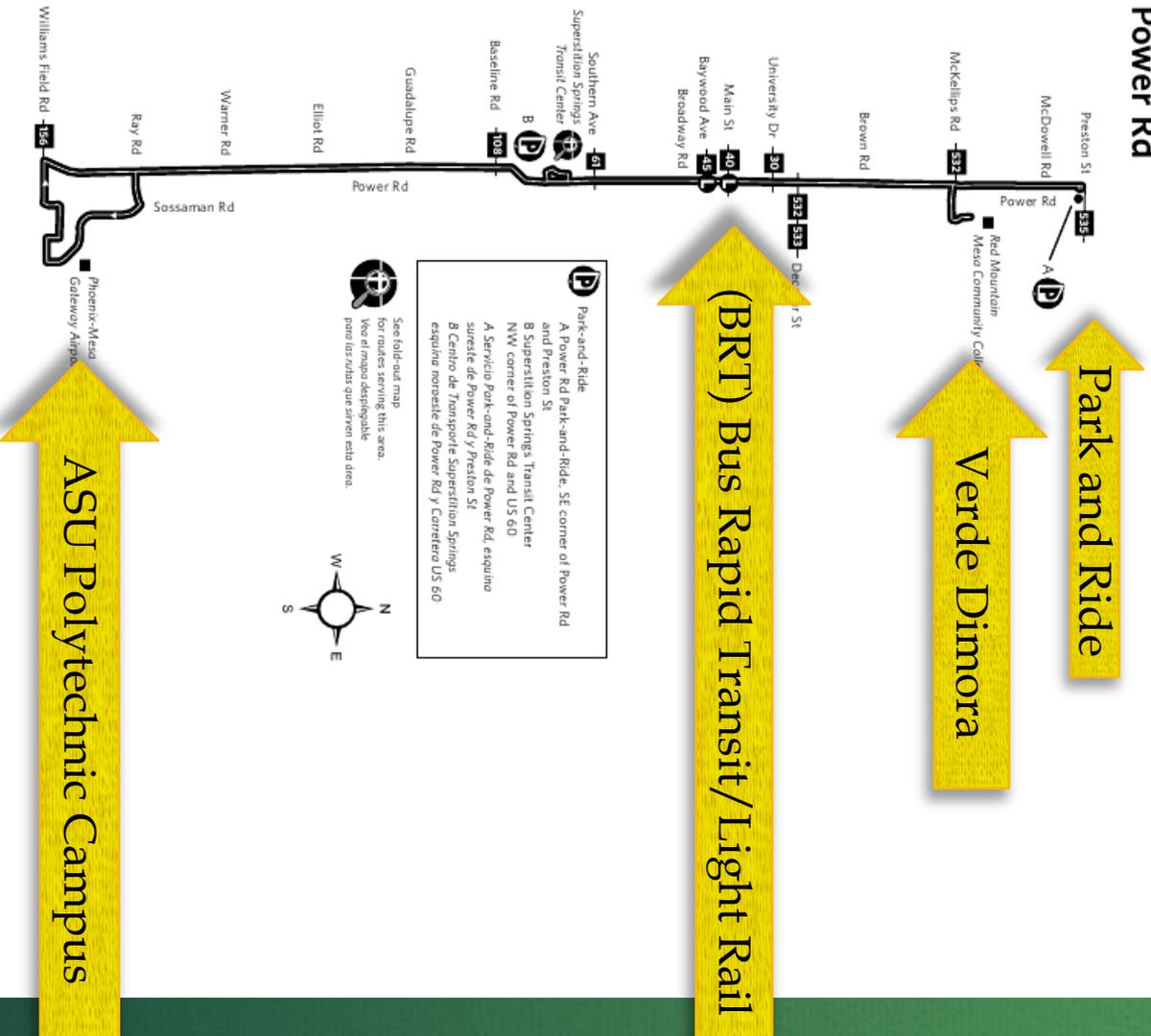


See fold-out map for routes serving this area.  
 Vea el mapa desplegable para las rutas que sirven esta área.

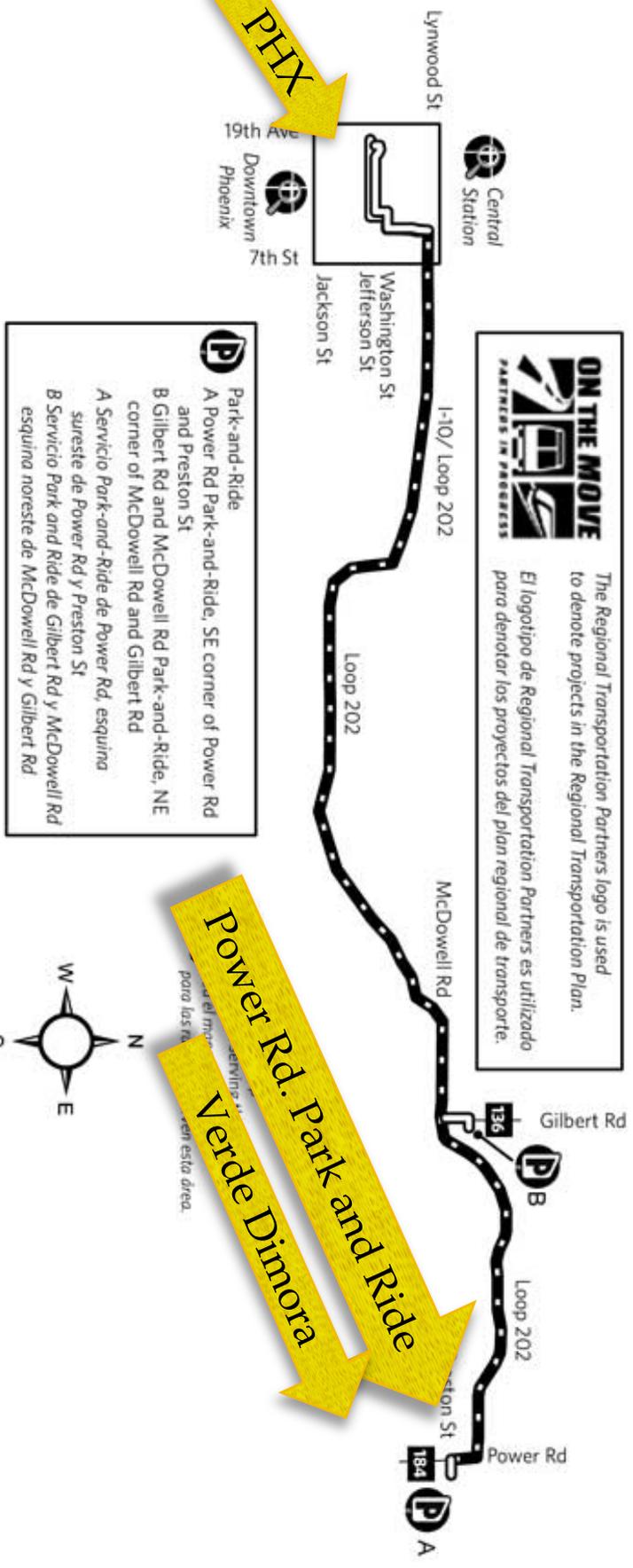


**Verde Dimora**

# Route 184 — Power Rd



# Route 535 – Northeast Mesa/Downtown Express



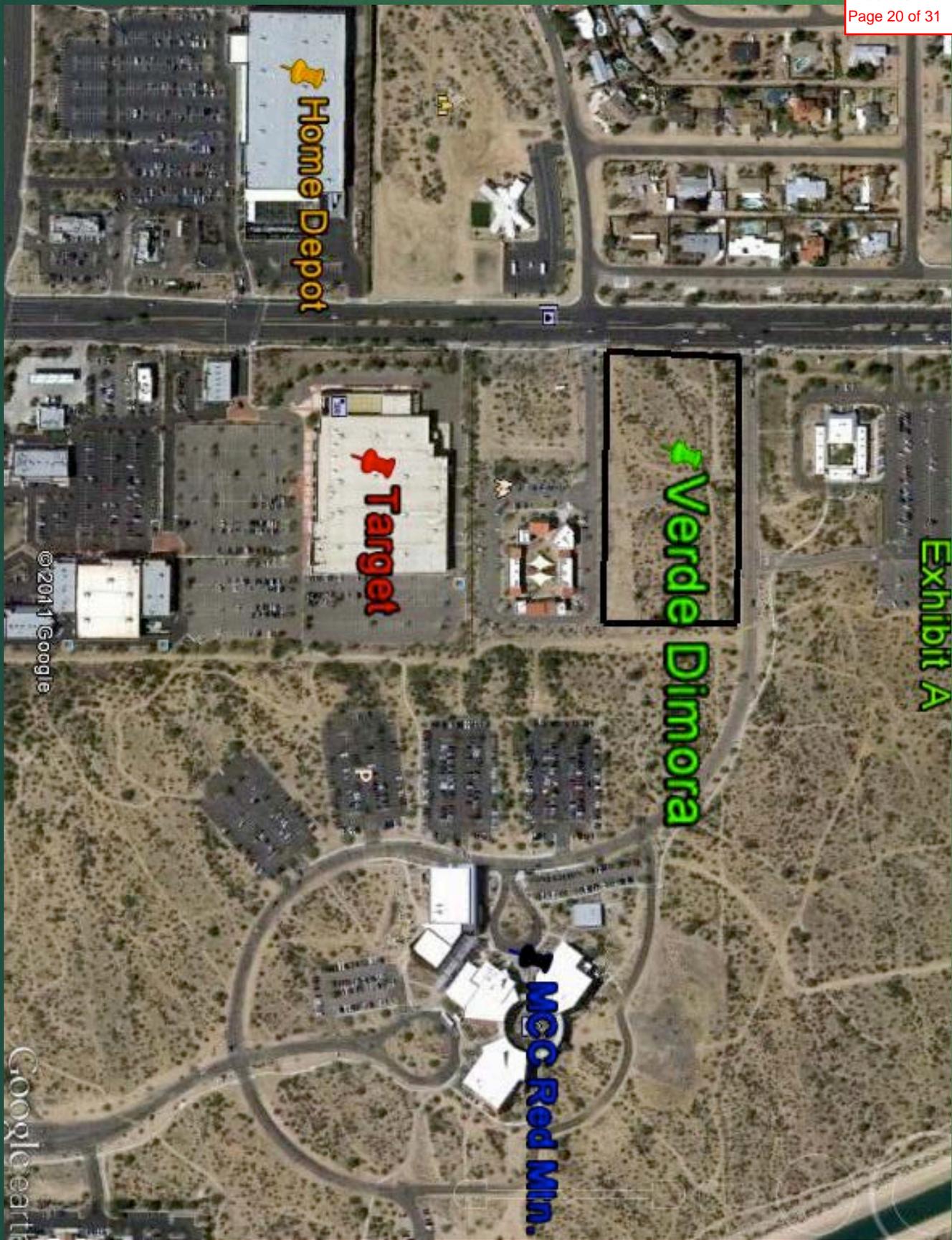


Exhibit A

Verde Dimora

MCC Red Min.

Home Depot

Target

© 2011 Google

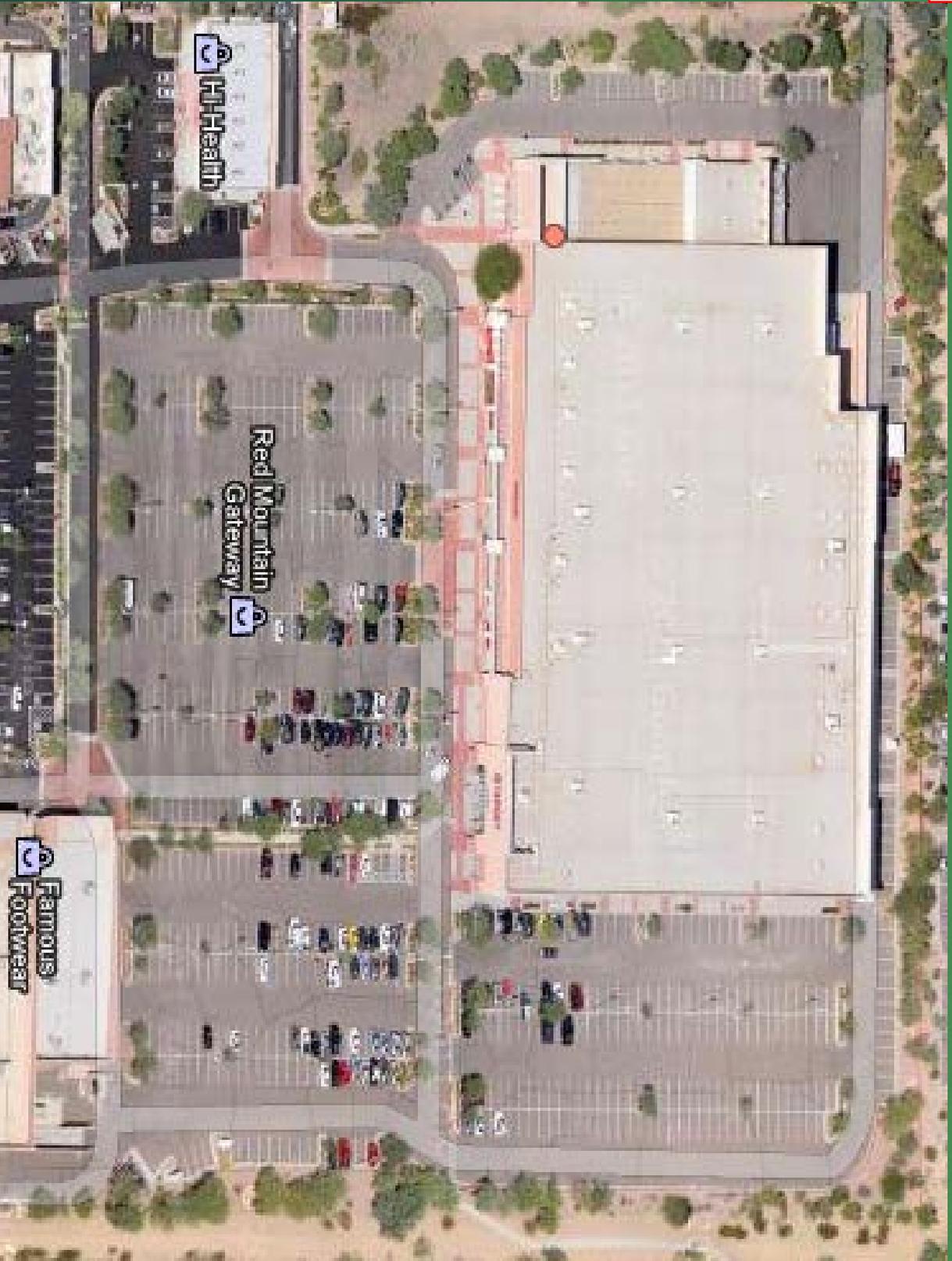
Google earth

# Parking

- Developer is requesting a parking ratio of 1.5 spaces/Du, more than the required ratio consistent with zoning Table 11 - 32 - 3 A, Multiple Residence

Apartments, multiple residence condominiums, and mixed-use residential, townhomes, patio homes and similar multiple residence buildings: development site located within 1/8 mile radius (660 feet) of bus rapid transit or light rail station, regardless of bedroom count	9 or fewer total units	1.4 spaces per dwelling unit
	10 - 25 total units	1.3 spaces per dwelling unit
	26 or more total units	1.2 spaces per dwelling unit

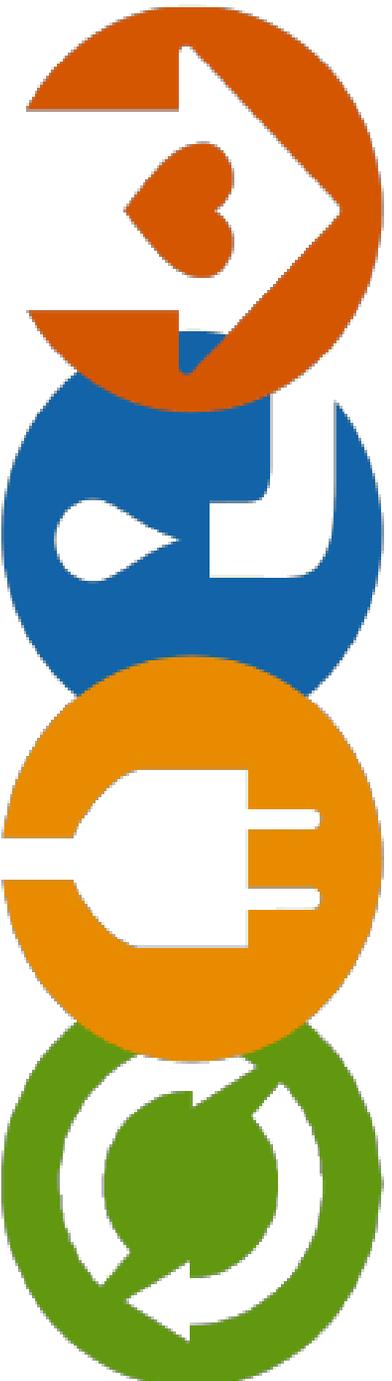
Target Parking Lot - Approx. 736 parking spaces - 110 spaces being used





GREEN & HEALTHY LIVING:

# Resident Engagement Training in a Box



---

EASY IMPROVEMENTS FOR YOUR HOME WORKSHOPS  
TRAINERS NOTES

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Waste & Recycling Workshop Agenda

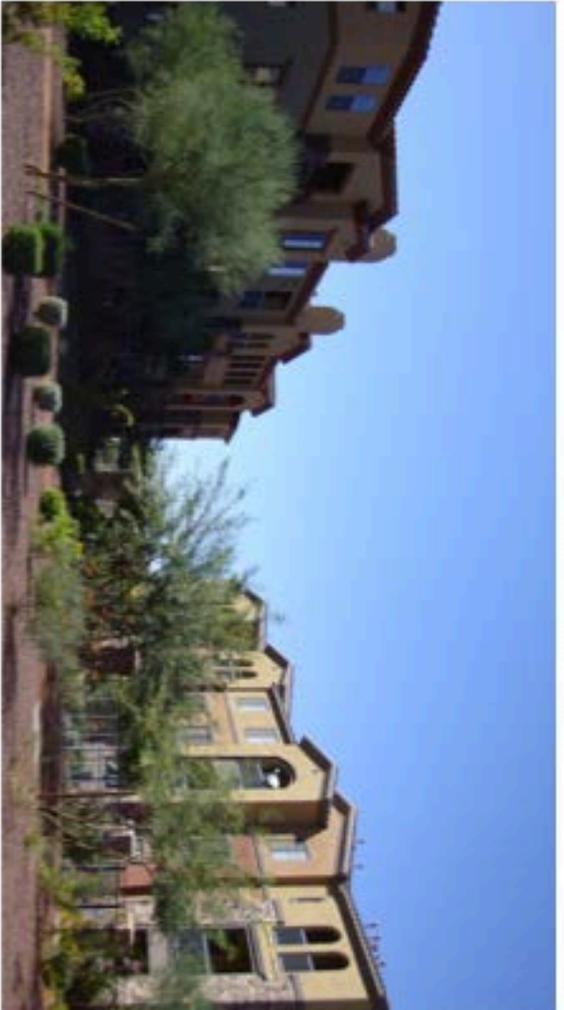
31

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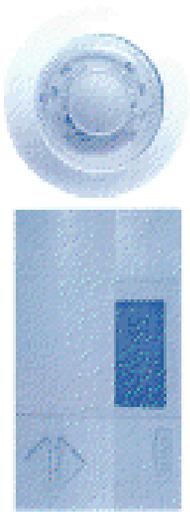


## **RESIDENT GREEN LIVING GUIDE Verde Dimora (Green Dwelling)**

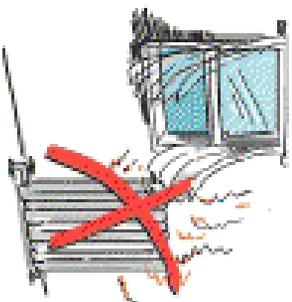
16810 Ave. Of The Fountains, Suite 110 Fountain Hills, AZ 85268  
480-816-6155 (office) [www.kaufmanhomes.com/susi/apartments](http://www.kaufmanhomes.com/susi/apartments)  
480-816-6160 (fax) [www.kaufmanhomes.com/susi/element](http://www.kaufmanhomes.com/susi/element)

# Getting Comfortable with Less Energy

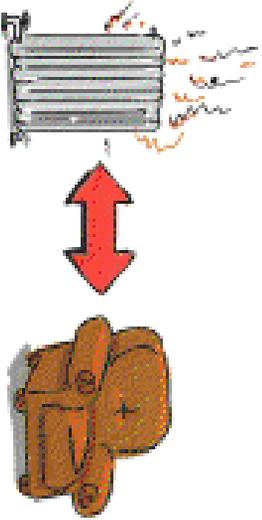
Adjust or turn off your thermostat when you are not at home, and at night



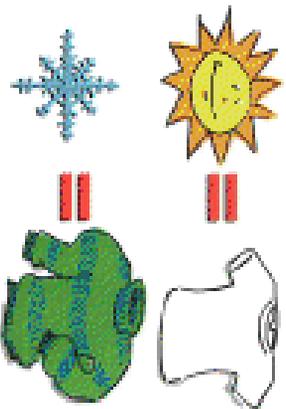
If your heat (or AC) is on, your windows should be closed!



Move furniture away from the heater



Wear weather-appropriate clothing inside your home



Proper control of thermostats can greatly lower the amount of energy needed to heat and cool your home.

This reduces energy bills AND reduces the impact on the environment!

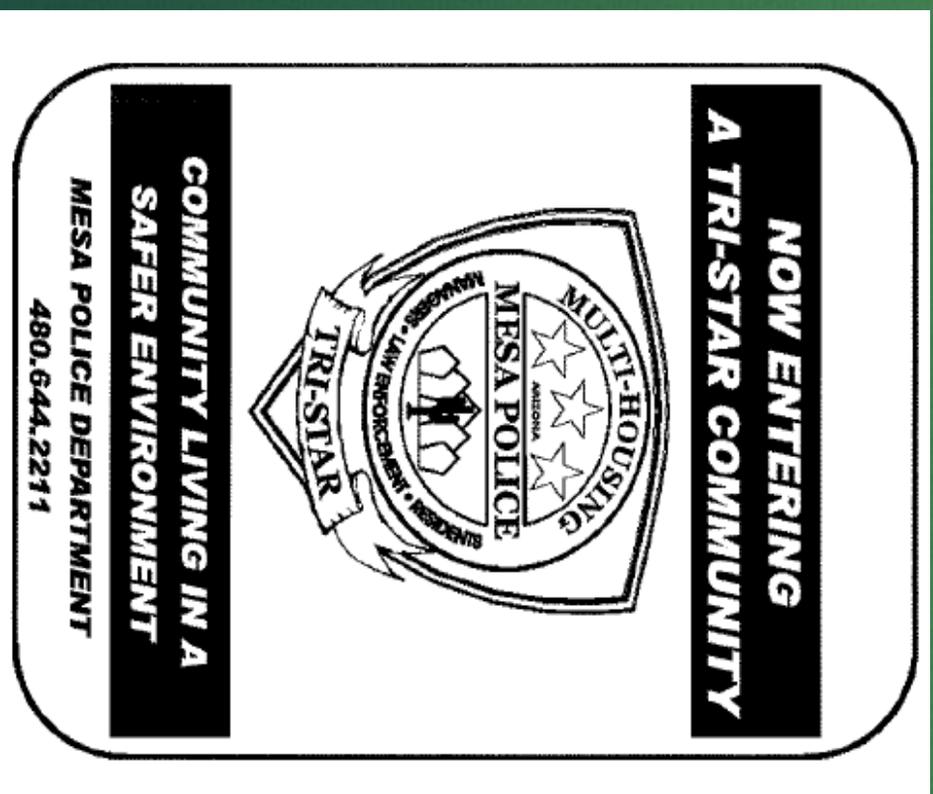


# Safety

- A study done for the City of Mesa by Duncan & Associates in May 2007 shows an apartment unit:
  - Generates fewer calls for public safety service
  - Generate fewer calls Fire (EMMS)
  - The calls generated were less than in Single-family homes

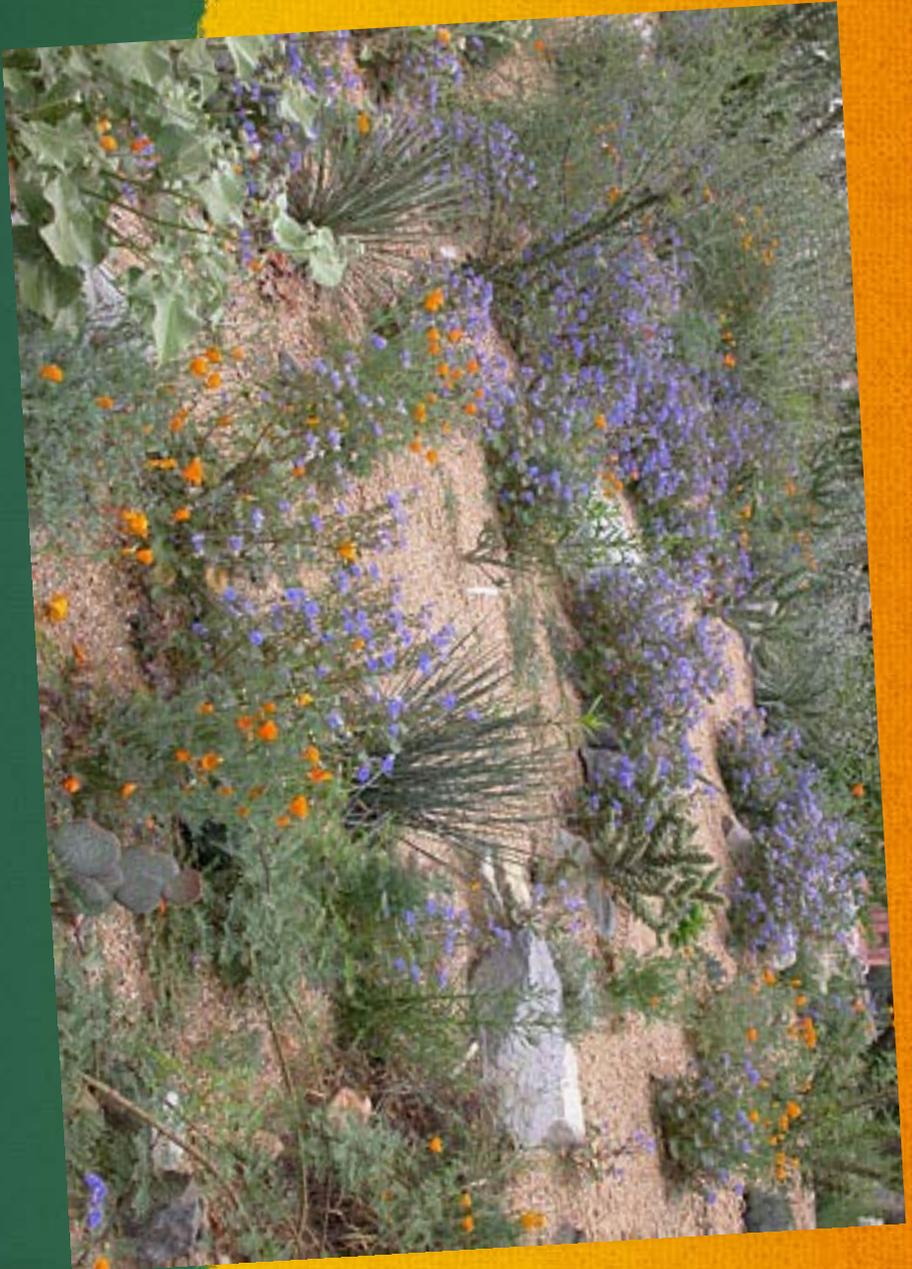
# Safety

- Verde Dimora will also be participating in the Mesa Tri - Star Program ran by City of Mesa Police Department



# The New York Times

- As Young Lose Interest in Cars, G.M. Turns to MTV for Help
- “General Motors is trying to solve one of the most vexing problems facing the car industry, that many, young consumers today just do not care that much about cars .
- “They think of a car as a giant bummer,” said Mr. Martin.
- In 2008, 46.3 percent of potential drivers 19 years old and younger had drivers’ licenses, compared with 64.4 percent in 1998, according to the Federal Highway Administration, and drivers ages 21 to 30 drove 12 percent fewer miles in 2009 than they did in 1995.
- Today Facebook, Twitter and text messaging allow teenagers and 20-somethings to connect without wheels. High gas prices and environmental concerns don’t help matters.



# Thank You

Have a great day!