



# COUNCIL MINUTES

November 8, 2012

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on November 8, 2012 at 7:30 a.m.

## COUNCIL PRESENT

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

## COUNCIL ABSENT

Christopher Glover

## OFFICERS PRESENT

Christopher Brady  
Debbie Spinner  
Linda Crocker

(Items were discussed out of order, but for purposes of clarity, will remain as listed on the agenda.)

Mayor Smith excused Councilmember Glover from the entire meeting.

### 1-a. Hear a presentation, discuss and provide direction on the Central Mesa Light Rail Stations.

Transit Project Manager Jodi Sorrell introduced MB Finnerty, Valley METRO Public Art Administrator, and Rob Antoniak, Outreach Coordinator for the Central Mesa Light Rail Extension, who were prepared to address the Council.

Ms. Sorrell displayed a PowerPoint presentation (**See Attachment 1**) and stated that the purpose of this item was to update the Council regarding the architectural station design and public art process for the Central Mesa Light Rail Stations. She briefly highlighted maps of the Future High Capacity Transit Corridors and the boundaries of the Central Mesa Extension. (See Pages 2 and 3 respectively of Attachment 1)

Ms. Finnerty reported that the last time she appeared before the Council, she reviewed the proposed art and architecture in conceptual phases and said that today she would discuss the progression of those designs.

Ms. Finnerty highlighted a number of proposed design features at the various light rail stations as follows:

- Alma School Road/Main Street Station – In addition to white sail canopies utilized along the light rail line, Mesa will incorporate colored canopies into its design. The station is quite tall, depicting the idea of an emerging area that will grow through the use of technology and new businesses coming into the community. (See Page 5 of Attachment 1) The artist has incorporated his designs into the screens located at the station. (See Page 6 of Attachment 1) Artwork will be displayed at the center of the station, including a series of images stamped into colored glass, and a centerpiece that will rotate and move with the wind. (See Page 7 of Attachment 1)
- Country Club Drive/Main Street Station – The theme at this station is entering into downtown Mesa. (See Pages 8 and 9 of Attachment 1) Requests were made that a “wow statement” be incorporated into the design. The height of the structures is reduced, as compared to the Alma School Road/Main Street Station, in order to create a “more open” area. The artwork (See Page 10 of Attachment 1) includes colored glass that will light up and glow at night.
- Center Street/Main Street – The canopies will be blue and the artwork is still being developed. (See Pages 12 and 13 of Attachment 1) The theme of the station is the convergence of City government, the Mesa Arts Center (MAC) and the businesses in the downtown area. (See Pages 14 and 15 of Attachment 1)
- Mesa Drive/Main Street – A park theme is proposed for the station and will include the surrounding LDS Temple grounds and Pioneer Park. (See Pages 16 and 17 of Attachment 1) The artist has designed large screens depicting “storytelling.” Floral motifs have been cut into metal screens and the artist will collect stories from Mesa residents, which will be incorporated inside the metal book forms by creating glass water color paintings. The canopies will be orange and a pergola will also be incorporated at the station to create “a garden setting.” (See Page 19 of Attachment 1)

Responding to a question from Mayor Smith, City Manager Christopher Brady clarified that the lighting between Country Club Drive and Hobson will look very similar to what already exists in the downtown area.

Ms. Finnerty further noted that in the intersections downtown, a terracotta/brick stamped asphalt will be used in the crosswalk areas. (See Page 20 of Attachment 1) She stated that the actual design at Center Street was not finalized and presented various examples of possible choices. (See Pages 21 through 24 of Attachment 1)

Mr. Antoniak displayed a document titled “Central Mesa Construction Schedule” (See Page 25 of Attachment 1), which outlines the various tasks involved in the project, and said that utility construction is currently underway. He indicated that prior to the commencement of construction, his staff will meet with all of the business owners who will be impacted by such activity. He also reviewed the next steps in the process with respect to upcoming public meetings. (See Page 26 of Attachment 1)

Mayor Smith thanked everyone for the presentation.

1-b. Hear a presentation, discuss and provide direction on the proposed Alley Gating Program.

Real Estate Services Administrator Kim Fallbeck introduced Deputy Transportation Director – Field Operations Lenny Hulme and Neighborhood Outreach Coordinator Cynthia Ezcurra-Garza, who were prepared to respond to any questions the Council might have.

Ms. Fallbeck displayed a PowerPoint presentation (**See Attachment 2**) and reported that staff was seeking Council direction with regard to pursuing a new Alley Gating Program. She explained that this issue was presented to the Community & Cultural Development (CCD) Committee, whose members made recommendations and established goals as follows:

- Retain the ability to reduce alley dumping, trespass and other crimes through alley gating.
- Simplify the process for interested neighbors (encourage participation).
- Preserve the long-term ability for the City to make changes if unanticipated problems arise.

Ms. Fallbeck briefly discussed the history of alleys in the City of Mesa. (See Page 3 of Attachment 2) She stated that in 2002, trash services were moved from the alleys to curbside and noted that the remaining use and primary need to retain the alleys is for utilities (i.e., sewer, electric, cable, telephone) and irrigation.

Ms. Fallbeck offered a short synopsis of the purposes/challenges of gating alleys. (See Page 4 of Attachment 2) She advised that such a process reduces illegal dumping and crimes, as well as unauthorized pedestrian/vehicle traffic. She also indicated that Mesa's existing program requires alley abandonment and property ownership transfer, which often results in a laborious petition process. She pointed out that many properties are bank-owned or foreclosed upon and added that neighboring property owners may oppose such efforts.

Ms. Fallbeck further remarked that alley abandonment must be formally approved by the Council. She noted that if the land is conveyed back to the property owners, the residents often express concern that their property taxes might increase since their lots now have more square footage. She commented that following abandonment, the lack of land ownership undermines the City's direct authority to assist in resolving unanticipated conflicts between neighbors.

Ms. Fallbeck, in addition, reported that the City Attorney's Office recently updated a legal opinion that would enable the City to gate public alleys without requiring a formal abandonment. She said that per such an opinion, in 2012 the Council directed that five public alleys for the Mesa Drive/Southern Avenue project be gated.

Ms. Fallbeck noted that staff proposes that by request, the City would gate public alleys without abandonment. She explained that the Transportation Department would install the gates and Neighborhood Outreach would provide neighborhood support and information and distribute the keys to the neighbors.

Responding to a question from Mayor Smith, Ms. Fallbeck clarified that the requests would be made by the neighbors experiencing problems with the adjacent alleys.

Ms. Garza advised that the neighbors will often talk among themselves concerning the problems they have encountered in the alley. She explained that one of the property owners will contact her office to seek information regarding the alley abandonment program and added that usually a majority of the neighbors are in agreement to close the alley.

Ms. Fallbeck continued with the presentation and commented that the City would install "No Trespassing" signs on the gates, which would enable the Police Department to cite individuals for illegally trespassing. She also noted that it was staff's recommendation that the City use regular chain link gates, based on cost effectiveness, durability and low maintenance. She added that PVC green-coated gates are being considered.

Ms. Fallbeck displayed a chart illustrating the estimated costs of different types of gates. (See Page 7 of Attachment 2) She also reviewed a series of advantages for implementing a new Alley Gating Program. (See Page 8 of Attachment 2) She commented that many neighborhoods have never been able to achieve 100% concurrence to gate an alley.

Discussion ensued relative to the fact that the City's existing alley gating budget is approximately \$20,000 annually; that such monies would fund the gating of an estimated 7 to 9 alleys per year utilizing green chain link or 10 to 15 alleys annually using regular chain link; that priority would be given to those alleys brought forward by resident complaints; and that there are currently 47 alleys on a waiting request list for gating.

Ms. Fallbeck requested input from the Council regarding this item. She stated that if the Council directed staff to move forward with the new program, it would become the primary tool to gate public alleys. She clarified, however, that the existing abandonment process would remain available, but implemented only for unique circumstances deemed appropriate by the Real Estate Department.

Councilmember Richins commented that the difficulty with the current alley abandonment program is that there must be 100% concurrence of all the surrounding neighbors in order to gate an alley. He noted that is often difficult to achieve, especially when there are out-of-state property owners.

In response to a question from Councilmember Richins, Ms. Fallbeck indicated that since 1953, the City has abandoned an estimated 157 alleys.

Councilmember Richins, who serves as Chairman of the CCD Committee, explained that staff's proposal would provide for chain link gates, which would allow for full access by any of the neighbors. He commented that the alleys are still City property and said that by posting "No Trespassing" signs, it would not extinguish the public easement, but rather create a semi-private space. He noted that if someone passes through illegally, the City has legal recourse to cite those individuals.

Councilmember Richins further remarked that the Council's discussion today was do they want a threshold of neighbors to "buy into that, how much should the threshold be, and if the Council directs staff to move forward, is this the appropriate process over time in which to accomplish this goal."

Ms. Garza advised that when a resident calls her office regarding the alley abandonment process, staff contacts the surrounding neighbors to determine whether there is support for such efforts moving forward. She stated that the property owners are encouraged to hold a meeting, at which time staff outlines the process and solicits feedback from those individuals who may be opposed or misunderstand that abandoning the alley does not mean that they would lose the alley.

Mayor Smith suggested that staff eliminate the term "abandon." He stated that the City is not abandoning the alley, but simply maintaining it and allowing only those entities (i.e., residents, utilities and the City) that have direct interest in the alley to access it. Mayor Smith added that if the City was restricting access to an alley, he would assume it would be at the two ends and not mid-alley.

Councilmember Finter stated that in his opinion, staff's proposal was "a no brainer" and said that he would hope that the budget for the Alley Gating Program could be doubled or tripled. He also noted that it makes sense to aggressively move forward with the program and added that it would save the City money in the long run by cutting down on the need for public safety services.

Mayor Smith commented that if the City restricted alley access to the general public, but provided access to the neighbors through the use of keys to unlock the gate, he acknowledged that it might be an inconvenience to certain individuals. He noted, however, that none of the neighbors would have their right or their access removed and questioned why the City could not be more proactive in this process.

Councilmember Richins responded that it has always been the custom of the City to engage the neighbors with respect to this issue.

Mayor Smith clarified that he was not suggesting that the City eliminate the neighbors' engagement. He noted, rather, that subsequent to the citizen request/engagement process, there may be occasions when the City would be the entity to make the request to gate an alley in order to address, for example, ongoing Police concerns.

Mayor Smith, in addition, commented that if an alley was gated, he could also foresee an issue wherein residents might think the City abandoned it and the property owners would move their fences on their own. He stressed the importance of the City making it clear that the alley would still exist and the gate was installed in order to keep "the bad guys" from accessing it.

Councilmember Kavanaugh voiced support for the CCD Committee's recommendations. He commented that having "limited access" to alleys enhances the neighborhood, serves a public safety purpose and a City purpose in terms of the cost it incurs in terms of illegal dumping and cleanup.

Councilmember Richins said that there are currently 47 requests to gate neighborhood alleys. He suggested that if a group of residents in a particular neighborhood wanted to "jump the queue," they could pay for the cost of the gates and have the alley gated sooner rather than later. He noted that if that were to occur, it would be important for staff to establish a procurement process concerning whether the neighbors would purchase the gate through the City or do so on their own and possibly upgrade the gate.

Mayor Smith remarked that he liked the idea of residents pooling their money to pay for an upgraded gate, as long as the City did not assume its maintenance.

Mr. Hulme responded that the City would be responsible for the maintenance of the gates. He said that staff would prefer to see the type of gate the property owners would like to install to ensure that it could be maintained by the City. He voiced concern that certain neighbors might wish to install gates, for example, with wooden slats that the City would not want to maintain.

Councilmember Richins commented that an important component of the gate is that the Police and public safety personnel are able to see through it. He noted that various design standards for the gates would be implemented. He suggested that the City could pay for the base cost of a gate and said that if the neighbors wanted to upgrade it, they could pool their money in order to make up the difference and enhance the neighborhood.

Mayor Smith concurred with Councilmember Finter's comments. He said that if the City is going to implement a new Alley Gating Program, it should be done so in an aggressive manner since the City has a vested interest not only with respect to crime prevention, but also to enhance the community's neighborhoods.

Mayor Smith stated that there was Council concurrence that staff move forward with the new Alley Gating Program. He reiterated that the word "abandonment" should be replaced with a more appropriate term, such as "restricted access."

Councilmember Richins suggested that the size of the Alley Gating Program be addressed during the budget discussions next spring.

Additional discussion ensued relative to the fact that the existing alley gating budget of \$20,000 was an estimate of the City's costs to clean up the alleys; that such monies are derived from the Transportation Street fund; that staff will conduct cost estimates with respect to the 47 alleys on a waiting request list for alley gating; that the Transportation Department also has a \$150,000 contract to perform alley cleaning; and that there was the possibility that some of those monies could be transferred to the Alley Gating Program.

City Manager Christopher Brady stated that staff would start with the 47 requests for alley gating and determine which neighborhoods are ready to move forward in the process. He assured the Council that during the budget presentations in the spring, the budget for the Alley Gating Program could possibly be adjusted for the next fiscal year.

Mayor Smith thanked everyone for the presentation.

1-c. Hear a presentation, discuss and provide direction on the General Plan Update.

Planning Director John Wesley displayed a PowerPoint presentation (**See Attachment 3**) and reported that this item was a continuation of staff's efforts to update the General Plan. He briefly reviewed background information related to the General Plan (See Page 2 of Attachment 3) and noted that per State law, the document must be approved by voters every ten years. He explained that staff is working to include this matter on the November 2014 ballot.

Mr. Wesley highlighted staff's community outreach efforts thus far, including implementing a Citizen Involvement Plan; publishing articles in newspapers and newsletters; creating a Plan Advisory Committee, comprised of representatives from various City advisory boards and committees; and meeting with various advisory boards.

Mr. Wesley noted that staff developed the "This is My Mesa" website, which is the home for the General Plan, Transit Plan and Transportation Plan Updates. He said that the site offers citizens the opportunity to share ideas about what they would like to see in Mesa in the future. He said that the City has hosted several community events to apprise Mesa citizens of the General Plan Update (See Page 5 of Attachment 3) and said that additional events and meetings have been planned. (See Page 6 of Attachment 3)

Mr. Wesley commented that at the events, staff distribute cards and flyers to the attendees in order to solicit their feedback. He said, in addition, that citizens have been asked to complete a simple survey to garner their input on some of the possible characteristics of Mesa in 2040. (See Page 8 of Attachment 3)

Mr. Wesley further remarked that staff has drafted "Community Vision Statements" in an effort to guide the review and drafting of the General Plan. He said that staff has drawn upon various sources for the document including the Council's Strategic Initiatives, iMesa themes, survey responses and common themes from a number of sub-area plans.

Mr. Wesley briefly reviewed the proposed Community Vision Statements. (See Pages 10 through 13 of Attachment 3) He inquired if the Council had any comments they would like to make at this time.

Mayor Smith indicated that in the past, Mesa's General Plans focused on planning for areas in which there was no development. He said that in the next four years, Mesa will quickly run out of those areas and noted that most of the development will be redevelopment.

Mayor Smith remarked that as staff and the Council move through the General Plan Update process, he would like to see the same approach that was used with the Zoning Code Update, wherein the City encouraged flexibility and creativity in redevelopment, which would evolve from one use to another over the years. He suggested that staff create some sort of mechanism in the General Plan that would allow a natural progression with respect to redevelopment just like the Zoning Code does.

Mr. Wesley concurred with Mayor Smith's comments and explained that one of staff's concerns with the current General Plan is that the land use map has been too specific. He said that staff would bring back to the Council some ideas regarding how to make the categories more general and the desired character in different areas of the community.

Mayor Smith pointed out that from a development standpoint, General Plan amendments are one of the great inhibitors of quality development. He noted that as the City goes into "redevelopment mode," it would be important to define upfront what the potential uses are so that quality development that includes perhaps two or three different types of uses can be achieved without having to go through the General Plan amendment process.

Mr. Wesley assured the Council that staff would work on Mayor Smith's suggestions.

Mr. Wesley further advised that staff would bring back the Community Vision Statements as they are more clearly defined. He also briefly discussed a proposed timeline with respect to upcoming meetings and the drafting of the General Plan Update document. (See Page 15 of Attachment 3)

Mayor Smith thanked Mr. Wesley for the update.

1-d. Hear a presentation, discuss and provide direction on the expansion of the Neighborhood Stabilization Program 3 (NSP3) area.

Housing and Community Development Department Director Tammy Albright introduced Assistant Police Chief John Meza and Development Project Coordinator Ray Thimesch, who were prepared to respond to any questions the Council may have.

Ms. Albright reported that staff was seeking Council direction concerning a request to file a Substantial Amendment with the U.S. Department of Housing and Urban Development (HUD) with respect to Mesa's Neighborhood Stabilization Program 3 (NSP3). She explained that the Substantial Amendment would expand Mesa's NSP3 area and allow the City to purchase buildings that contain more than four units.

Mr. Thimesch displayed a PowerPoint presentation (**See Attachment 4**) and reported that with respect to the NSP3, Mesa was awarded a total of \$4,019,457, of which \$2,009,729 must be expended by March 2013. He pointed out that the City faces various challenges in this regard, including a large decrease in the number of foreclosures; more short sales, resulting in fewer foreclosed properties for sale; and the banks are working with homeowners to avoid foreclosures and to save their credit ratings by utilizing mechanisms such as a Deed In Lieu of Foreclosure.

Ms. Albright clarified that the NSP3 only allows the City to purchase foreclosed properties.

Mr. Thimesch noted that with a Deed In Lieu of Foreclosure, a property owner agrees to sign over the deed to the bank and is not required to go through the foreclosure process.

Mayor Smith restated that if the bank was the successful bidder in a formal foreclosure auction, it would own the property and the City could buy it. He noted, however, that if the bank takes ownership through the Deed In Lieu of Foreclosure, the City could not purchase the property in conjunction with the NSP3.

Mr. Thimesch advised that there are similar scenarios to Mesa's throughout the country and said he was unsure how HUD would address the matter.

Mr. Thimesch continued with the presentation and referenced a graph illustrating the foreclosure rate in Mesa from January 2011 through August 2012. (See Page 4 of Attachment 4) He also displayed a series of maps reflecting Mesa's current NSP3 area, the NSP3 Qualifying area, and Purchased Property Addresses. (See Pages 5, 6 and 7 respectively of Attachment 4)

Ms. Albright pointed out that on Page 7 of Attachment 4, the thatched area represents a portion of NSP3 and the bordered area encompasses NSP1. She explained that the map demonstrates the impact on NSP1 that the City has made in the current NSP3 area.

Responding to a question from Councilmember Richins, Mr. Thimesch clarified that in NSP1, out of an inventory of 39 homes that were acquired and rehabbed, nine remain for sale. He stated that the City can use NSP3 monies to rehab properties that the City acquired under NSP1.

Councilmember Finter expressed concern that the City had nine homes for sale in its inventory, especially with the current real estate market and the fact that individuals are looking for homes to purchase.

Mr. Thimesch assured the Council that the homes were not priced too high and advised that there has been a lack of housing counselors to assist the buyers since Housing our Community (HOC) closed. He explained that not just anyone can purchase one of the homes and said that the buyers must meet certain income qualifications, the bank must approve the loan, and many of the buyers have gone through a process to "clean up" their credit.

Mayor Smith commented that the idea of the program was to get people who would otherwise have a difficult time purchasing a house through the open market.

Mr. Thimesch noted that if the bank does an appraisal on a property and it comes in lower than the City's current price, the price of the home is lowered.

Ms. Albright reiterated that HOC was the City's counseling agency and indicated that since its closure, the City issued a Request for Proposals (RFP) for such services. She indicated that the bids are currently being reviewed and added that she hoped to have a new counseling agency on board soon to provide the required counseling to the prospective homeowners before purchase.

Councilmember Finter stated that "something is wrong if the City is currently sitting on housing stock." He commented that even hearing the reasons given by staff, in his opinion, there should be no inventory of houses at this time.

Responding to a question from Councilwoman Higgins, Ms. Albright clarified that three entities have responded to the RFP. She noted that the agency must have HUD-certified counselors.

City Manager Christopher Brady remarked that one of the challenges the City has encountered is that there are many individuals who are interested in purchasing a house, but noted that they must attend/complete the counseling and obtain a certificate before they can make an offer on a property.

Ms. Albright assured the Council that staff is considering other options in order to market the available houses in the City's inventory.

Mr. Thimesch displayed a map obtained through the National Community Stabilization Trust (REOMatch), which enables the City to take "a first look" at foreclosed properties in the NSP1 and NSP3 areas. (See Page 8 of Attachment 4) He explained that currently, there are no available properties in those areas. He pointed out that one property further to the east became available, but noted that staff was attempting to keep the boundaries west of Gilbert Road.

Discussion ensued relative to the fact that the boundaries are self-imposed by the City; that the City would not have the ability to go outside of those boundaries unless it filed a Substantial Amendment with HUD; that the reason the City uses the "First Look Program" is that in conjunction with the NSP3, the City is required to purchase a property at 1% under the appraised value; that once the property is listed on the open market, the City cannot compete for it; and that there are foreclosed homes that are available for sale, but just not through the "First Look Program."

Mr. Brady commented that since this is a Neighborhood Stabilization Program, if the City was unable to expend all of the funds it was awarded, it could sell its current inventory and no longer purchase houses.

Mr. Thimesch stated that staff proposes to expand the NSP3 area into the eligible census tract west of Gilbert Road and include multi-family housing units (five or more units).

In response to a question from Councilmember Richins, Ms. Albright explained that when the City started the Neighborhood Stabilization Program, a self-imposed requirement was implemented to limit the purchase of multi-family housing complexes to four units. She acknowledged that the City has acquired fourplexes and added that the Substantial Amendment would reflect the City's interest in purchasing properties of five or more units (i.e., 20-unit apartment complex).

Mayor Smith recounted that in the Council's previous discussions, they encouraged staff to increase the number of units. He said that Councilmember Finter had suggested that in addition to single-family homes, that the City address the "small cluster apartments" that were in serious disrepair and would make a bigger impact on a neighborhood if they were cleaned up and renovated.

Mr. Thimesch responded that staff "stayed away" from rehabbing apartment complexes due to the fact that they were much more labor intensive with respect to the approval process through the State Historic Preservation Office (SHPO). He explained that staff worked out a programmatic agreement with SHPO under the assumption that the City would not be required to go through the approval process with the agency for rehabs on properties of one to four units. Mr. Thimesch noted, however, that if the City rehabs properties of five units or more, it must seek SHPO's approval, which takes an estimated 45 days to complete. He added that the City could acquire property without SHPO's approval.

Councilmember Richins commented that given SHPO's timeframe, he would suggest that the City refrain from purchasing properties with five or more units.

Mayor Smith commented that when the City purchased and rehabbed multi-family units in the Reed Park neighborhood, it elevated the entire area. He stated that if the City rehabbed properties next to those owned by slumlords, perhaps those individuals would be encouraged to invest in and renovate their properties.

Councilmember Richins suggested that another market mechanism the City could consider is demolition.

Mr. Thimesch responded that it was his understanding that the City could demolish a property and land bank it for ten years. He noted, however, that prior to the City purchasing the property, it would be necessary to have a plan in place of what would be built on the site and how that would be accomplished.

Mayor Smith said that the City could have a plan in place, buy a property and demo it, but then sell it to a private party who would build on the site.

Mr. Thimesch confirmed Mayor Smith's statement and indicated that was a possibility.

Mr. Thimesch continued with the presentation and displayed a map titled "Current Notice of Defaults," which includes the current NSP3 target area and the census tract boundary. (See Page 10 of Attachment 4)

Ms. Albright advised that once the City files the Substantial Amendment to expand the NSP3 area, the "First Look Program" would send the City any foreclosures in the expanded area.

Mr. Thimesch highlighted a chart of the proposed NSP3 area. (See Page 11 of Attachment)

Mr. Brady clarified that staff proposes to expand into the hatched areas on the chart, which has a qualifying NSP3 score of 17 or above.

Responding to a question from Councilwoman Higgins, Mr. Thimesch advised that there are areas further east of Gilbert Road that would qualify for the NSP3, but said that it was the opinion of staff that it was appropriate to focus on the proposed areas since they include older neighborhoods.

Councilmember Richins stated that it would make sense to have an impact on a compact area similar to what the City did in the 85204 Zip Code area.

Councilwoman Higgins commented that she would like to see what areas throughout the City qualify for the Neighborhood Stabilization Program.

Additional discussion ensued relative to the Council's previous discussion regarding the 85204 Zip Code.

Councilmember Richins stated that he was not as concerned as Councilmember Finter about selling the NSP1 inventory. He noted, however, that he was more concerned about "getting the worst of the worst that the private sector does not want to touch" and the City purchasing and rehabbing such properties in an effort to make significant impacts in those areas.

Responding to Councilmember Finter's concerns, Mr. Thimesch indicated that he would anticipate that the City's inventory of NSP1 houses for sale would be "down to zero" by March.

It was moved by Councilmember Richins, seconded by Councilmember Finter, that the proposed expansion of the NSP3 area be approved.

Mayor Smith declared the motion carried unanimously by those present.

Mayor Smith thanked everyone for the presentation.

1-e. Appointments to Boards and Committees.

HISTORIC PRESERVATION BOARD

Michelle Dahlke – Term Expires June 30, 2013

PARKS & RECREATION ADVISORY BOARD

Roel Dilig – Term Expires June 30, 2014

It was moved by Councilmember Kavanaugh, seconded by Councilmember Richins, that the Council concur with the Mayor’s recommendations and the appointments be confirmed.

Mayor Smith declared the motion carried unanimously by those present.

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

There were no reports on meetings and/or conferences attended.

3. Scheduling of meetings and general information.

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

Monday, November 12, 2012, 11:00 a.m. – Veterans Day Parade

Thursday, November 15, 2012, 7:30 a.m. – Study Session

Monday, November 26, 2012, TBA – Special Council Meeting

4. Items from citizens present.

There were no items from citizens present.

5. Adjournment.

Without objection, the Study Session adjourned at 8:56 a.m.

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SCOTT SMITH, MAYOR

ATTEST:

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DEE ANN MICKELSEN, INTERIM 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 8<sup>th</sup> day of November, 2012. I further certify that the meeting was duly called and held and that a quorum was present.

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DEE ANN MICKELSEN, INTERIM CITY CLERK

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(attachments – 4)



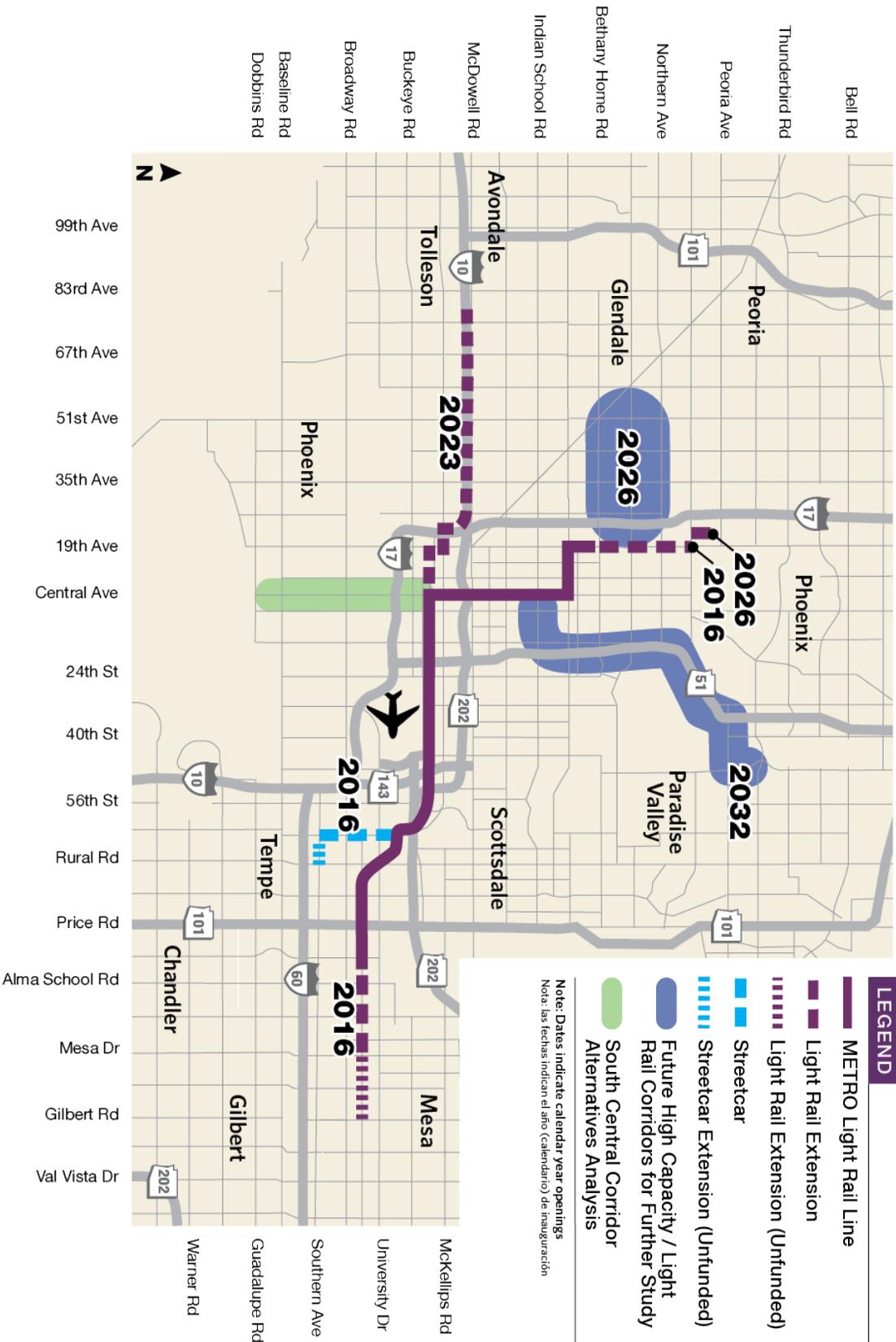
# **Central Mesa Extension Update Architectural Station Finishes**

City of Mesa

City Council Study Session

November 8, 2012

# Future High Capacity Transit Corridors



# Central Mesa Extension



## LEGEND

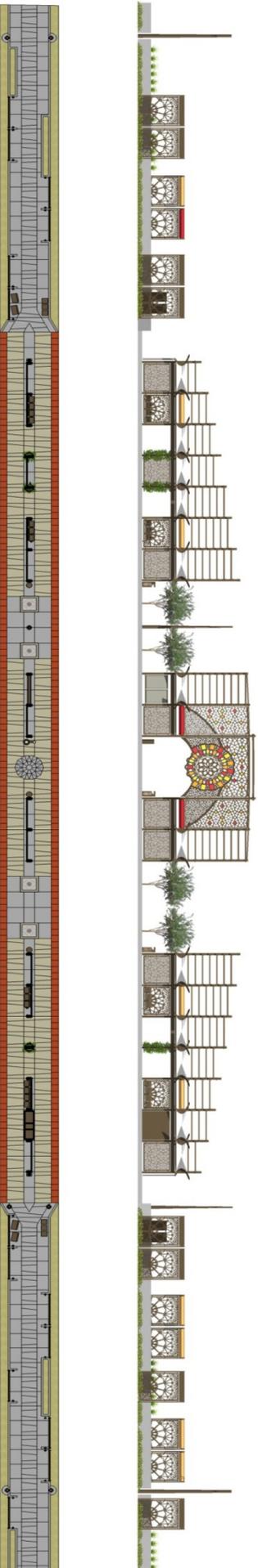
- Light Rail Line
- Central Mesa Extension
- Park-and-Ride
- Transit Center
- Railroad
- Existing Station
- Station Locations

# Alma School Road & Main Street Site Plan



# Alma School Road & Main Street

## Platform Plan & Elevation



# Alma School Road & Main Street Perspective

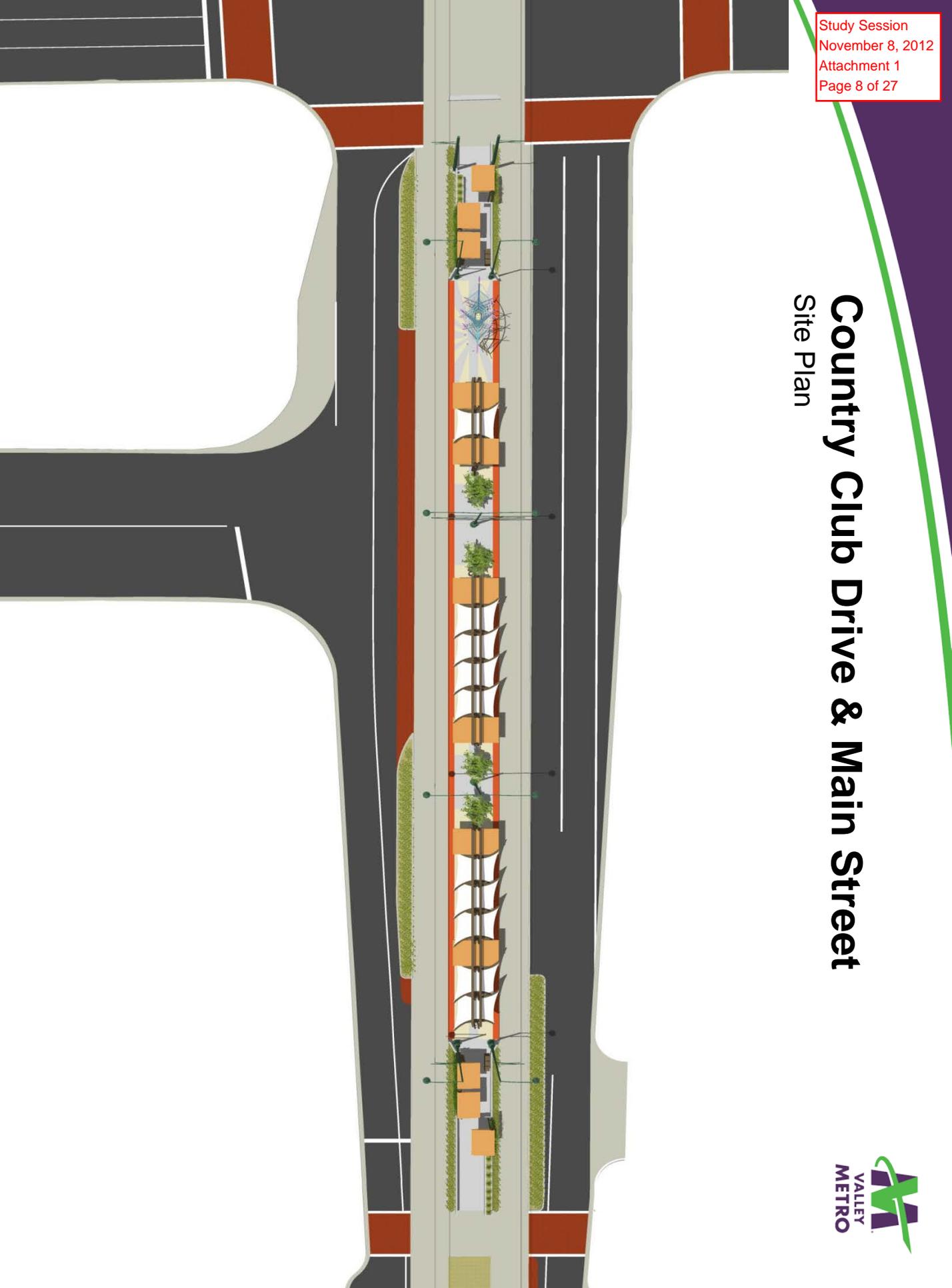


# Alma School Road & Main Street Perspective



# Country Club Drive & Main Street

## Site Plan

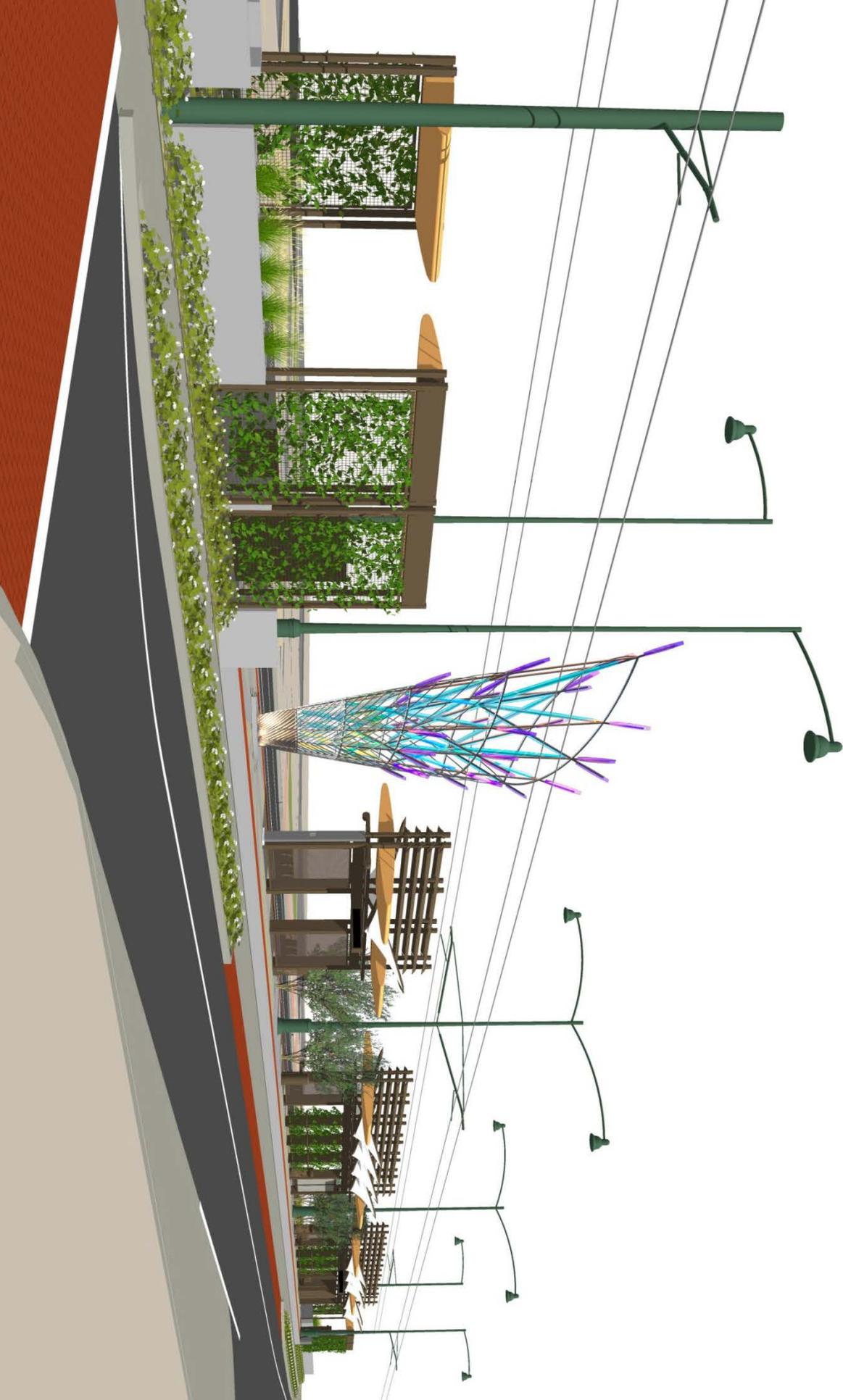


# Country Club Road & Main Street

## Platform Plan & Elevation



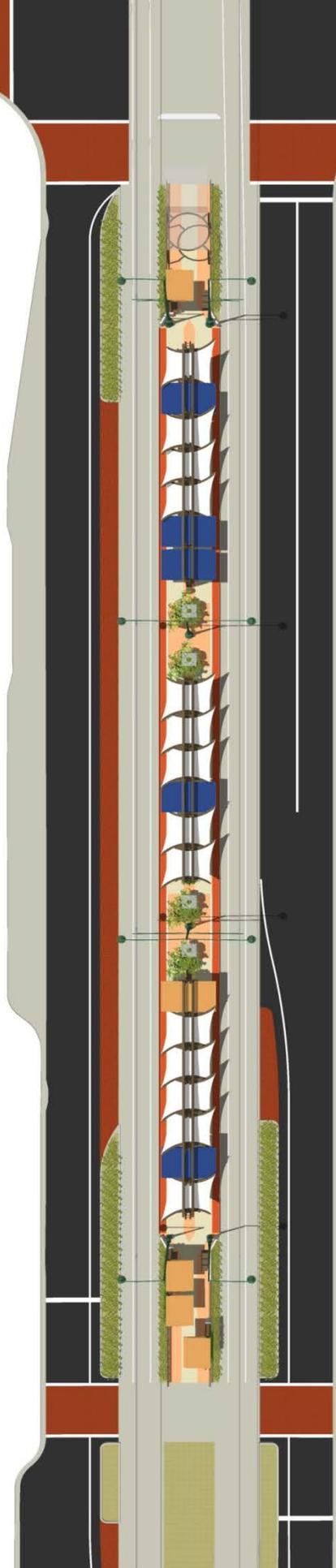
# Country Club Drive & Main Street Perspective



# Country Club Drive & Main Street Perspective

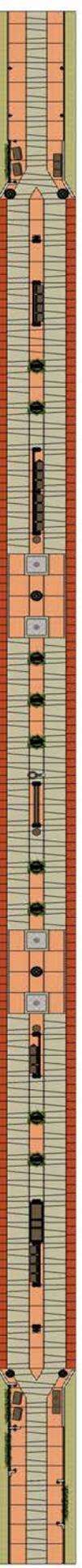


# Center Street & Main Street Site Plan

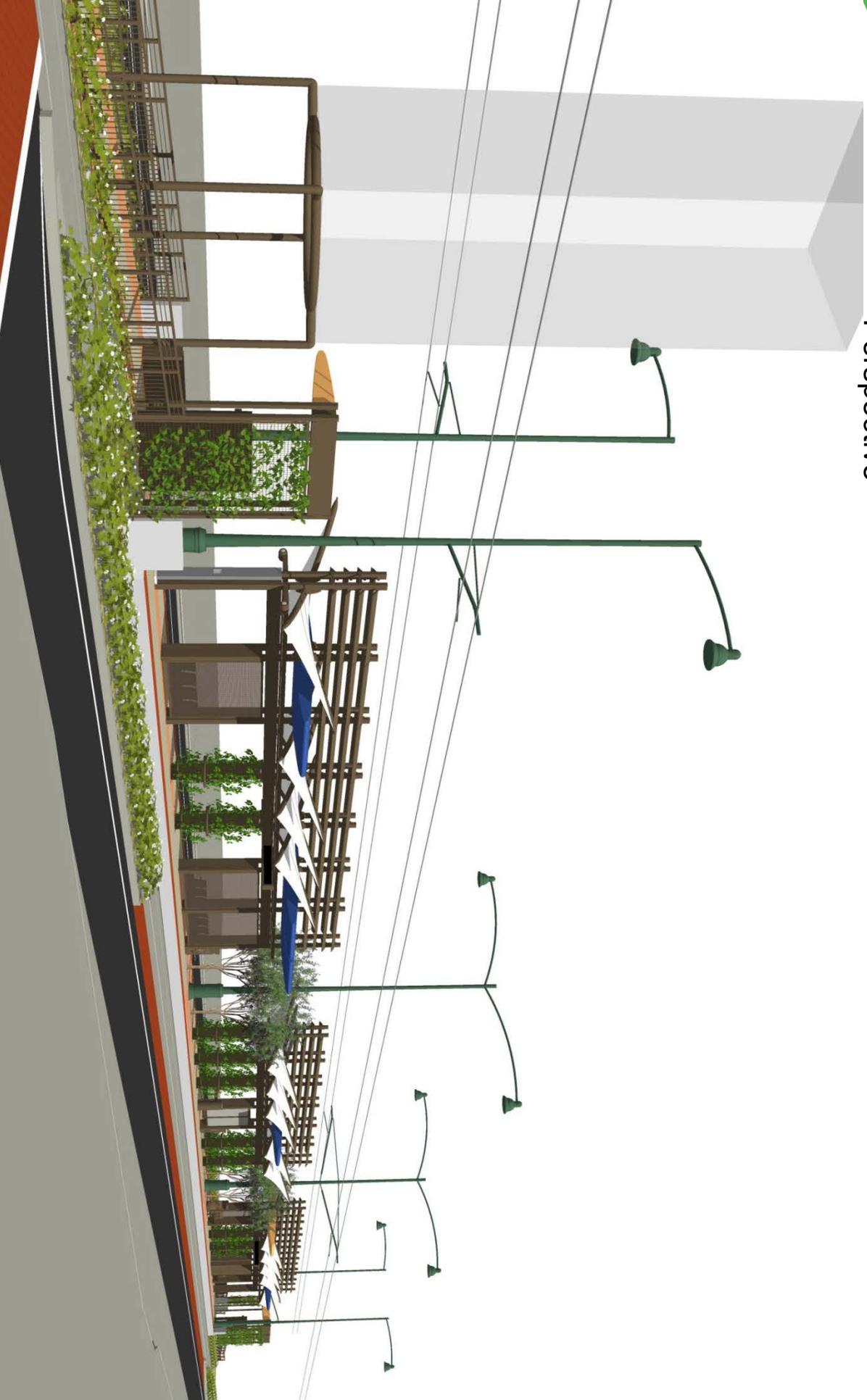


# Center Street & Main Street

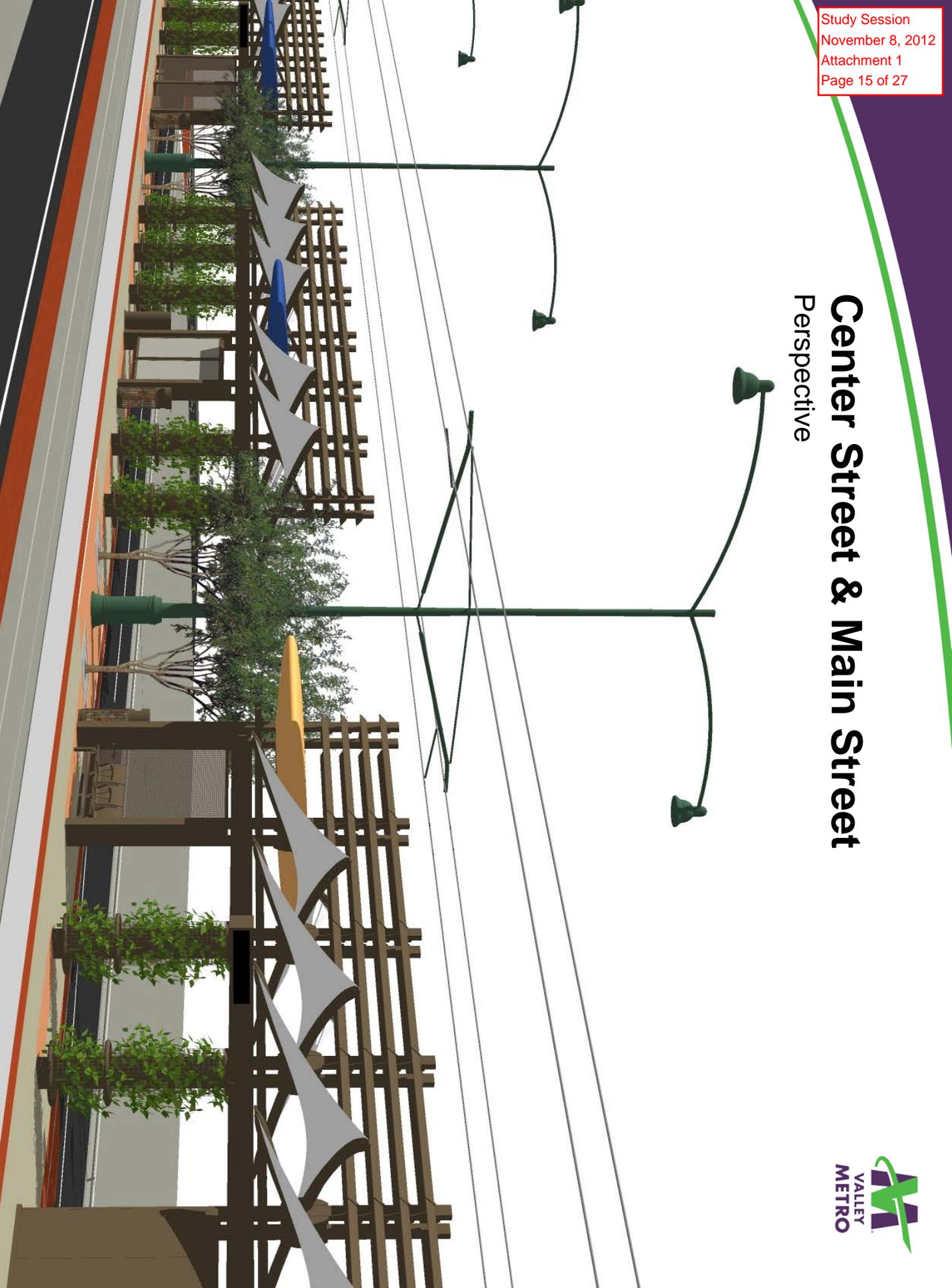
## Platform Plan & Elevation



# Center Street & Main Street Perspective

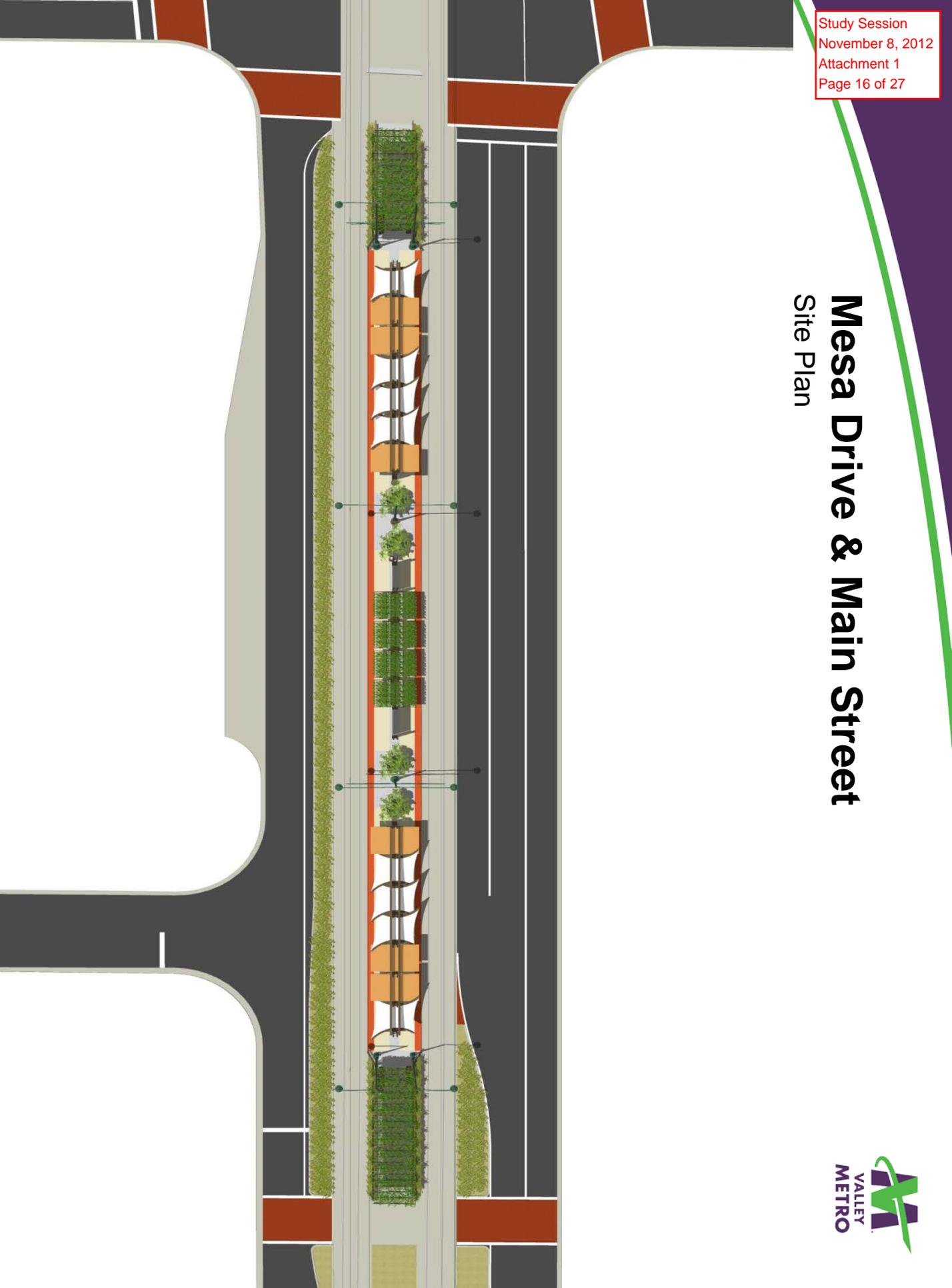


# Center Street & Main Street Perspective



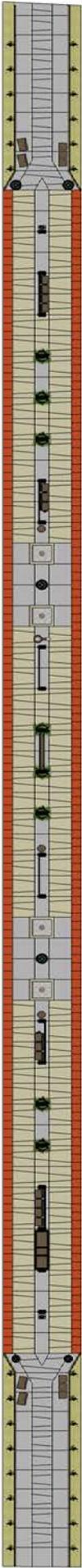
# Mesa Drive & Main Street

## Site Plan

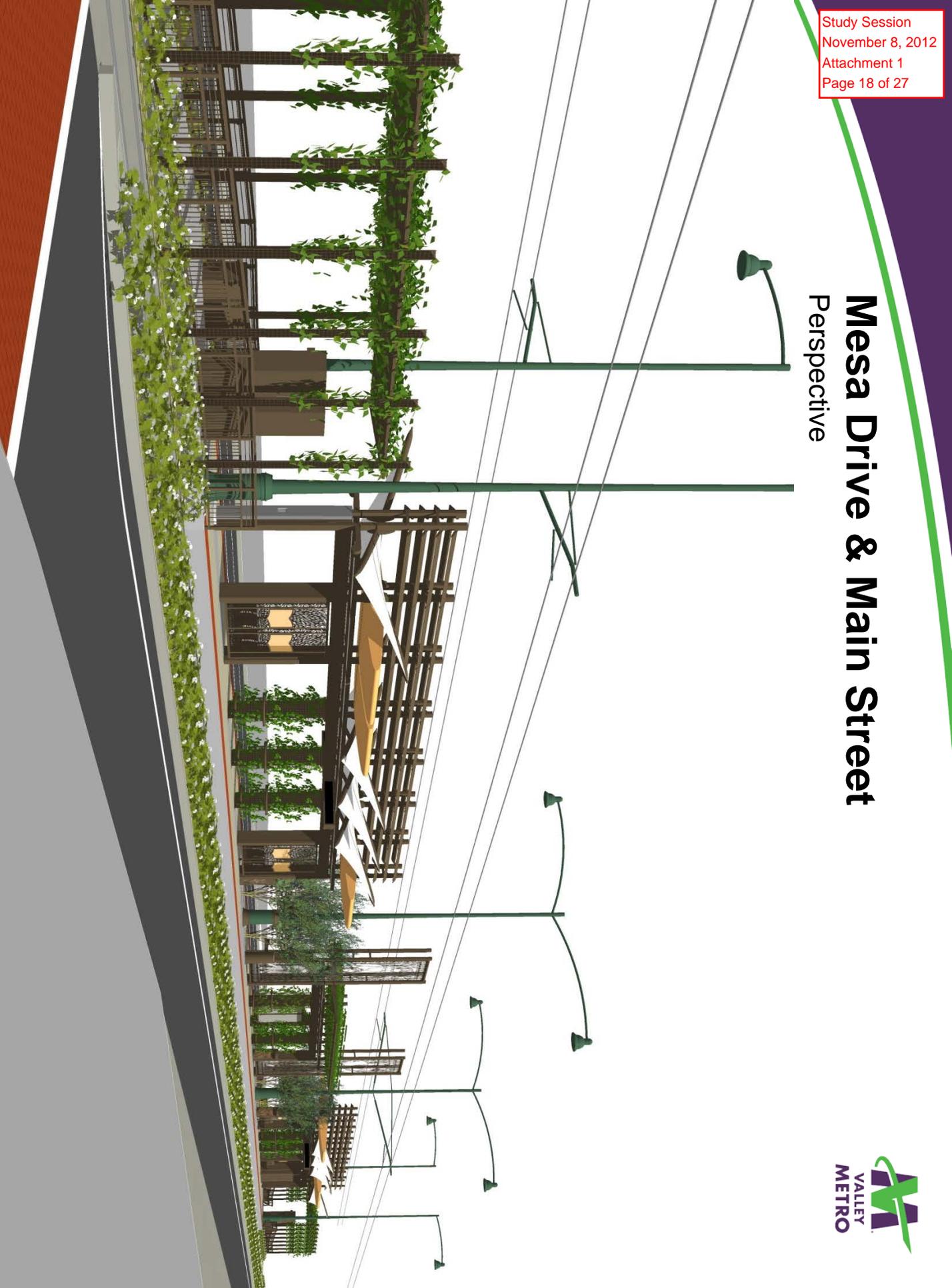


# Mesa Drive & Main Street

## Platform Plan & Elevation



# Mesa Drive & Main Street Perspective



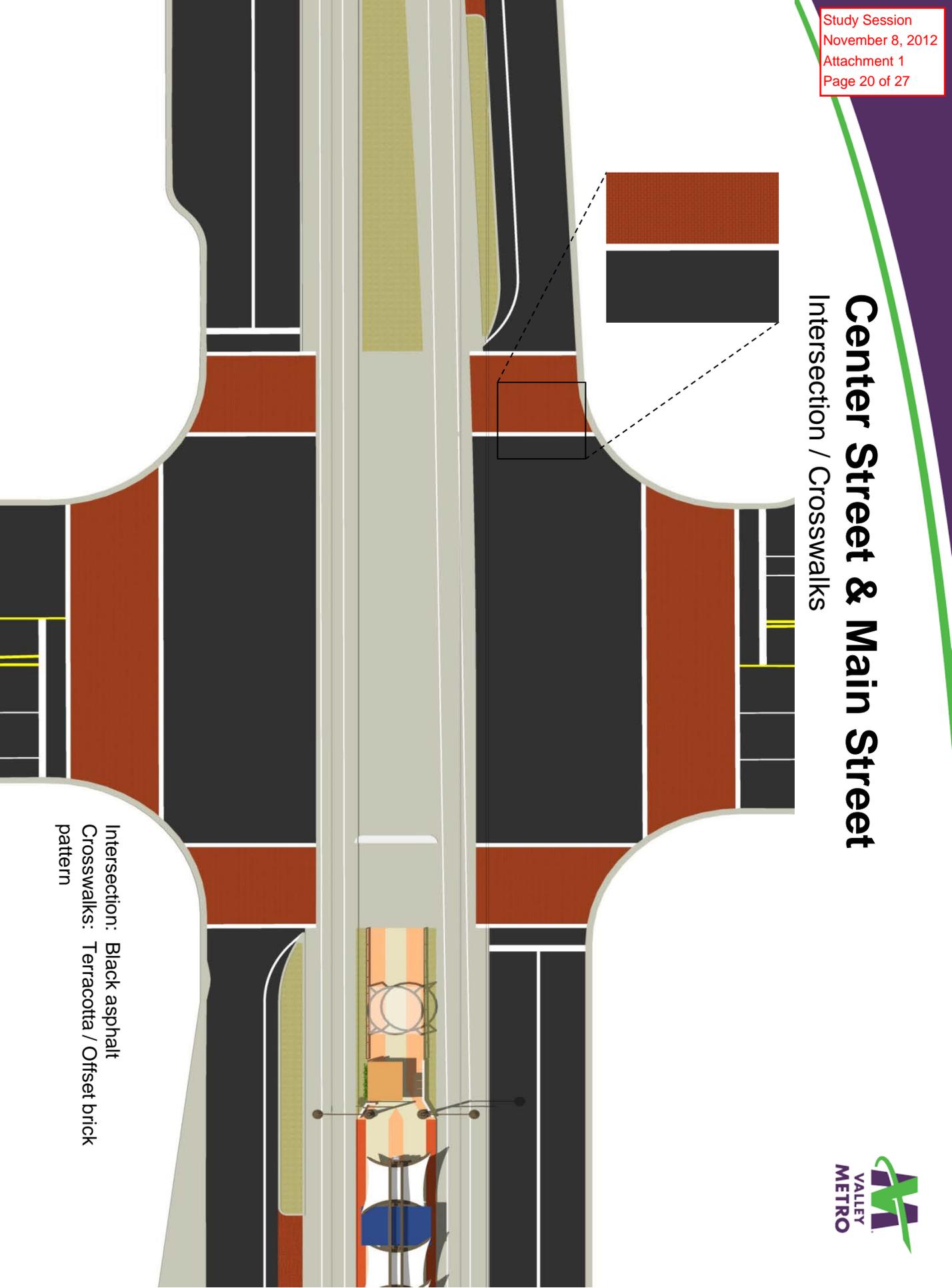
# Mesa Drive & Main Street

## Perspective



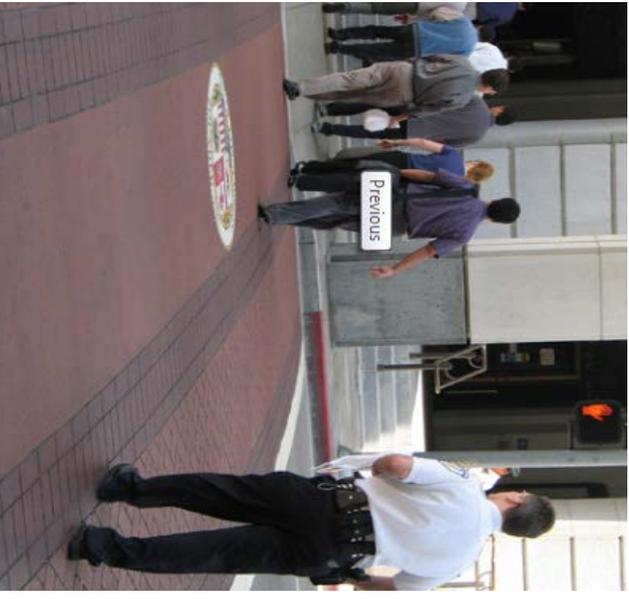
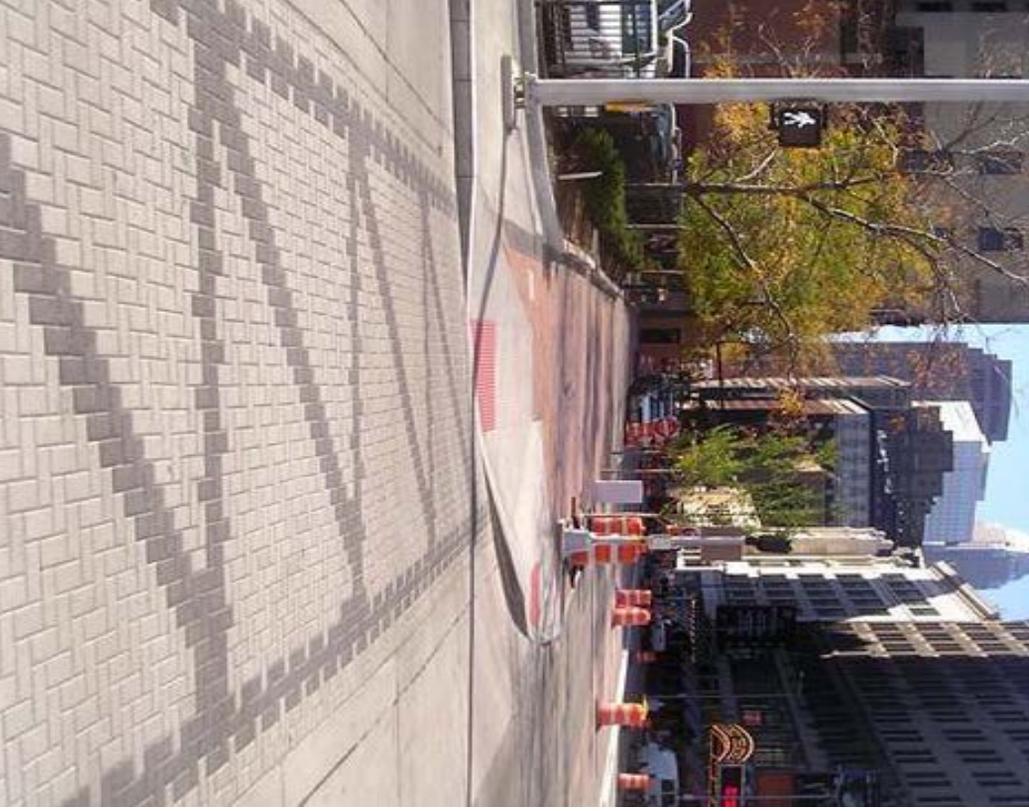
# Center Street & Main Street

## Intersection / Crosswalks



Intersection: Black asphalt  
Crosswalks: Terracotta / Offset brick  
pattern

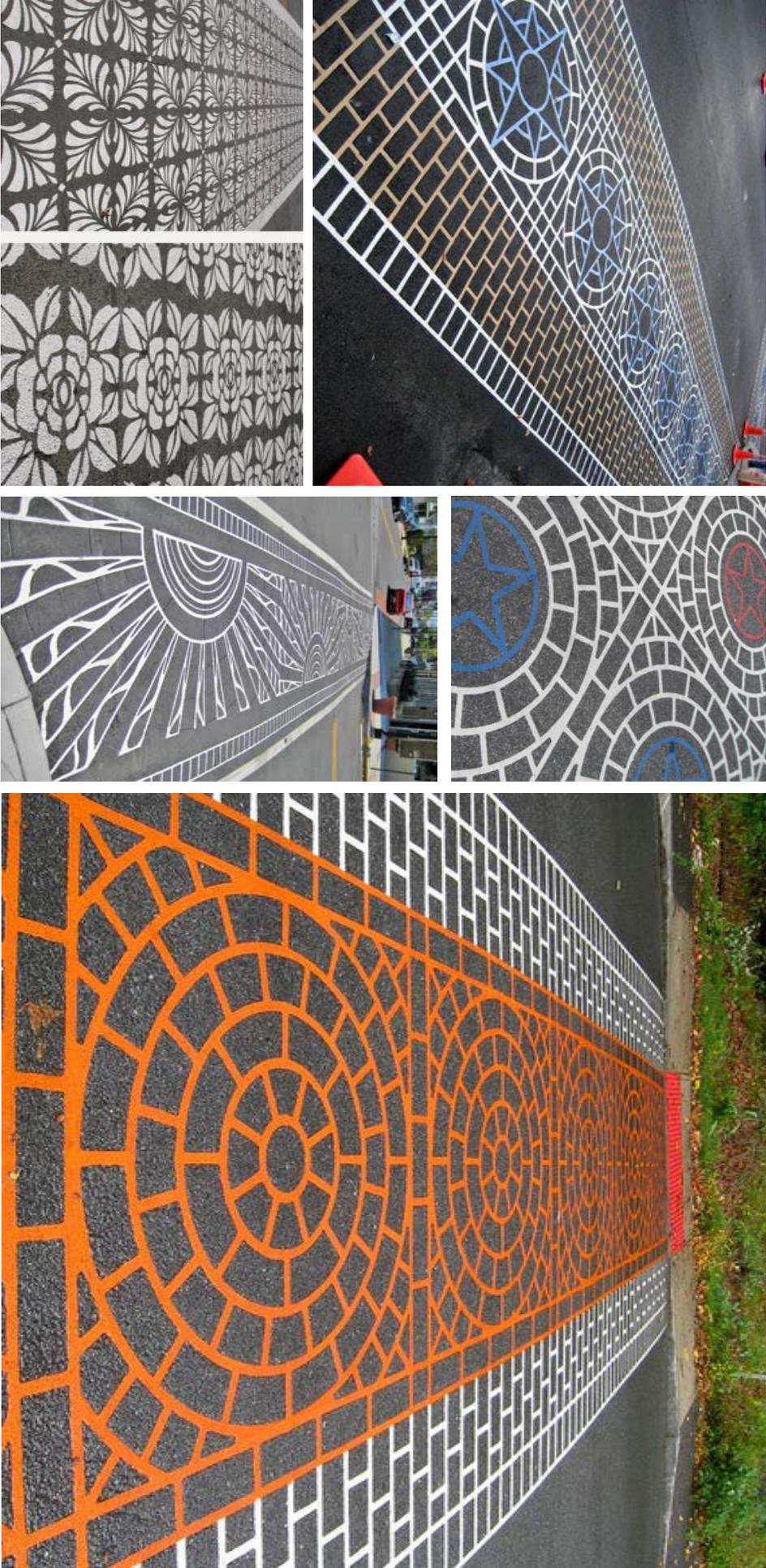
# Center Street & Main Street Intersection / Crosswalk Patterns



# Center Street & Main Street Intersection / Crosswalk Patterns



# Center Street & Main Street Intersection / Crosswalk Patterns

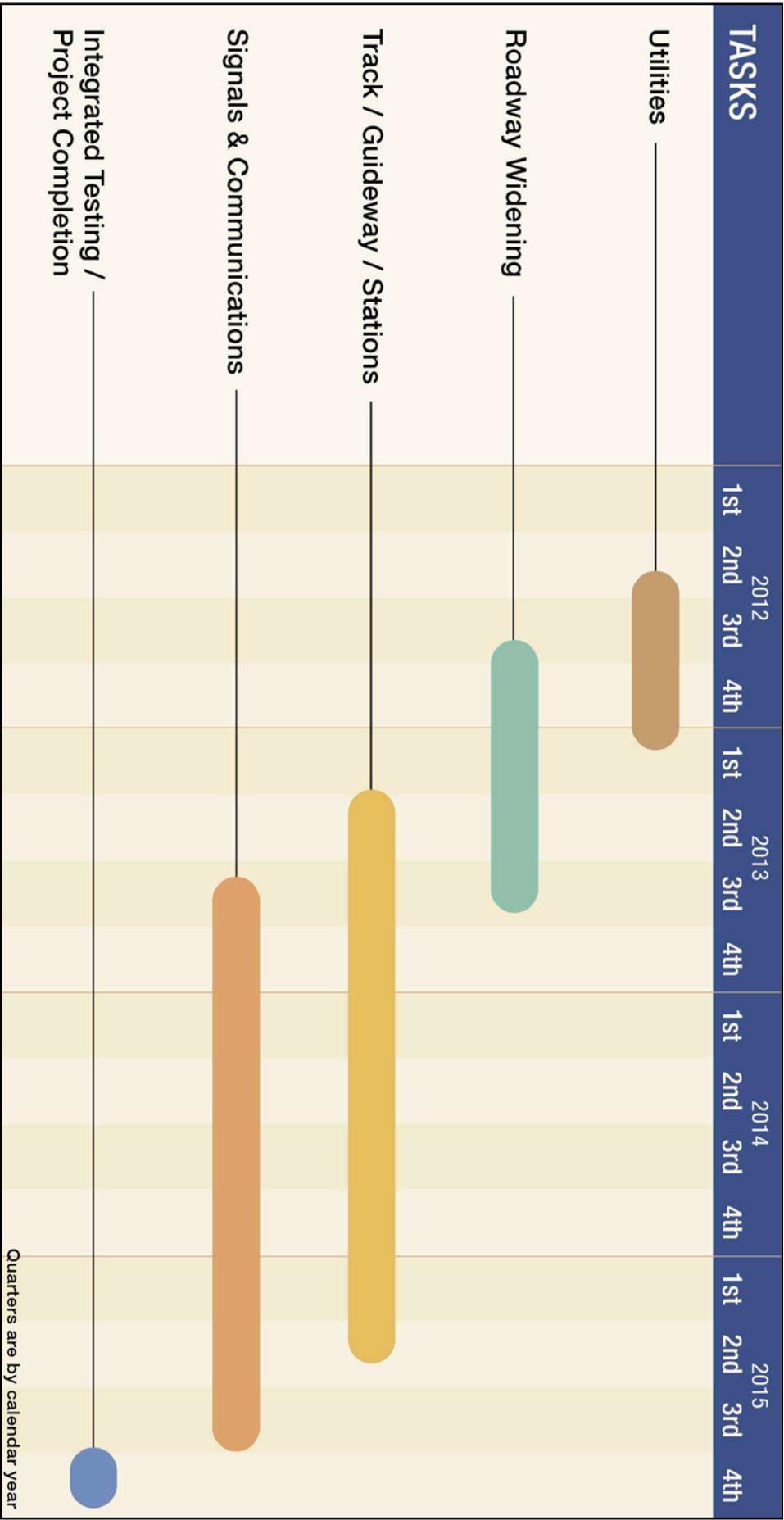


# Center Street & Main Street Intersection / Crosswalk Patterns





# Central Mesa Construction Schedule



# Next Steps

- **Nov. 14, 2012: Public Meeting @ 6 pm, EVIT, Health Sciences Bldg.  
1601 West Main Street**
- **Quarter 1, 2013: Public Meeting**
  - Design Update
  - Center Street Station Art
  - TPSS Architecture/Design/Landscaping
  - Signal Houses
  - Park-and-Ride

# Questions?



# Alley Gating Program

Community and Cultural Development  
Committee Recommendation

Council Study Session  
November 8, 2012



# Discussion Purpose

- Confirm Council direction to pursue a new program for gating public alleys.
- Community & Cultural Dev. Committee Recommendation and Goals:
  - Retain ability to reduce alley dumping, trespass, other crimes through alley gating
  - Simplify process for interested neighbors (encourages participation)
  - Preserve long-term ability for City to make changes, if unanticipated problems arise.



# Background

- Mesa has approximately 96 miles of alleys.
- Alleys originally designed for installation of public utilities and trash pickup.
- In 2002, trash services moved from alleys to curbside.
- Remaining use and primary need to retain alleys is for utilities such as sewer, electric, cable, telephone and irrigation.



# Purpose & Challenges

- Gating alleys reduces illegal dumping, unauthorized pedestrian and vehicle traffic, and reduces crime.
- Existing program requires alley abandonment & property ownership transfer:
  - Some times laborious petition process
  - Formal approval by City Council
  - Property tax concerns by some neighbors
  - Lack of land ownership following abandonment undermines City's direct authority to help resolve unanticipated conflicts between neighbors.



## A New Approach

- Updated legal opinion enables City to gate public alleys without requiring a formal abandonment
- In 2012, Council directed five public alleys be gated, based on this new legal opinion



# Proposal

- By request, gate public alleys without abandonment
  - Transportation Department installs gates.
  - Neighborhood Outreach provides neighborhood support and information, locks.
  - “No Trespassing” signs posted & enforced.
  - Regular chain link gates recommended, based on durability, cost effective, and low-maintenance. Green coating being considered.



# Proposal

Type of Gate	Estimated Cost
Chain link gates (2), locks and keys	\$2,250.00
Chain link gates PVC coated green (2), locks and keys	\$2,650.00
Wrought iron gates (2), locks and keys	\$3,200.00



# Advantages

- Public rights-of-way no longer deeded back to homeowners
  - Fence lines for utility/city access retained
- Removes “laborious” petition and formal decision-making process
- Maintains City’s ability to enforce the maintenance and upkeep of the property through code enforcement
- Provides clear no trespass enforcement ability



# Considerations

- Existing alley gating budget is approx. \$20,000 annually.
  - Funds approx. 7-9 alleys/year green chain link; or 10-15/year regular chain link
- Priority provided to alleys brought forward by resident complaints
  - Currently, 47 alleys on waiting request list for alley gating



## Direction

- Does Council agree with this new approach?
  - Would become the primary tool to gate public alleys.
  - Existing abandonment process would remain available, but only for unique circumstances deemed appropriate by the Real Estate Dept.



# Questions? Suggestions? Direction?

Council Study Session  
November 8, 2012



## Next Steps

- Pursue new program for existing waiting list and using existing budget.
- Create new marketing materials
- Reassess program budget, if needed, in FY13/14.



# General Plan Update

In 2040 My Mesa is...



City Council

November 8, 2012



# General Plan Update Process

## Background:

- ⌘ State Statute requires the General Plan to be approved by voters every 10 years
- ⌘ Working towards the November 2014 ballot
- ⌘ Updating rather than rewriting
- ⌘ Coordinating with Transportation, Transit and Parks and Recreation updates



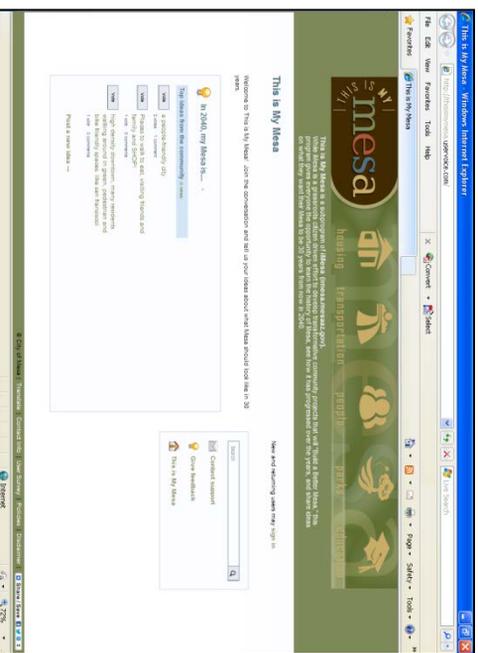
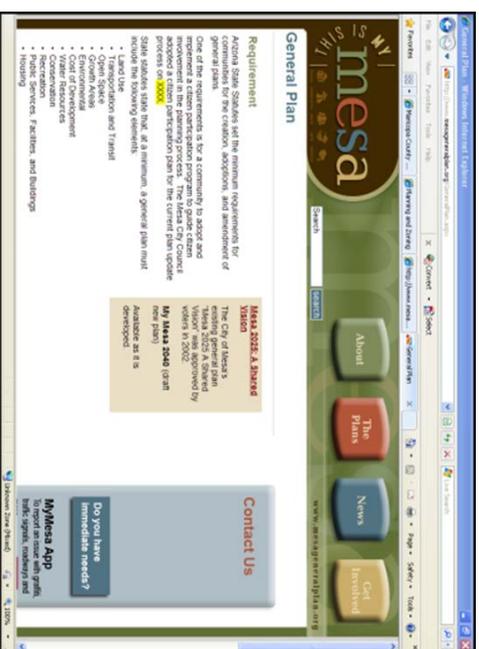
# Community Outreach

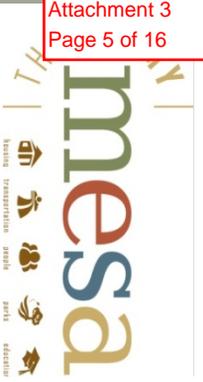
- Implementing Citizen Involvement Plan
- Articles and newsletters
- Plan Advisory Committee Meetings
- Meeting with advisory boards



# Community Outreach

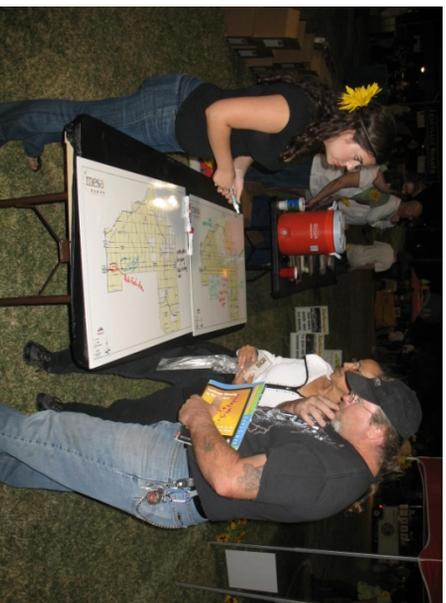
- “This is My Mesa” Website
  - thisismymesa.org
  - Home for General Plan, Transit Plan, and Transportation Plan updates
  - Information on how to be involved
  - Linked to iMesa for comments and suggestions
    - thisismymesa.uservice.com
  - This is My Mesa App

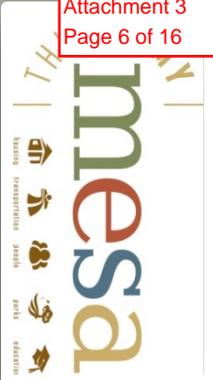




# Community Outreach

- Community Events
  - Developers Advisory Forum
  - Building Stronger Neighborhoods
  - Healthy Kids Expo
  - Mayor's Town Halls
  - Celebrate Mesa

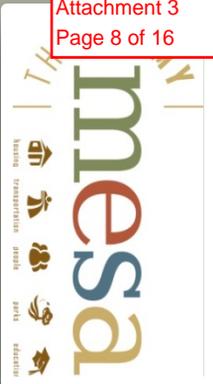




# Community Outreach

- Upcoming Community Events & Meetings
  - Downtown Mesa 2<sup>nd</sup> Friday
  - Lehi Community Meeting
  - Chamber of Commerce Committee
  - Downtown Mesa Association Board
  - District 2 Pancake Breakfast
  - Additional Building Stronger Neighborhood meetings
  - Mesa Grande Community meeting





# Community Outreach

## □ Asking people to complete simple survey

Help us set goals for the future of Mesa. This is your community. What are the things you want to see in Your Mesa of 2040? Over the next 30 years our population should increase by about 160,000 people. Where should they live, work and shop? What will new development look like? How will it affect existing neighborhoods? Below are some possible outcomes for Mesa in 2040. Give us your reaction to these as things you want to see in your Mesa.

Please rate the level of your support for the following statements

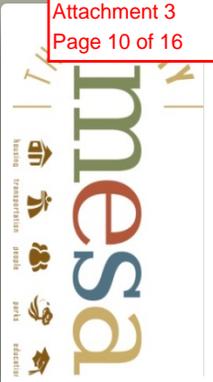
0 = no support; 1 = little support; 2 = mild support; 3 = medium support; 4 = strong support

<b>Possible characteristics of Mesa in 2040:</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
The character of unique areas (Lehi, Citrus, Desert Uplands, etc.) is preserved					
Existing stable neighborhoods are maintained					
Streets and shopping areas are more pedestrian friendly					



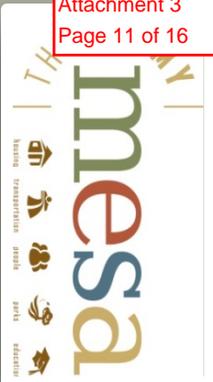
# Community Vision Statements

- Created draft “Community Vision Statements” go guide review and drafting of updated Plan
- By drawing upon:
  - Council Strategic Initiatives
  - iMesa themes
  - Survey responses
  - Common themes from sub-area plans



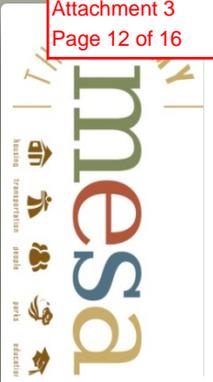
# Community Vision Statements

- Mesa is a place where:
  - Neighborhood or village centers of appropriate scale and in appropriate locations have replaced auto-dominant suburban sprawl to create stronger neighborhoods with a greater sense of place.
  - The downtown area, Mesa’s primary urban core, is energized with a variety of dynamic and vibrant activities including an active night life, frequent community events, higher education campuses, and an active arts community.



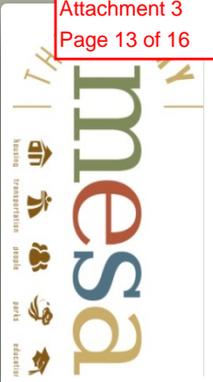
# Community Vision Statements

- Mesa is a place where:
  - Existing neighborhoods are well maintained and appropriate infill and redevelopment is encouraged.
  - The need for auto travel and energy usage is reduced and development responds appropriately to our desert environment.
  - Mesa's economic growth, prosperity and innovative spirit have been propelled forward in the global market place through the use of innovation, creativity in entrepreneurship, job creation and workforce education.



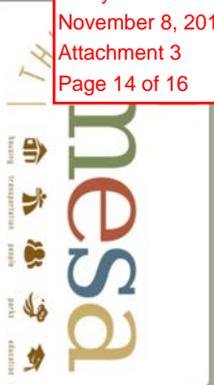
# Community Vision Statements

- Mesa is a place where:
  - The quality of the built environment is second to none.
  - There is a culture that supports investment in quality of life assets including high quality arts, culture, and recreation opportunities.
  - There are efficient, multi-modal transportation and transit systems that provide for the movement of goods and people whether it is around the corner or around the world.



# Community Vision Statements

- Mesa is a place where:
  - Residents young and old take pride in their neighborhoods and enjoy safe and clean living environments.
  - Residents feel a sense of ownership in their community and a connection to each other through such things as innovative use of technology; participatory government; high degrees of volunteerism; and, community events.



# Contact Information

## Primary Staff Contact:

Tom Ellsworth, 480-644-2182

tom.ellsworth@mesaaz.gov

John Wesley, 480-644-2181

john.wesley@mesaaz.gov

## Website:

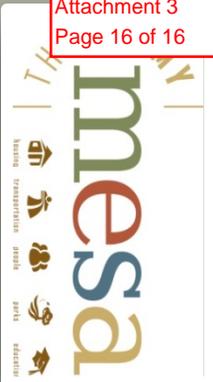
[www.thisismymesa.org](http://www.thisismymesa.org)

[www.thisismymesa.uservoice.com](http://www.thisismymesa.uservoice.com)



# Process Overview

- Sept. – Dec. 2012: Initial public meetings, generating interest
- Jan. – May 2013: iMesa Village public meetings; refining ideas and comments
- June – Aug. 2013: Prepare first draft plan
- Sept. – Dec. 2013: Feedback on first draft plan
- Jan. – Apr. 2014: Final draft review
- May – June 2014: Final review and approval
- Nov. 2014: On ballot for adoption



# General Plan Update

Thank You for your time

Comments or questions?

# NEIGHBORHOOD STABILIZATION PROGRAM (NSP3)



Presentation to City Council

November 8, 2012



# HUD NSP 3 Program

- **Total award: \$4,019,457.00**
- **Must expend \$2,009,729.00 by March 2013**
- **Must complete all expenditures by March 2014**

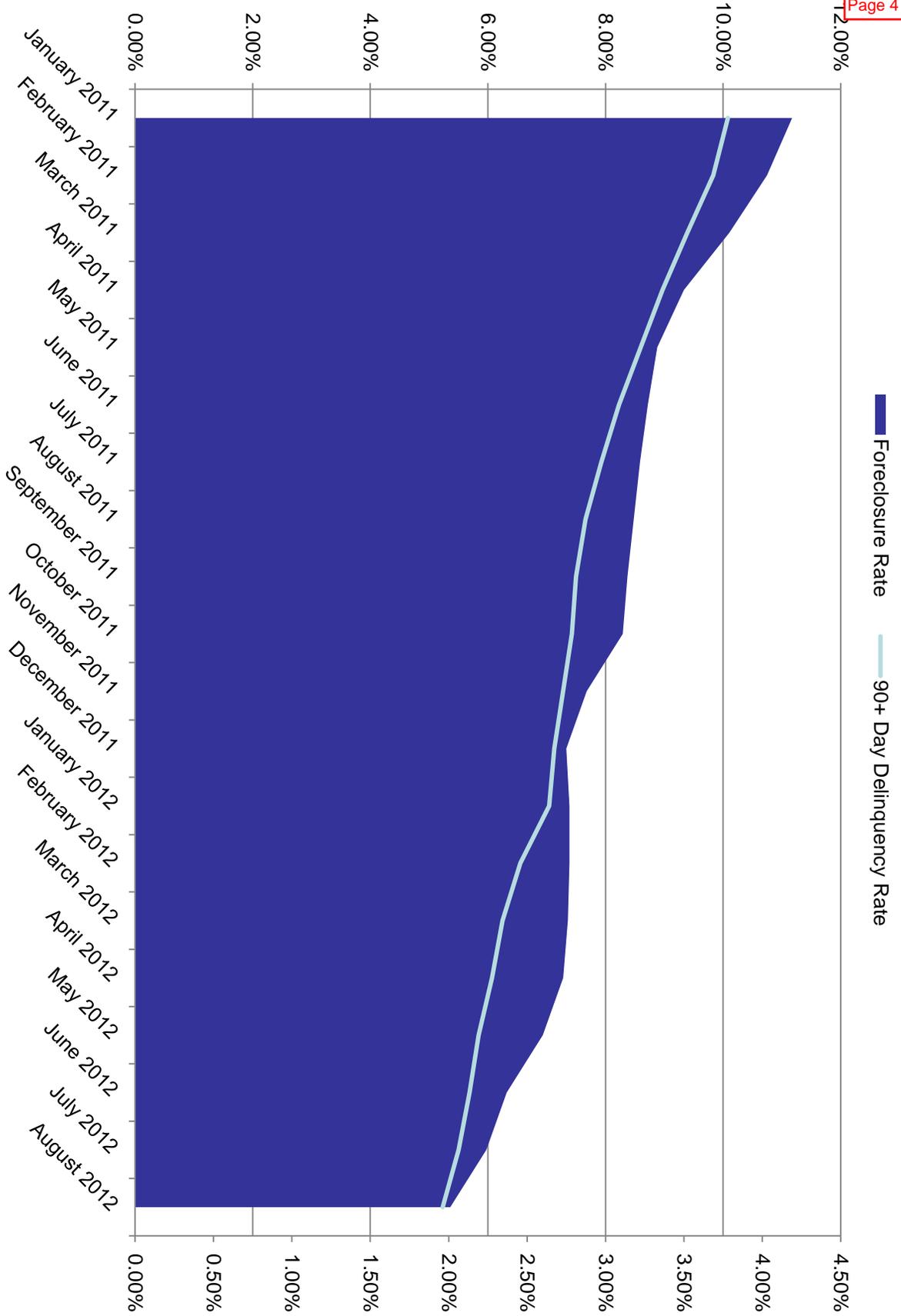


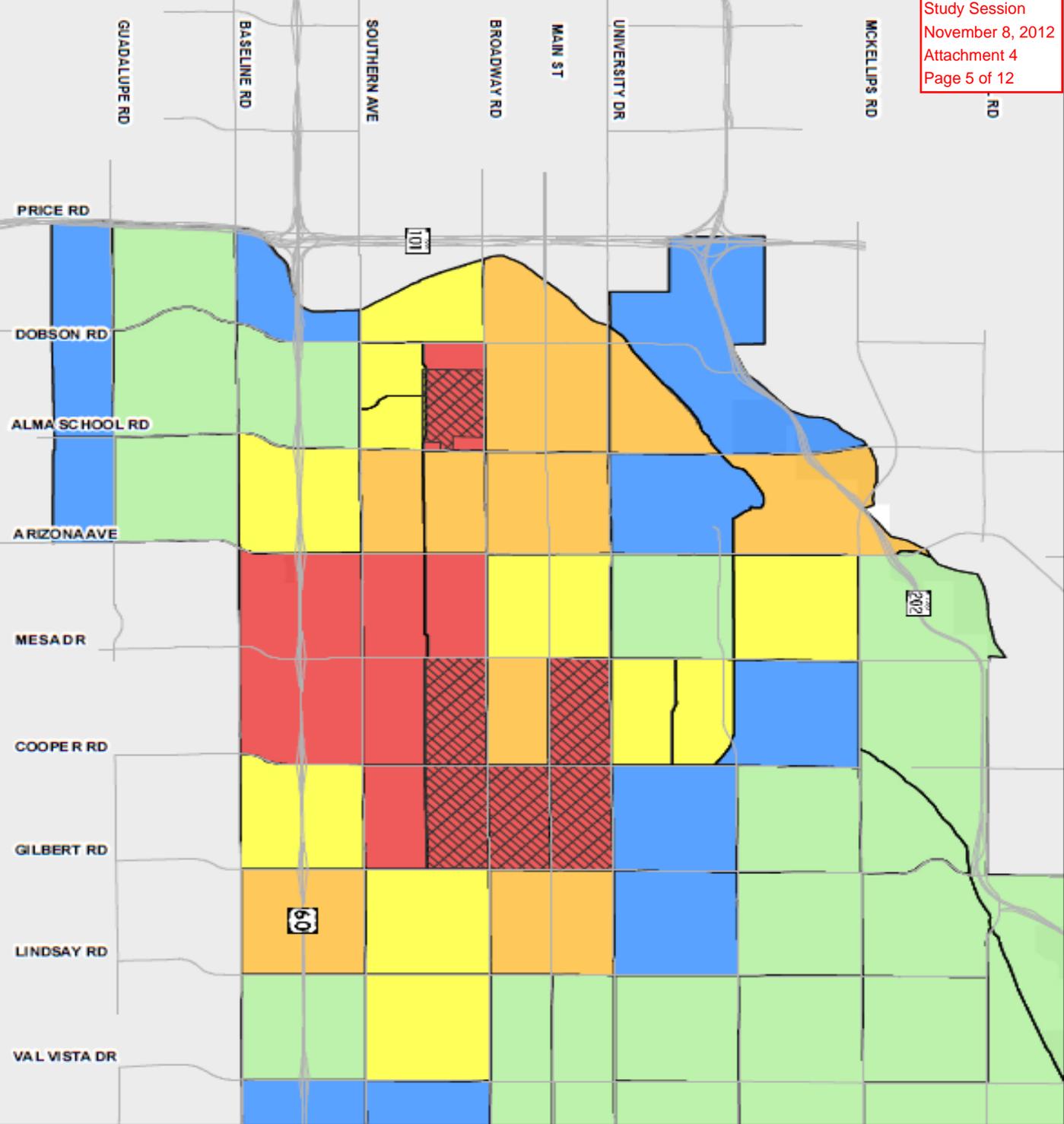
# HUD NSP 3

## Challenges

- **Large Decrease in the Number of Foreclosures**
- **More Short Sales = Less Foreclosed Properties for Sale**
- **Banks are trying to work with homeowners to avoid foreclosures in an effort to save credit ratings such as Deed In-Lieu-of**







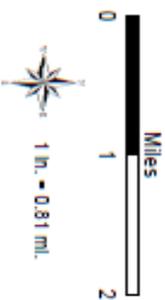
**NEIGHBORHOOD  
 STABILIZATION**

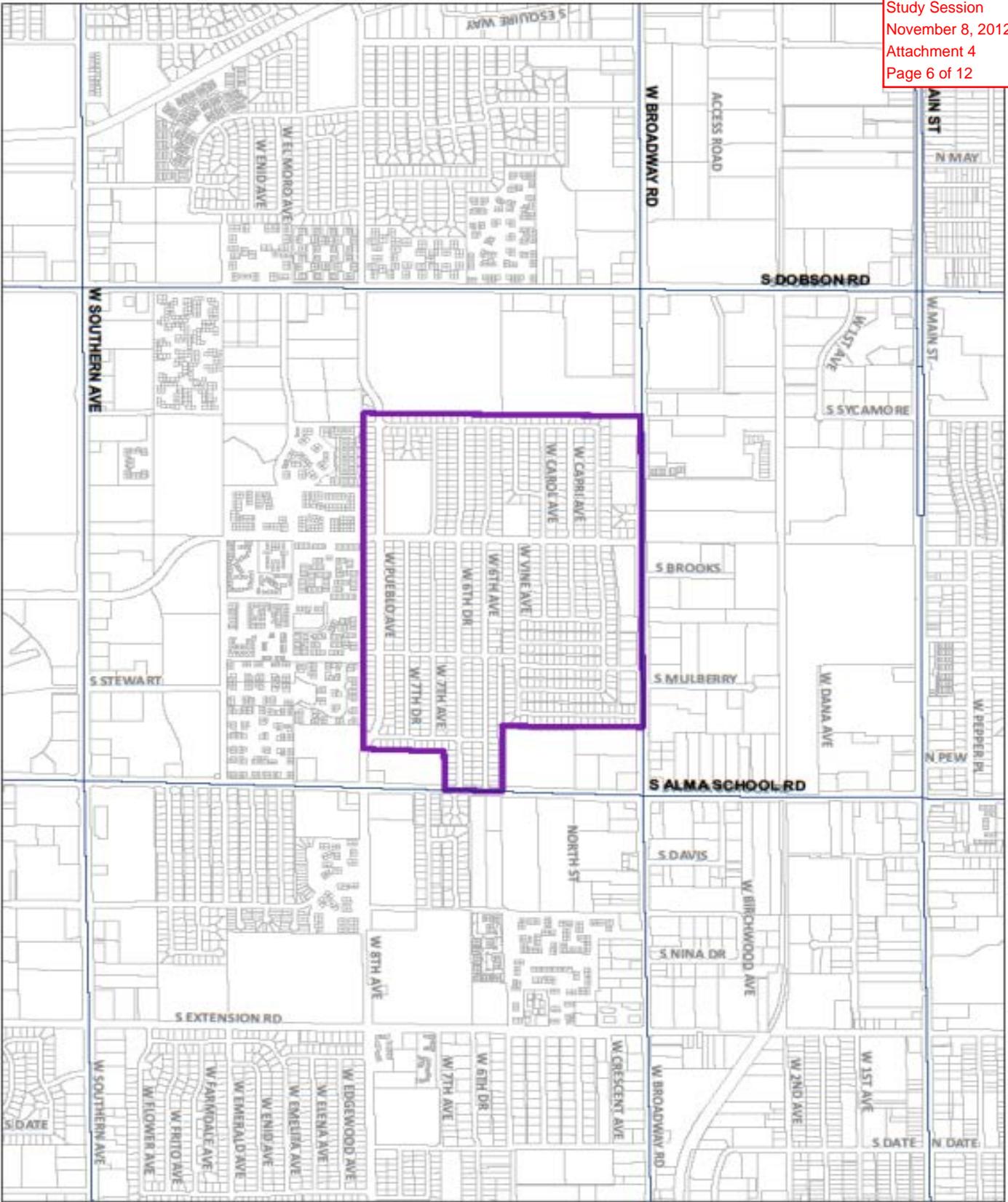
**Current Area**

 Current NSP3 Area

City of Mesas-ITD/IGS  
 Created by: Paul Nagler  
 Print Date: 11/06/2012  
 City of Mesa Database -  
 Intersections & Projections

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**NEIGHBORHOOD  
 STABILIZATION**

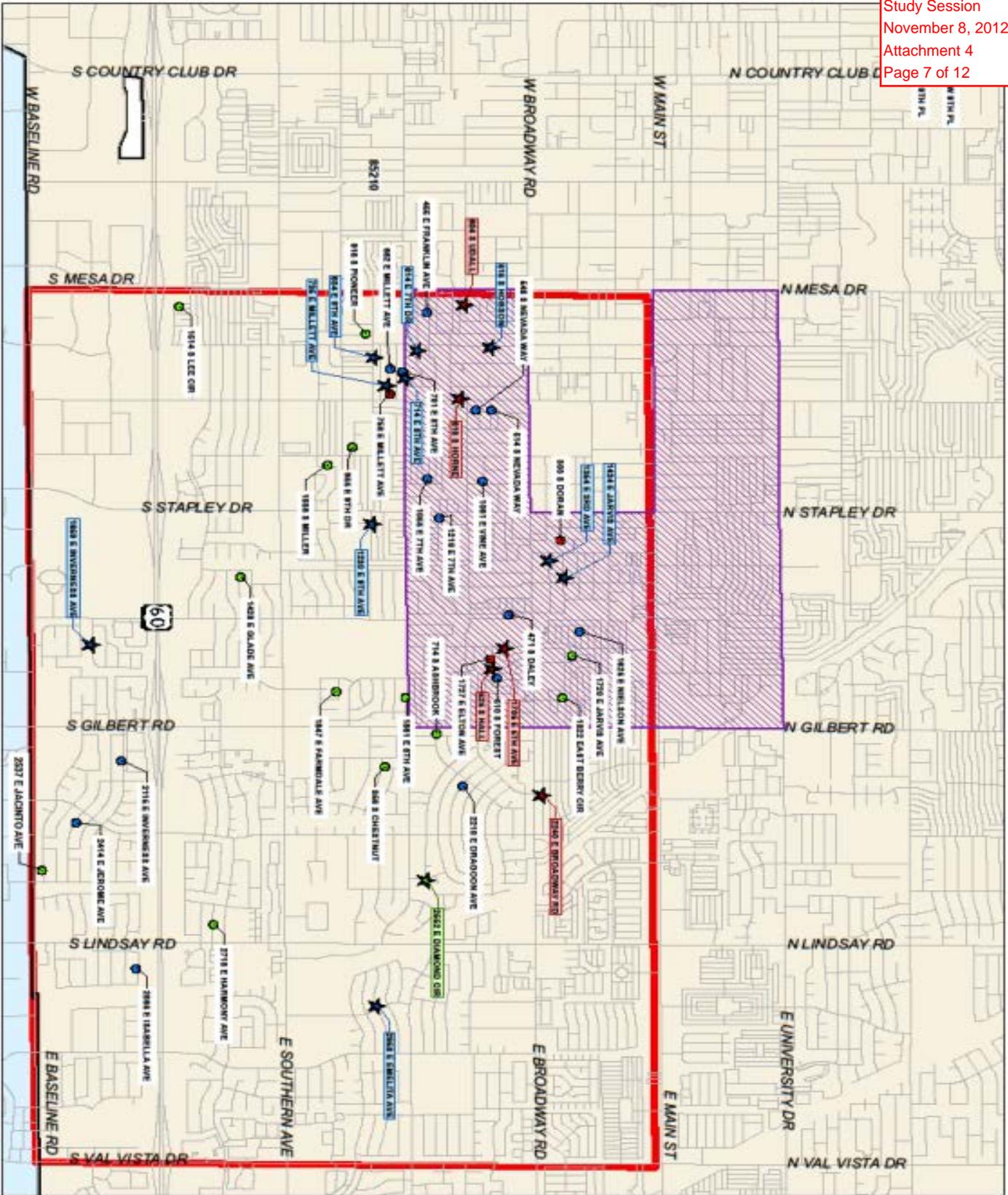
**Legend**  
 NSP3 Qualifying Areas



0 0.07 0.14  
 Miles



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# Purchased Property Addresses

## Legend

- NSP3 Qualifying Area
- Transferred / Sold
- Single Family Home
- Non-Profit Housing
- HOC Property
- Obtained Properties
- Single Family Home
- Non-Profit Housing
- HOC Property

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

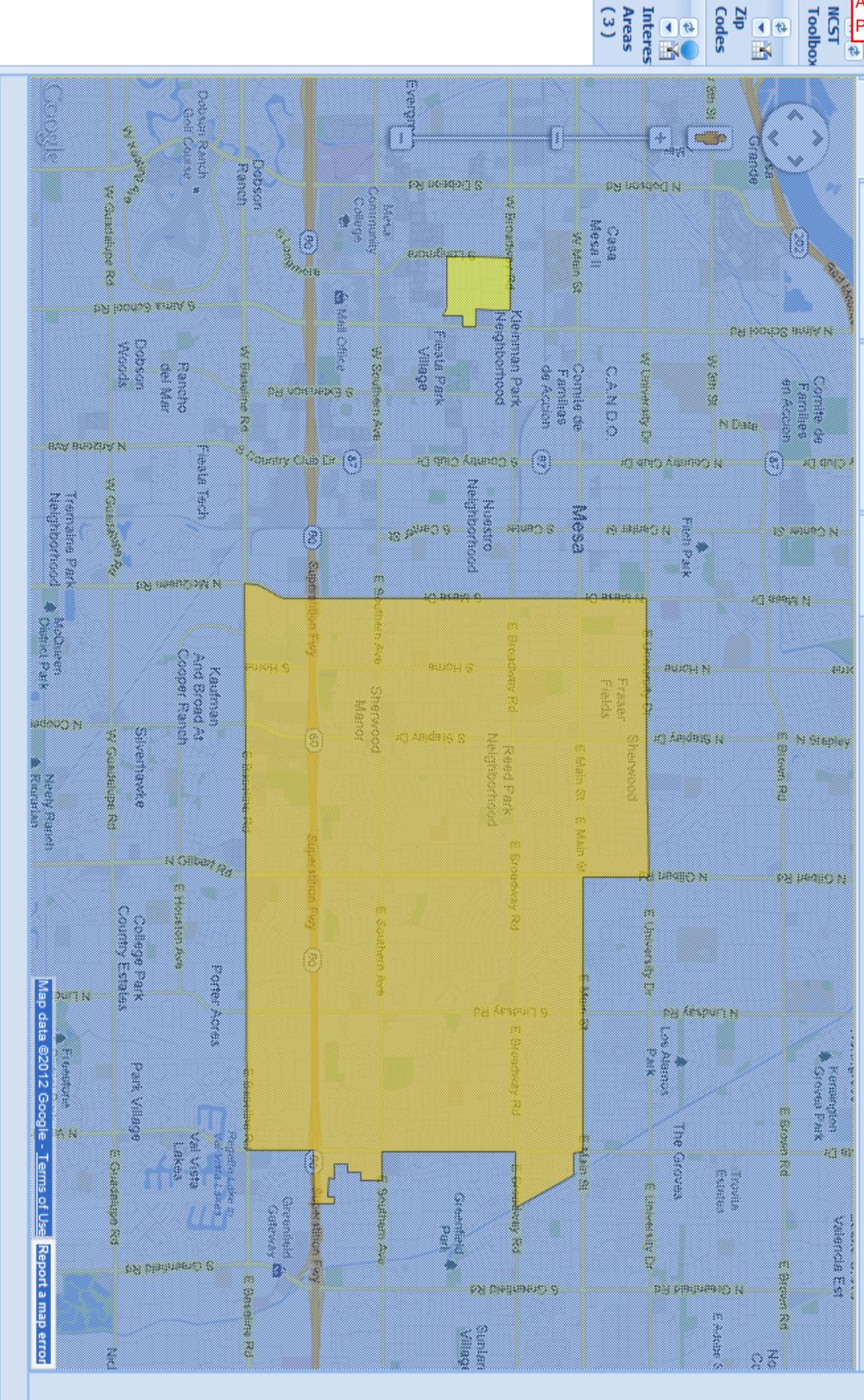


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Refresh Your Map Zoom Map Types State Out Interest Area Edit Your Interest Area Zillow Info Markers Overlays Go to address

Your Map All active properties All inactive properties By Program

NCST Toolbox ZIP Codes Interests Areas (3)



Total Properties: 0 Active Polygons: 3 Live Zips: 4 New Opportunities: 0 In Inspection: 0 Awaiting Offers: 0 Offered: 0 In Closing: 0

Internet 100%

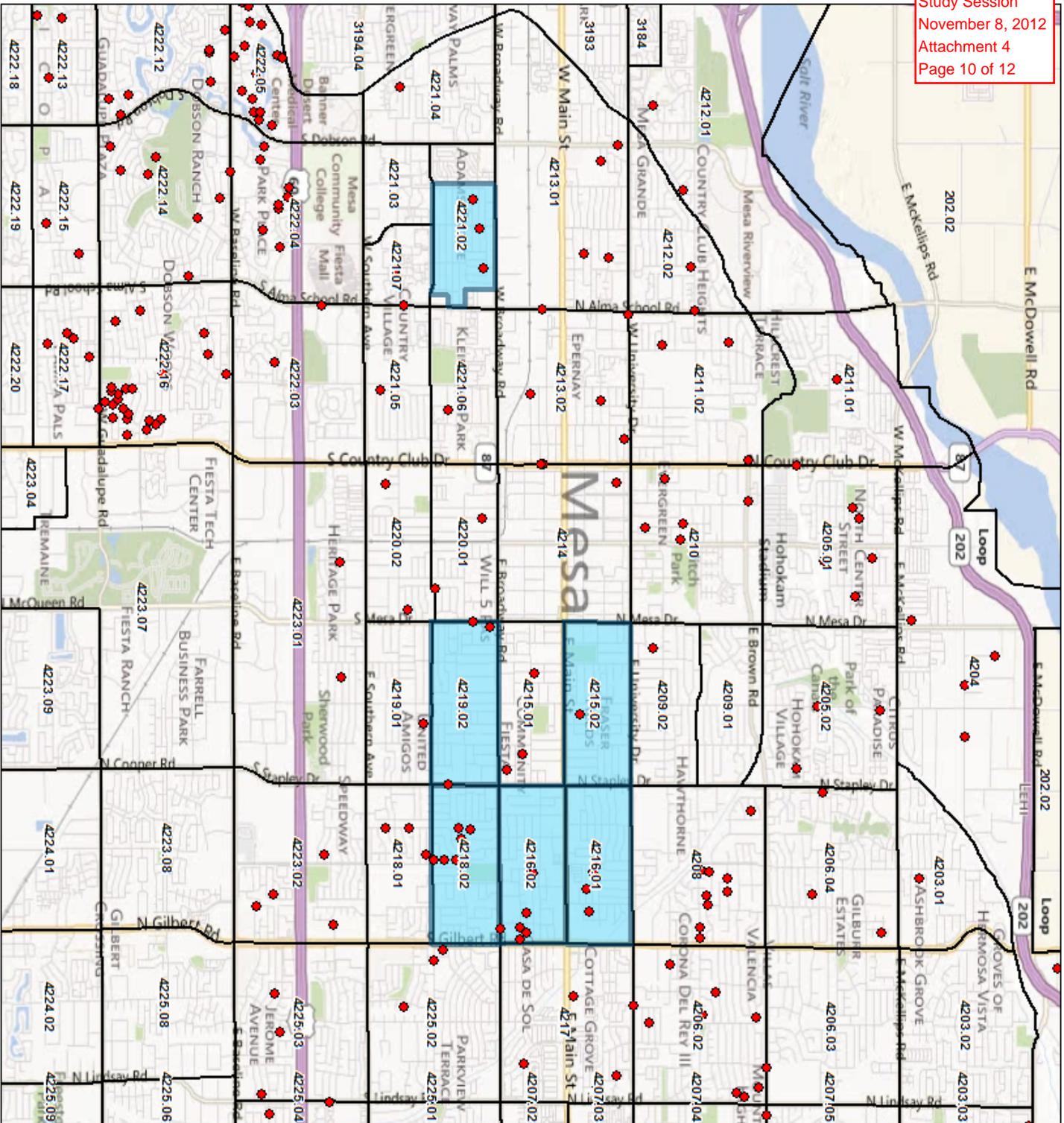
Terms of Use Report a map error

# HUD NSP 3

## Substantial Amendment

- **Expand into Eligible  
Census Tract west of  
Gilbert Road**
- **Include Multi-Family (5 or  
more units) Housing  
Complexes**





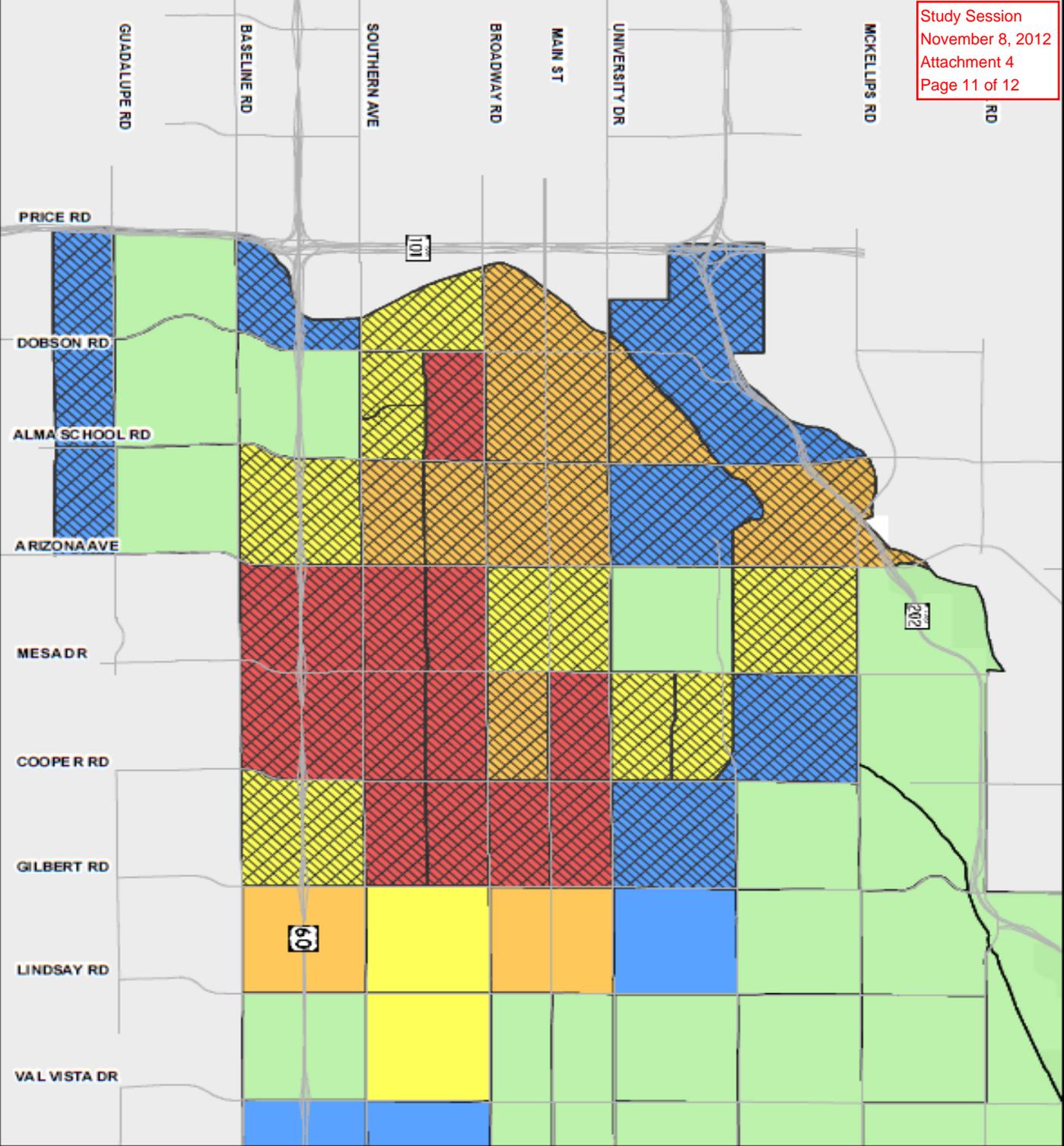
# City of Mesa, AZ

## Current Notice of Defaults

- Notice of FD default
- Current NSP 3 Target Area
- Census Tract Boundary

Source:  
 US Census Bureau, 2000  
 US Dept. of Housing & Urban Dev., 2010  
 Westlaw, Last 90 Days as of 10/31/12





# NEIGHBORHOOD STABILIZATION

## Proposed Area

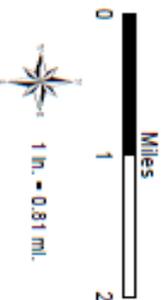
 Proposed NSP3 Area

State Minimum  
 Qualifying NSP3 Score: 17



City of Mesa-ITDGIS  
 Created by: Paul Taylor  
 Print Date: 11/06/2012  
 City of Mesa Disclaimer-  
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# Questions ?