



SUSTAINABILITY & TRANSPORTATION COMMITTEE

March 19, 2012

The Sustainability & Transportation Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on March 19, 2012 at 3:32 p.m.

COMMITTEE PRESENT

Dina Higgins, Chairwoman
Dennis Kavanaugh
Dave Richins

COMMITTEE ABSENT

None

STAFF PRESENT

Kari Kent
Donna Bronski

1. Items from citizens present.

There were no items from citizens present.

2-a. Hear a presentation and discuss sustainability practices developed by Kauffman Communities.

Chairwoman Higgins noted that Dan Kauffman, a developer with Kauffman Communities, has a proposal for a development in northeast Mesa that includes many new and unique sustainability features. She stated that she invited Mr. Kauffman to appear before the Committee so that he could share some of those concepts and ideas which, in her opinion, could be replicated at other apartment complexes throughout the community.

Mr. Kauffman displayed a PowerPoint presentation (**See Attachment 1**) and reported that Verde Dimora (Green Dwelling) is a proposal for a 160-unit sustainable, multi-family residential development, which includes a sustainable preschool. He explained that the key factors in selecting the proposed site, which is located at the northeast corner of Power and McKellips Roads, include the following:

- It is adjacent to Mesa Community College (MCC), which has a current enrollment of approximately 5,000 students.
- There are 51 businesses situated along McKellips Road nearby, which generate an estimated 1,600 part-time and full-time jobs.
- There are two bus routes within walking distance and easy access to the 202 Freeway.
- The existing infrastructure creates a perfect sustainable development.
- Tenants that live at Verde Dimora would be able to walk to school and work.

Mr. Kauffman discussed a series of benefits with respect to sustainable development. (See Pages 4 and 5 of Attachment 1) He pointed out that Salt River Project (SRP) was interested in partnering with his firm in order to advertise Verde Dimora as a case study for the utility's other commercial programs. Mr. Kauffman stated that a website would be created for the benefit of veterans and tenants in order to advertise retail jobs in the area. He added that Verde Dimora would also provide bicycles to the tenants as an incentive not to drive their cars.

Mr. Kauffman highlighted the concept of a sustainable preschool (See Page 6 of Attachment 1) and explained that the idea for the facility was suggested by MCC representatives who stated that there was a need for a preschool in the area for parents attending the college.

Mr. Kauffman, in addition, displayed schematic drawings of various elevations of the project (See Page 8 of Attachment 1); reviewed certain elements of the Site Plan (See Page 9 of Attachment 1), such as a separate meeting room for returning veterans, recycling rooms, and a meditation garden. He also reviewed the floor plans for the buildings (See Pages 10 and 11 of Attachment 1) and said that solar-ready carports are being incorporated as a component of the project. (See Page 12 of Attachment 1)

Responding to a question from Chairwoman Higgins, Mr. Kauffman advised that the proposal includes a walking trail that would allow tenants who are attending MCC to have easy access to and from the development.

Mr. Kauffman further remarked that because Verde Dimora residents will be well-connected to nearby amenities, they will be more likely to walk or bike to their destinations. He added that developments in transit-oriented, pedestrian friendly communities make it easier for individuals to do without a car or drive less, reduce greenhouse gas emissions, and save money in the process.

Mr. Kauffman also commented that with respect to the operation and maintenance of the development, training manuals will be provided to residents and staff so that the buildings can be properly maintained; laminated signs will be displayed throughout the project to illustrate green features and proper usage; and energy sub-meters will be installed to raise awareness of energy usage and encourage conservation. He briefly discussed the training manual titled "Resident Engagement Training in a Box" (See Pages 16 through 22 of Attachment 1), which includes topics related to energy/water conservation workshops, healthy living, and recycling.

In response to a question from Chairwoman Higgins, Mr. Kauffman explained that the training manual was created for informational purposes as opposed to the tenants being required to pass a test on the material before they could move into the development. He pointed out that in addition to the training manual, the tenants would also receive a "Resident Green Living Guide," which outlines the various features in the buildings and how to maintain those items in a sustainable manner.

Mr. Kauffman concluded his presentation by stating that he looked forward to moving ahead with the project, which would be one of the first sustainable developments of this type in the Valley.

Committeemember Kavanaugh noted that Mr. Kauffman was “setting the right bar” for development in the community and creating a template that the Council will consider for other projects, particularly along the light rail line.

Chairwoman Higgins thanked Mr. Kauffman for his presentation.

Deputy City Manager Kari Kent advised that Mr. Kauffman has submitted an application to the City’s Planning Division for a rezoning and site plan, which will be presented to the Planning & Zoning Board (P&Z) on March 21, 2012. She stated that pending approval by the P&Z, the case would most likely be presented to the Council for adoption sometime in April.

2-b. Hear a presentation, discuss and make a recommendation regarding a request for relief from certain requirements of the City’s Terms and Conditions for the Sale of Utilities for Adobe Meadows.

Development and Sustainability Director Christine Zielonka, Water Resources Department Director Kathryn Sorensen and Deputy Director of Development Services Beth Hughes-Ornelas addressed the Committee relative to this agenda item.

Ms. Zielonka thanked the Committee for taking the time to hear a request by Jeff Blandford, of Blandford Homes, which came forward quite recently. She reported that Adobe Meadows is a subdivision in Maricopa County being developed by Blandford Homes, and explained that there is a requirement that the subdivision must connect to Mesa’s sewage collection system even though it is located in the County. Ms. Zielonka stated that the developer would like to appeal the requirement for the offsite improvements.

Ms. Zielonka displayed an aerial map illustrating the location of Adobe Meadows (**See Attachment 2**), which is situated in the area of Signal Butte and Adobe, and also referenced a schematic drawing depicting the location of the existing sewer lines near the subdivision. (**See Attachment 3**)

Ms. Zielonka noted that per the City’s Utility Service Agreement, the developer must make certain improvements to Signal Butte and Adobe in order to meet Mesa’s development standards. She remarked that when connecting to City services, the development must also comply with City standards, even though the site is located in the County. Ms. Zielonka added that Mr. Blandford and Paul Dugas, who represents the developer, were present in the audience and available to respond to any questions the Committee may have.

Chairwoman Higgins stated that it was her understanding, that in addition to the City’s ordinance, there were County and State provisions that required connection to a sewer collection system if a sewer line was within so many feet of the developer’s property.

Ms. Sorensen confirmed Chairwoman Higgins’ statement and said that was staff’s understanding as well. She explained that developers who wish to install septic tanks are provided certain documents from Maricopa County that detail what is required as part of that process. Ms. Sorensen advised that one of the requirements, per the Arizona Administrative Code, is that if the proposed development is located within the City of Mesa’s 208 Planning Area (i.e., the same as the Maricopa Association of Governments’ (MAG) Planning Area), which

is an area identified for sewer connection. She noted that in order to comply with the Federal Clean Water Act, developers must connect to the sewer system and added that septic systems are not allowed.

Chairwoman Higgins invited Mr. Blandford and Mr. Dugas to address the Committee.

Mr. Dugas offered a series of remarks with regard to this issue. His comments included, but were not limited to, the following: that Adobe Meadows, which was constructed in 2007, was a platted and completed subdivision built with the intention of having septic systems; that with the exception of the corner of the property at Hermosa Vista Drive, where the sewer line was subsequently added, all of the homes are on septic; that due to the recent downturn in the economy, the previous developer lost the property, which was purchased by Blandford Homes; and that there should be a grandfather clause in the current ordinance that would allow the Council to modify or waive certain requirements of the City's Terms and Conditions for the Sale of Utilities.

Mr. Dugas further commented that the improvements the developer would be required to implement make the project "not feasible," especially since it would be necessary to tear up the existing infrastructure, change the plat, install easements, and construct sewer lines.

In response to a question from Committeemember Richins concerning whether Maricopa County gave Blandford Homes permission to install the septic system at Adobe Meadows, Mr. Dugas clarified that the company recently purchased the property. He noted, however, that the subdivision was originally developed under R-43 County zoning, which allowed septic systems.

Committeemember Richins further inquired why the Committee was even hearing this request.

Mr. Dugas responded that City staff denied the request by Blandford Homes to issue a letter to Maricopa County for allowance of septic system installation.

Committeemember Richins questioned how Blandford Homes could justify requesting such a letter when the sewer line comes to the corner of their property at Hermosa Vista Drive.

Mr. Blandford reiterated that Adobe Meadows was an existing project and not currently being developed.

Committeemember Richins stated that in his opinion, that was irrelevant and commented that "it was not his job to protect Blandford from a bad investment."

Mr. Blandford responded that he was not asking the City to do anything other than to work with a developer on a previously abandoned development that would have been built with septic tanks.

Chairwoman Higgins commented that since the time that the property was originally platted, the sewer line now comes to the corner of Blandford's property. She also stated that when building permits are pulled to construct homes on the property, it will be necessary for the developer to complete a sewer plan or septic plan and reiterated that there is the availability of sewer at the property boundary.

Chairwoman Higgins also noted that the Council recently heard a staff presentation that over the next 50 years, the City of Mesa will spend \$150 million to transition all septic systems within the City's planning area to sewer. She stated that it would be "irresponsible" for this Council to approve a request that not only did not conform to City ordinance, but also County and State law.

Chairwoman Higgins further remarked that other individuals who live in the County and had septic systems that no longer functioned have appeared before the Council to plead hardship cases and have been required to pay a significant sum of money to connect to the City's sewer system. She stated that the City will not "change the rules" for Blandford Homes and added that septic systems are not an environmentally sustainable process.

Committeemember Richins questioned if there was anything that the City could do to work with Blandford Homes.

Ms. Zielonka clarified that the items the Committee can consider and have considered in other cases include the engineering standards with respect to street improvements on Signal Butte and Adobe (i.e., curb, gutter, streetlights, and sidewalk).

Mr. Blandford commented that discussing those issues at this time may not be in anyone's interest and thanked the Committeemembers for their time.

Chairwoman Higgins thanked everyone for the presentation.

2-c. Hear a presentation, discuss and make recommendations on the Mobile Technology Update for Development Services.

Deputy Energy Resources Director Mike Comstock displayed a PowerPoint presentation (**See Attachment 4**) and reported that in 2011, there were 7,201 Citywide Code Compliance cases, resulting in 43,209 violations. He stated that this was an "astronomical" amount of work for staff with respect to collecting/logging the data into the Tidemark System.

Mr. Comstock noted that the presentation would focus on the applicable technologies (See Page 2 of Attachment 4) that are available to maximize the Code Compliance Officers' efficiency when impacted by such a significant caseload.

Mr. Comstock indicated that the resources must be adaptable to field applications as found throughout the City; provide real time accessibility to information; update information in real time; and that all of the resources will require requisite training for staff. He said, most importantly, that the processes must be adaptable to the entire Mesa Enterprise System.

Mr. Comstock reviewed the Zonar technology (See Page 3 of Attachment 4), which was originally used by the City of Mesa as a Global Positioning System (GPS), and tracks different operations of a vehicle (i.e., location, idle time, and driver behaviors). He pointed out that it has a feature available for Code violations that can be integrated by using GPS locations. Mr. Comstock advised that the Zonar technology is currently used by the Solid Waste and Transportation Departments and added that the estimated cost for the inclusion of Code

Compliance and Building Inspections would be an estimated \$400/year license fee and \$300 in hardware costs per unit.

In response to a question from Chairwoman Higgins, Mr. Comstock clarified that the various technologies “may or may not” replace the laptops that the Code Compliance Officers currently use out in the field. He stated that these units are relatively small, like an iPhone, and in some cases, the ability for an inspector to read a map would be very difficult. Mr. Comstock noted, however, that there are other technologies, such as the Toughbook, that might be able to replace the laptops.

Mr. Comstock highlighted the various elements of Accela Automation. (See Page 4 of Attachment 4) He remarked that “Accela” is the name of the software manufacturer, while “Automation” is the delineation given to the upgrade proposed for Mesa’s Tidemark System. He explained that the technology, which is adaptable to Mesa’s Enterprise System, has the capability to track all Code Enforcement cases and can be configured to mimic the City’s business rules as applied. Mr. Comstock added that the cost for Accela Automation would be included as a component of the Tidemark upgrade proposal that will be presented to the Council in the near future.

Mr. Comstock also discussed PinPoint Technologies, which is a system that would be used outside of the Tidemark System. He said that the compatibility would have to be determined with the current upgrade to the Tidemark System, if approved. He remarked that after speaking with PinPoint’s consultants, he learned that the technology was adaptable to Mesa’s Enterprise System. Mr. Comstock further reviewed a variety of features with respect to the PinPoint software and hardware solutions. (See Page 5 of Attachment 4) Mr. Comstock noted that the PinPoint GeoTech’s business model can be adapted for Code Compliance processes and added that the hardware/software costs are estimated at \$50,000.

Mr. Comstock, in addition, spoke regarding the My Mesa Application, which was tested by the City’s Transportation Department during a pilot program, and adaptable to Mesa’s Enterprise System. He explained that the program was initially offered to the City by Graffiti Protective Coatings (GPC) and stated that Transportation Department staff worked in collaboration with GPC to customize the application for the citizens of Mesa. Mr. Comstock advised that the application was available for download on iPhone and Android smartphones and added that the cost for upgrades to iPhones in Code Compliance and Building Inspections, along with software development to apply to Code cases, would be approximately \$10,000.

Discussion ensued relative to the possible integration of the My Mesa Application (Code Compliance) with the Tidemark System; that there would be different levels and costs to integrate the two entities; that if such an integration was implemented, it would be part of the future Tidemark System upgrade; and that with more citizens/staff utilizing such technology, the number of Code Compliance cases would increase exponentially.

Committeemember Richins stated that he favored any application that could be used by both staff and Mesa citizens.

Chairwoman Higgins commented that if utilization of the My Mesa Application apprised staff, for example, that there were 300,000 Code Compliance cases and they only had the capability to

address 5% of those violations, it would be necessary for the Council to determine whether the Code Compliance Department needed more staff or if a different model should be explored.

Further discussion ensued relative to the process by which graffiti apps, which contain racist or gang-related materials, are communicated by Transportation staff to the Mesa Police Department (MPD); that the offensive data is transmitted directly to the contractor that houses the My Mesa data; and that the MPD has the ability to track and identify the monikers that look familiar.

Chairwoman Higgins suggested that perhaps Animal Control staff could use the My Mesa Application as “another set of eyes” for Code Compliance.

Mr. Comstock further remarked that the Development and Sustainability Department has initiated a pilot program to move to iPhones for field applications, consolidate hardware in the field (i.e., camera, phone), and integrate those uses into the technology that is currently available. He also stated that staff conducted beta-testing for My Mesa, which was not widely applied, but could be reinstated if deemed appropriate. Mr. Comstock reiterated that during the upcoming budget discussion, the Council will hear a presentation with respect to the Accela Automation, which will be a component of the Tidemark System upgrade proposal.

Development and Sustainability Department Director Christine Zielonka commented that staff who work out in the field currently use ToughBooks. She acknowledged that the durability of the hardware is a real issue, whether it is used in a truck or at a construction site. Ms. Zielonka stated that hopefully in the next year, staff can pilot a few different types of applications. She added that staff was looking for “the right mix” of hardware as it relates to cost, durability and the size of the screen.

Mr. Comstock concluded his presentation by noting that staff would come back to the Committee with additional updates once they get closer to selecting new technology.

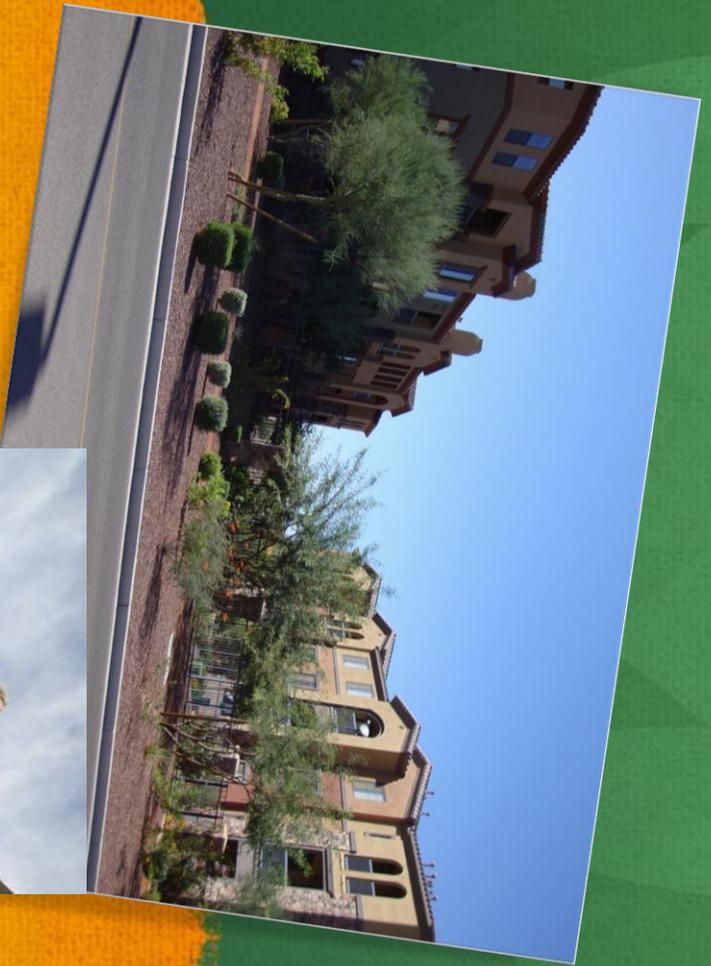
Chairwoman Higgins thanked staff for the presentation.

3. Adjournment.

Without objection, the Sustainability and Transportation Committee meeting adjourned at 4:23 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Sustainability & Transportation Committee meeting of the City of Mesa, Arizona, held on the 19th day of March 2012. I further certify that the meeting was duly called and held and that a quorum was present.

LINDA CROCKER, CITY CLERK

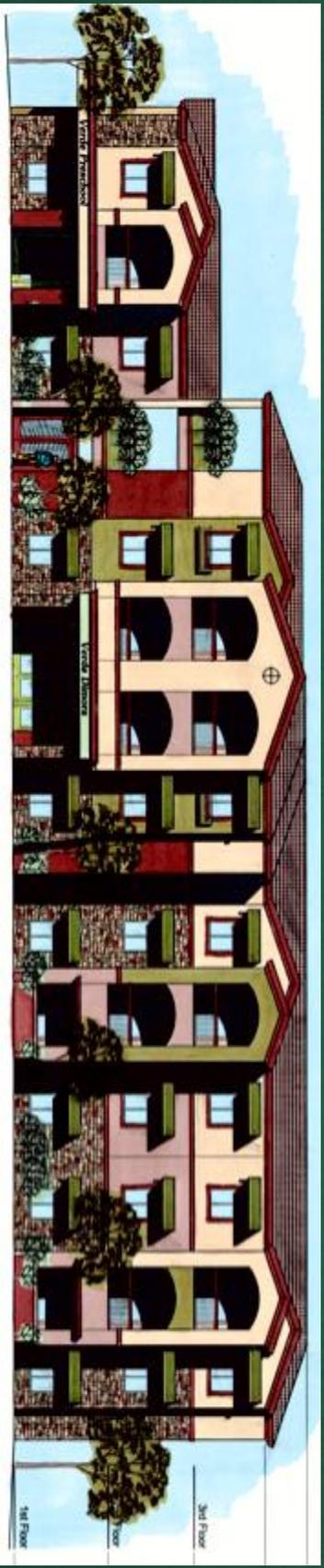


Verde Dimora

Presented by Dan Kauffman

Verde Dimora

- What: 160 unit sustainable multi-family residential development
 - sustainable preschool included
- Size: 5.34 Acres
- Site : Northeast of Power Rd. & McKellips Rd.
Mesa, AZ



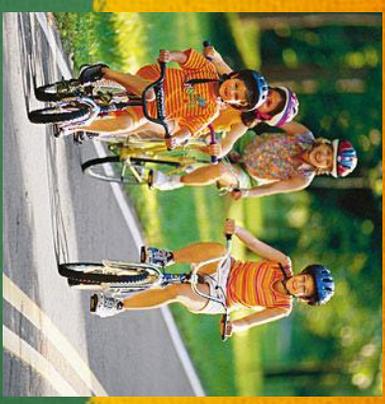
Sustainability

- 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.



More Benefits

- Infill and mixed-use sustainable developments, increase economic vitality and make the most of existing infrastructure, and public transportation system
- Policies, sites and designs make it easier for people to drive less
- Planning and design decisions encourage neighborliness and outdoor activities
- Durable and low-maintenance materials and design strategies help keep homes affordable year after year





Benefits Cont.

- 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
- Website specific for vets and tenants to local jobs in the area of McKellips and McDowell partnership
- Incentive for tenants not to have a car, use of bike provided by Verde Dimora during lease term

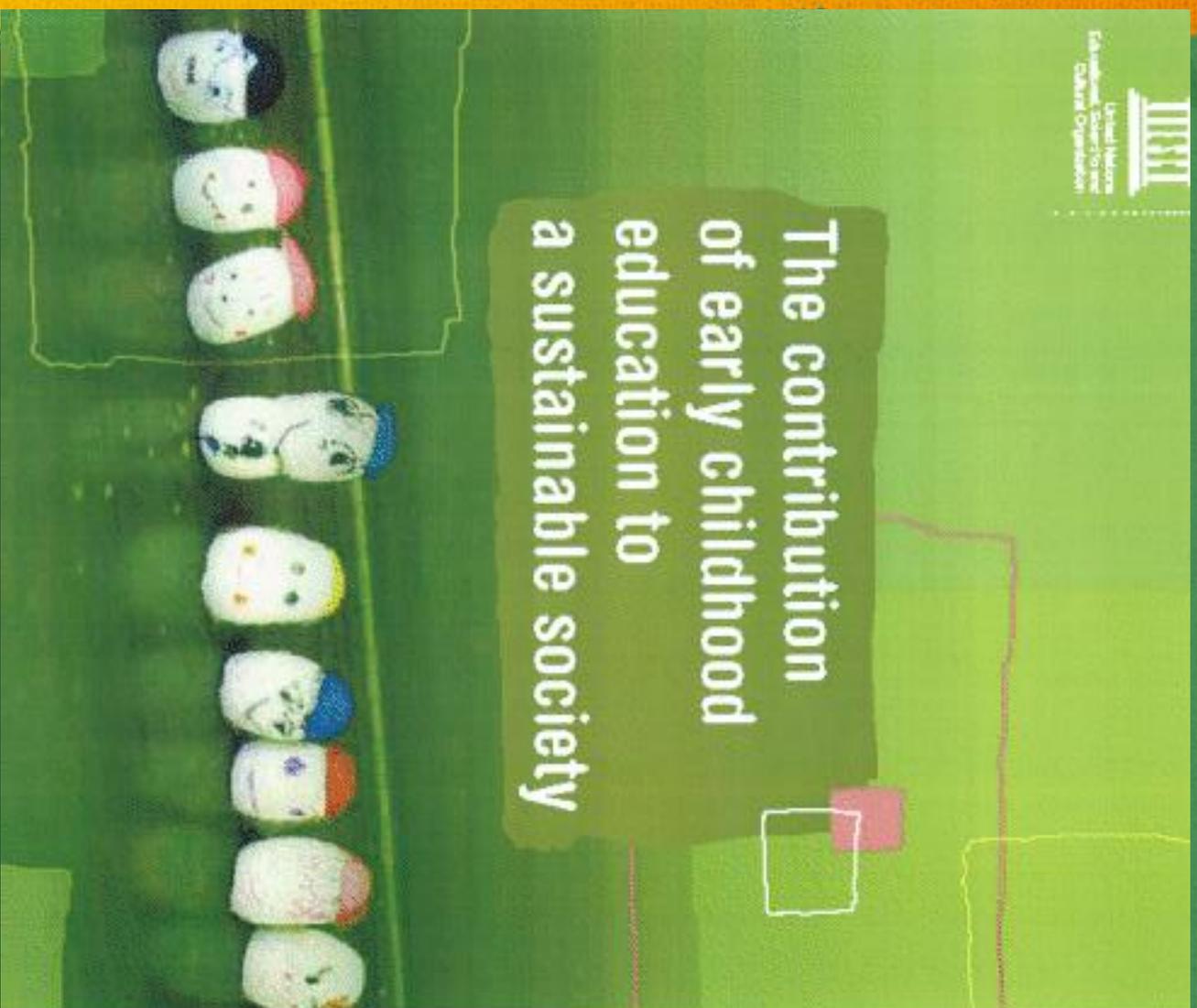


Sustainable Preschool

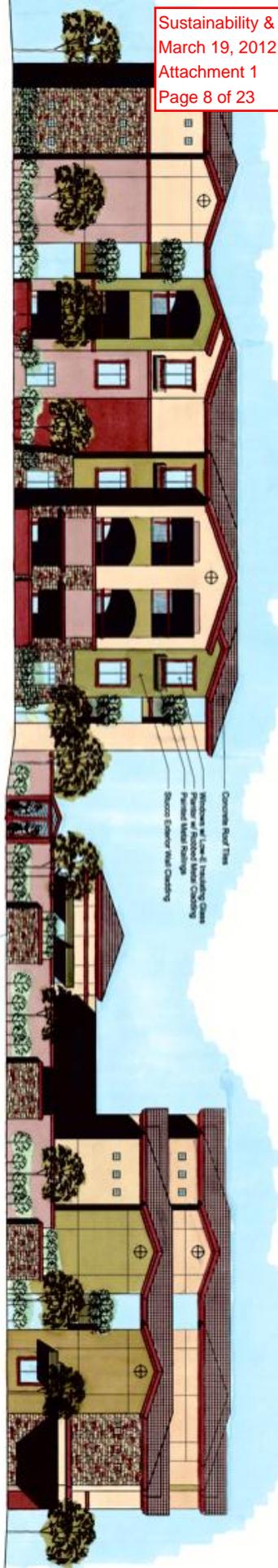
- Requires new kinds of early education that can help prevent further degradation of our planet
- Sustainability should begin very early in life
- We need to recognize and raise awareness about the powerful role of early childhood education in realizing a sustainable society
- Education for sustainability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

Paris, UNESCO 2008

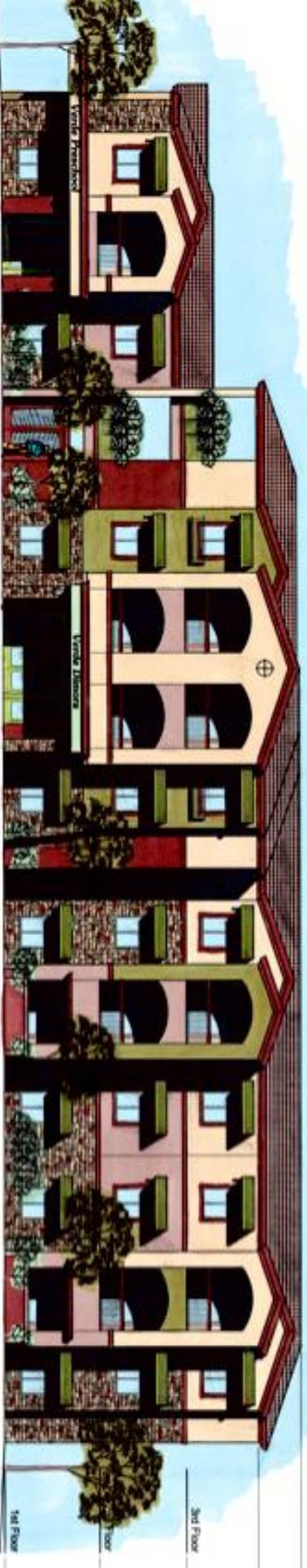
“Education is humanity’s best
hope and most effective
means in the quest to achieve
sustainable development”



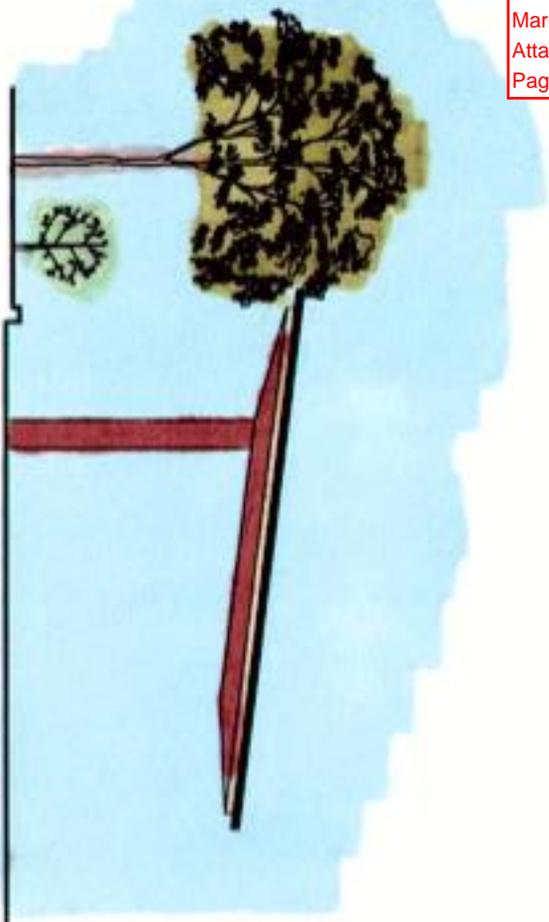
North Elevation



West Elevation

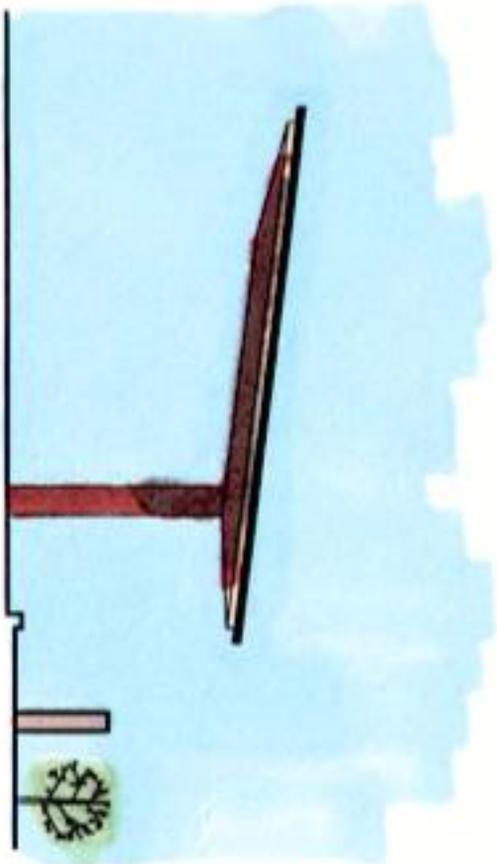


Solar Ready Carports



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

Local Employment Opportunities

- The Community website offers local job listings for residents
- Helps promote live/work opportunities
- Decreases traffic congestion

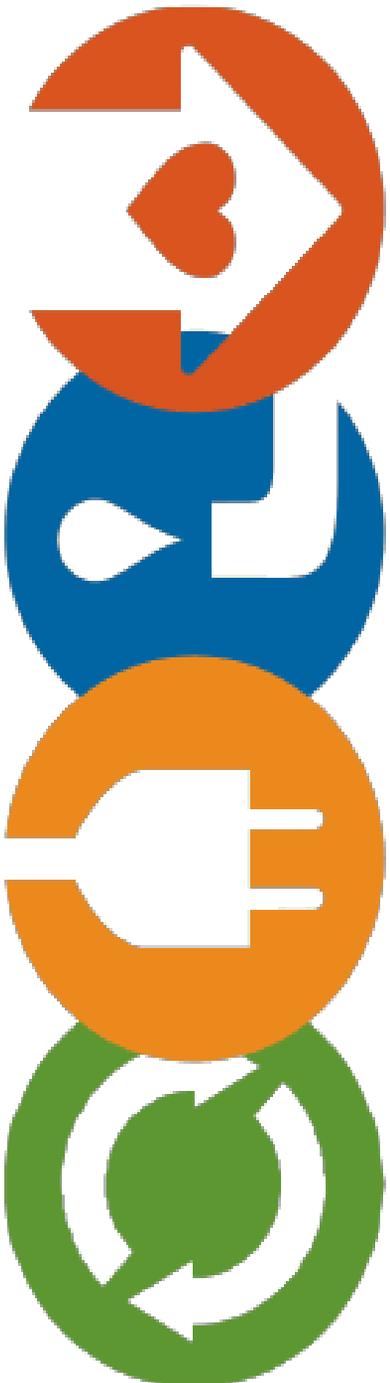
The screenshot displays the 'Local Employment' page on the Verde Community website. At the top, there is a navigation menu with links for Home, About Us, Services, and more. The main content area features a large image of a modern dining room. Below the image, there is a section titled 'Verde Dining' with a list of dining options and a link to 'View All Dining Options'. To the left, there is a 'Local Employment' section with a heading 'CLICK HERE FOR LOCAL EMPLOYMENT' and a list of job openings. The job listings include details such as the job title, location, and a brief description. At the bottom of the page, there is a footer with the Verde logo and contact information.

Operation, Maintenance, and Education

- Operation and Maintenance should not be an afterthought of development
- Training manuals provided to residents and staff
- Signs and displays provided to display green features and proper usage
- Energy submeters to raise awareness of energy usage and encourage conservation

GREEN & HEALTHY living:

Resident Engagement Training in a Box



EASY IMPROVEMENTS FOR YOUR HOME WORKSHOPS
TRAINERS NOTES

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Getting Started

What You Should Provide

Training Summary Agenda

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ENERGY CONSERVATION

Energy Conservation Workshop Summary Agenda

Conservation Workshop Agenda Exercise 1: How

Much Electricity Do I Use? Exercise 2: WHAT Do

They Take?

Healthy Living Workshop Summary

Healthy Living Workshop Agenda

Exercise 1: Reading the Labels

Exercise 2: Make Your Own Green Cleaner

HEALTHYLIVING

WATER CONSERVATION

Water Conservation Workshop

Summary Water Conservation

Workshop Agenda Exercise 1:

Discover Your Water Habits

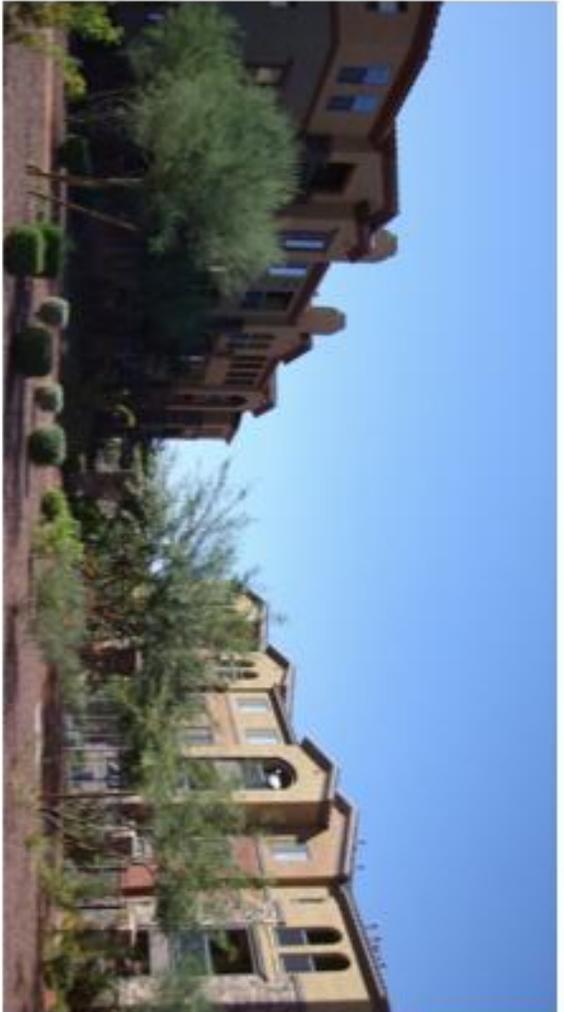
Exercise 2: How Much Water Can I Save By Changing My Habits?

WASTE & RECYCLING

Waste & Recycling Workshop Summary

Waste & Recycling Workshop Agenda

Appendix of Student Exercises



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/sust Apartments
480-816-6160 (fax) www.kaufmanhomes.com/sust greenschool

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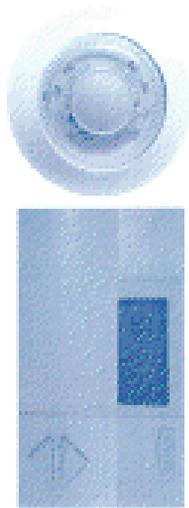
Topic	Page
What is Green or Sustainable Housing?	1
Why is Being Green Important?	1
Why Kaufman Communities Builds Green Homes	2
Home Certification	2
Green Living Guide/Residents' Manual	2
Green Features at Verde Dimora	3
Solar Panels	3
Cool Roof	3
Laundry Room	4
Native Plants and Trees	4
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Air Vent – Pollution Control	5
Heating, Cooling and Air Circulation	6
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Ceiling Fans	8
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Paint and Cabinets	9
Carpet and Tile	10
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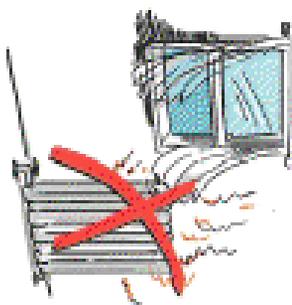
Topic	Page
Refrigerator	12
Dishwasher	12
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Green Features in Your Bathroom	15
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Parks and Outdoor Amenities	24
Other Amenities in Your Community	25
Local Public Library	25
Local Post Office	25
Local Grocery Stores and Markets	26
Green Household Cleaning Products	27

Getting Comfortable with Less Energy

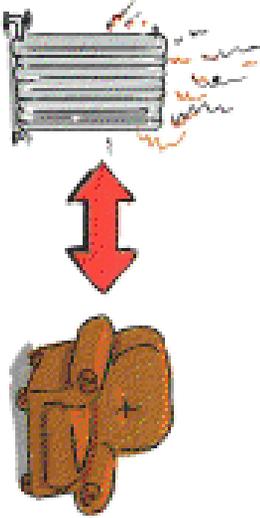
Adjust or turn off your thermostat when you are not at home, and at night



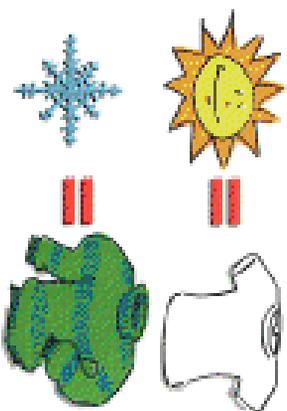
If your heat (or AC) is on, your windows should be closed!



Move furniture away from the heater

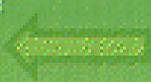


Wear weather-appropriate clothing inside your home



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!



Saving Water in the Kitchen & Bathroom

Leaks = money down the drain!

If you see a leak, or hear dripping water, notify management to find and fix the leak!



Avoid toilet tabs

"In the tank" toilet bowl cleaning tabs may destroy gaskets and create leaks!



To thaw frozen foods don't run the water! Instead, use the defrost setting on your microwave



Turn water off when brushing teeth!

Save Money

Turn off the water while you brush!

100 gal/month

\$0.50

Fix Leaky Toilet:

1,000 gal/month

\$5.00

Fix Leaky Faucet:

300 gal/month

\$1.75

Wash with full loads only.

1,000 gal/month

\$5.00

Savings per month!
\$12.25



Thank You
Have a green day!

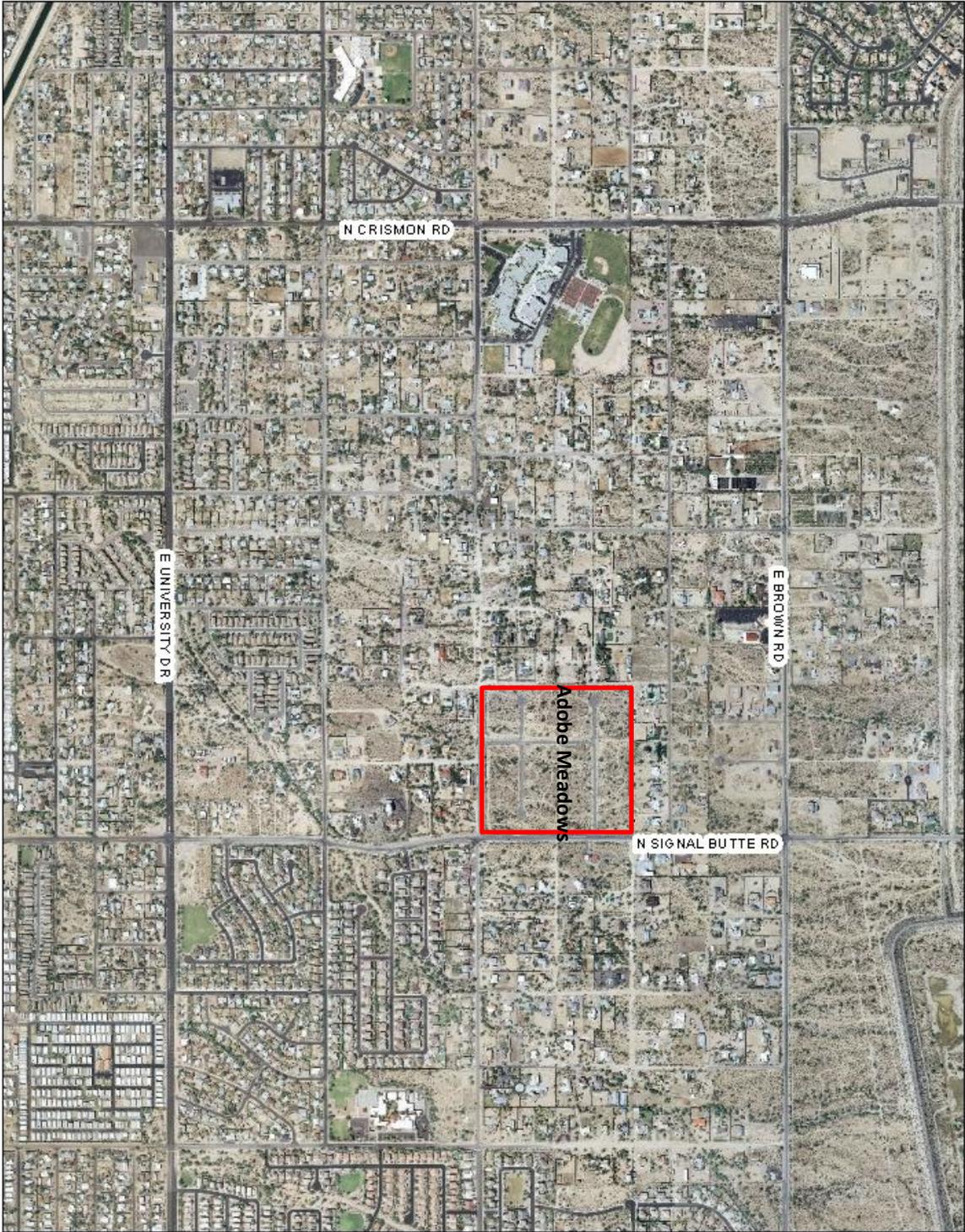


EXHIBIT B

SUSTAINABILITY AND TRANSPORTATION COUNCIL COMMITTEE

Mobile Technology Update

Resources

Adaptable to Field Applications

- Provide real time accessibility to information
- Update information in real time
- All require requisite training for staff
- Zonar™
- Accela Automation™
- Pinpoint™
- My Mesa

ZONAR™

Adaptable to Mesa's
Enterprise



- Original use by COM as a GPS system
- Tracks different operations of a vehicle such as location, idle time, driver behaviors, etc.
- Has an add on feature for code violations using GPS locations
- In use currently with Transportation and Solid Waste
- Estimated Cost – \$400 per year/license fee +hardware costs @ \$300 per unit.

Accela

Automation™

Concurrent with Upgrade to
Tidemark System

Adaptable to Mesa's
Enterprise



- Track all code enforcement cases
- Configure system to mimic business rules
- Use automatic warnings to manage enforcement activities
- Auto-route information and tasks to different departments and agencies
- Integrate with GIS for spatial analysis
- Estimated Costs – Included in Accela Automation Upgrade

Pinpoint™

Concurrent with Upgrade to
Tidemark System

Adaptable to Mesas's
Enterprise



- PinPoint software and wireless hardware solutions focus on government agencies
- Beta-tested at the city of Clemson, SC, the Company's initial product, now known as PinPoint – PublicWorks™
- The PinPoint GeoTech's business model can be adapted for code compliance processes.
- Estimated Costs - \$50,000 for hardware/software

My Mesa Application

Pilot Tested

Adaptable to Mesa's
Enterprise



- Program offered to the City of Mesa by Graffiti Protective Coatings (GPC)
- City of Mesa Transportation staff worked in collaboration with GPC to customize this application for the citizens of Mesa
- Application was tested by City of Mesa Transportation staff during a pilot program
- Available for download on iPhone and Android smartphones in the Market/App Store
- Estimated Costs – Upgrade to iPhones + Software development - \$10,000

Next Steps

DSD initiated pilot

- Moving to iPhones for field applications
- Consolidate hardware in field – camera, phone

Beta Testing for My Mesa

- Partner with Transportation

Upcoming Budget Discussions

- *Accele Automation*

Questions