



## COUNCIL MINUTES

October 20, 2011

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on October 20, 2011 at 8:12 a.m.

### COUNCIL PRESENT

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

### COUNCIL ABSENT

Christopher Glover

### OFFICERS PRESENT

Kari Kent  
Debbie Spinner  
Linda Crocker

Mayor Smith excused Councilmember Glover from the entire meeting.

### 1-a. Hear a presentation and discuss the Energy Efficiency Conservation Block Grant (EECBG).

Deputy Director of Environmental and Sustainability Scott Bouchie displayed a PowerPoint presentation (**See Attachment 1**) and reported that the City of Mesa was awarded \$4.2 million in stimulus funds from the U.S. Department of Energy (DOE) under the Energy Efficiency Conservation Block Grant (EECBG). He explained that in April 2009, he made a presentation to the Council regarding the projects that staff proposed to implement with the funds and said that today he would provide an update on those projects.

Mr. Bouchie commented that virtually every City department has been involved to some degree in the EECBG projects and thanked staff for their efforts. He displayed a chart illustrating the various projects (See Page 3 of Attachment 1) and stated that some of the projects have been completed while others are in the construction phase and are scheduled to be completed by the end of the grant term.

Mr. Bouchie stated that the LED Streetlamps Project (See Page 4 of Attachment 1), which involved the Transportation and Purchasing Departments, included the installation of 2,510 LED streetlamps in residential neighborhoods throughout Mesa. He said that the annual savings are estimated to be \$28,000, with a 40% reduction in energy use per lamp.

Mr. Bouchie reported that the EECBG Lighting Retrofits Project (See Page 5 of Attachment 1) encompassed more than 13 locations including the Fire/Police Stations and the Red Mountain Library. He noted that Development & Sustainability (D&S), Engineering and Facilities Maintenance, among others, participated in the project. Mr. Bouchie advised that it is anticipated that this project will save the City approximately \$113,000 annually and noted that Mesa would also receive a one-time Salt River Project (SRP) rebate of \$30,000. He added that the City is also installing a lighting control system at the East Mesa Service Center (EMSC) parking lot that will allow the lights to be dimmed during certain periods of time.

Mr. Bouchie remarked that Energy Resources, Parks and D&S participated in a Solar Project. (See Page 6 of Attachment 1) He advised that the solar system is located on the property of the Brown Road Water Treatment Plant and is interconnected to provide energy to the Red Mountain Softball Facility. Mr. Bouchie explained that the system is a dual tracking, state-of-the-art system with a 25-year life that is expected to save the Parks Department approximately \$45,161 on an annual basis. He added that the savings will be from the energy produced by the system and not by SRP, as well as a Performance-Based Incentive, wherein SRP will pay the City per kilowatt hour for a 20-year period of time.

Mr. Bouchie displayed a document titled "Mesa's 1st 3 Months Solar Production" (See Page 7 of Attachment 1) illustrating SRP's SPATIA system, which allows City staff to track the daily energy production coming from the solar system online. He explained that there are contractual obligations that the solar manufacturer has pertaining to how much solar energy must be produced from the system. Mr. Bouchie said that since Mesa receives SRP's Performance-Based Incentive it is in the City's best interest to maximize the energy production generated by the system. Mr. Bouchie added that staff monitors the energy production on a weekly basis to ensure that the system is operating at its optimal capacity.

Mr. Bouchie briefly highlighted the Aeration Project (See Page 8 of Attachment 1) located at Mesa's Southeast Water Reclamation Plant. He advised that staff lowered the horsepower of the turbo blowers used to put air into the aeration system and is also installing a "fine bubbler system," which requires less air flow for the developed oxygen it provides for the system to operate properly. Mr. Bouchie said that with these upgrades the City anticipates an estimated annual savings of \$150,000 and a one-time \$200,000 SRP rebate for the installation of the system. He added that as plant loads increase over time the energy savings will also increase.

Mr. Bouchie reported that one of the goals of EECBG is the reduction of greenhouse gas emissions. He explained that the Central Main Plan, through various zoning processes, will facilitate sustainable development and reduce vehicle miles traveled which correlates to greenhouse gas emissions. Mr. Bouchie advised that the Central Main Plan would be discussed in greater detail under Agenda Item 2.

Mr. Bouchie expressed appreciation to the Council for adopting the International Energy Conservation Code (IECC) 2009. He explained that the project has a \$10,000 budget that is allocated for materials, outreach and training for staff and stakeholders involved in the project. Mr. Bouchie noted that implementation of the Code will be significant as it will establish a performance baseline for energy efficiency in Mesa that will impact not only new development but also redevelopment.

Mr. Bouchie discussed the joint City of Mesa/Siemens Energy Audit, which evaluated 1.5 million square feet of City facilities, parks, wastewater treatment plants, streetlamps, parking lots and solar. He noted that the project has been completed and Siemens has issued a comprehensive report and recommendation. (See Page 11 of Attachment 1)

Mr. Bouchie stated that the City has passed several DOE and internal City audits and has met DOE spending goals in regards to the EECBG projects. (See Page 12 of Attachment 1) He briefly highlighted the City's next steps for energy efficiency (See Page 14 of Attachment 1) and said that with the grant ending in 2012, the \$4.2 million in EECBG funds is anticipated to save the City of Mesa approximately \$8 million over the life of the projects.

Mayor Smith thanked Mr. Bouchie for the presentation.

1-b. Hear a presentation and discuss a status update on the Central Main Draft Plan currently under review.

City Planning Director John Wesley displayed a PowerPoint presentation (**See Attachment 2**) highlighting the Central Main Draft Plan and noted that a Public Review Draft document is now available online. He advised that useful feedback, with respect to the Central Main Street Plan, was received from the public during the three open houses that were held. Mr. Wesley stated that the Central Main Street Plan Advisory Committee has been working on the Plan for almost two years and has now concluded their part of the process. He reported that the Committee held their last meeting and voted to recommend approval of the Central Main Draft Plan.

Mr. Wesley stated that the Plan document will be reviewed in greater detail at the November 17<sup>th</sup> Study Session. He encouraged Councilmembers to submit any questions they may have regarding the Plan document prior to the Study Session to ensure that their questions are addressed. He also said that a public hearing with the Planning and Zoning Board is planned for December and any feedback received from the Council will be presented to the Planning and Zoning Board at that time.

Mr. Wesley stated that today's presentation would provide an update of the overall Plan document as well as an overview of the Executive Summary. He briefly highlighted the five chapters of the Plan (See Page 5 of Attachment 2) and remarked on the changes that will take place in the downtown area as a result of the light rail extension and demographic shifts. He explained that the Plan was approached in a holistic manner that considered not only the cultural aspects but the variety of mixed uses that will be brought together such as offices, retail businesses, education and entertainment.

Planner II Jeffrey McVay continued the presentation and said that Main Street has changed and will continue to change over time. He said that the catalysts for the changes on Main Street include the addition of the light rail, demographic shifts, preferences for urban areas and environmental factors. (See Page 8 of Attachment 2)

Mr. McVay stated that the Plan's guiding principles were introduced in previous presentations however, a vision had not yet been established. He advised that staff and the Committee have since developed the following vision statement: "Central Main: A Place for People – Alive with Options!" He said that the entire vision provides the aspiration that Central Main Street is a

place where people can live and work near the transit system and have entertainment options. (See Page 9 of Attachment 2)

Mr. McVay briefly highlighted the five Guiding Principles of the Central Main Draft Plan as follows:

- A Prosperous Community: improving the economic success of the Central Main Area
- A People-Friendly Community: making the area interesting, active, accessible and safe
- A Diverse Community: promoting social, cultural, and architectural diversity
- A Distinctive Community: creating new places, enhancing existing historic character
- An Environmentally Conscious Community: encouraging "Green" development and environmental code compliance

Mr. McVay displayed a Development Character and Building Form map (See Page 11 of Attachment 2) that outlined the future development character for each area of the Plan. He explained that the areas surrounding downtown and the light rail stops will have concentrated uses. Mr. McVay noted that the areas between the light rail stops will transition into urban transit and residential uses. In addition, he said that high quality neighborhoods will be maintained and enhanced.

Mr. McVay reported that the full Plan contains numerous pages of projects and programs that the Committee believes are necessary for implementing the Plan. He outlined seven categories of the Action Plan (See Page 12 of Attachment 2) that identify the projects that would be implemented initially as follows:

- Update Zoning Code: include Form-Based Code, consider deleting downtown zones
- Establish a Citizen's Advisory Committee
- Develop guidelines and standards
- Marketing: bring in more employers and people who will want to live in the area
- Incentives: density bonuses, fee waivers to bring in new development
- Healthy living environment: pursue an attractive environment, avoid slum and blight
- Capital improvements: possible improvements to infrastructure

Deputy City Manager Kari Kent advised that Councilmembers will have the opportunity to review the Central Main Draft Plan prior to the Study Session on November 17<sup>th</sup> when the Plan will be presented in greater detail. She thanked Mr. Wesley and Mr. McVay for leading this effort and expressed her appreciation for the work completed by the Committee.

Mayor Smith commented that he looked forward to seeing how the Plan will be implemented. He remarked that a great plan can be "stifled" if it becomes too prescriptive and that a broad, objective, vision driven plan will entice investment. He voiced his support for establishing standards and said that the City should not "shy away" from requiring high standards. He added that the City is not looking for development for the "sake of development" and that providing some flexibility will encourage high quality activity.

Mayor Smith thanked staff for the presentation.

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

2-a. Library Advisory Board meeting held May 17, 2011.

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

Mayor Smith declared the motion carried unanimously by those present.

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

There were no reports on meetings and/conferences attended.

4. Scheduling of meetings and general information.

Deputy City Manager Kari Kent stated that the meeting schedule is as follows:

Saturday, October 22, 2011, 7:00 a.m. – Make a Difference Day

Saturday, October 22, 2011, 8:00 a.m. – Household Hazardous Waste Collection Event

Saturday, October 22, 2011, 10:00 a.m. – Mesa Financial Planning Day

Saturday, October 22, 2011, 6:00 p.m. – Parks 75<sup>th</sup> Anniversary and Day of Play Event

Wednesday, October 26, 2011 – 6:00 p.m. – iMesa Village Meeting

Thursday, October 27, 2011 – Study Session – Cancelled

Saturday, October 29, 2011, 10:00 a.m. – City Hall at the Mall

Thursday, November 3, 2011, 7:30 a.m. – Study Session

Monday, November 7, 2011, TBA – Study Session

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

Councilmember Kavanaugh noted that on Friday, October 21, 2011 at 7:30 a.m., he is hosting the “Coffee with the Councilmember” Event at the East Valley Institute of Technology.

5. Items from citizens present.

There were no items from citizens present.

6. Adjournment.

Without objection, the Study Session adjourned at 8:46 a.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 Study Session of the City Council of Mesa, Arizona, held on the 20<sup>th</sup> day of October 2011. I further certify that the meeting was duly called and held and that a quorum was present.

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LINDA CROCKER, CITY CLERK

bdw  
(attachments – 2)



# ENERGY EFFICIENCY CONSERVATION BLOCK GRANT (EEECBG ) PROJECTS

## City Council Presentation

**Scott Bouchie**

**Deputy Director - Environmental & Sustainability**  
**October 20, 2011**

# Discussion

- **EECBG Project Allocation - \$4.2M**
  - Presented to Council in April 2009
- **Project Status**
  - Interdepartmental Team Efforts
  - Energy Savings
  - Next Steps

# COM EECBG Allocation - \$4.2M

1. Facilities Cool Roofing & Lighting Retrofits - \$1.68M
2. LED Streetlamps for Transportation - \$1M
3. Solar CPV Installation at RM Ball Fields - \$350K
4. Central Main St. Development Plan - \$315K
5. International Energy Conservation Code - \$13K
6. SE Wastewater Plant Aeration - \$755K
7. Siemens Energy Audit - \$103K

# LED Streetlamps

Transportation & Purchasing Energy Savings Success

## 2510 LED Streetlamps



### Estimated Annual Savings:

- \$28,000
- 40% energy reduction/ lamp

# EECBG Lighting Retrofits

## D&S, Engineering, Facilities & Departments

### 13 Locations:

- Fire Stations
- Red Mountain Library
- Garages Photo Sensors
- Other Facilities



### Departmental Coordination on Design & Photometrics



### Estimated Annual Savings:

- \$113,000
- \$30K in SRP Rebates (One Time)
- Control System EMSC parking lot

# Solar Project

## Energy Resources, Parks and D&S Teamwork



### Added 50.4 kW System - 6/14/11

- Concentrated Photo Voltaic (CPV)
- Dual tracking state of art system
- Arrays offset energy at Red Mountain Softball

### Estimated Annual Savings:

- \$45,161
- 25 year life for CPV
- SRP 20 YR Incentive



# Mesa's 1st 3 Months Solar Production

Navigation icons: Home, Back, Forward, Print, Refresh, Search, Help, etc.

Daily Totals



## Customer Information

Name: MESA SOLFOCUS-SOL  
Address: 7808 E BROWN RD LT  
ME 85204  
Acct. No: 612560009  
Meter No: 2341620

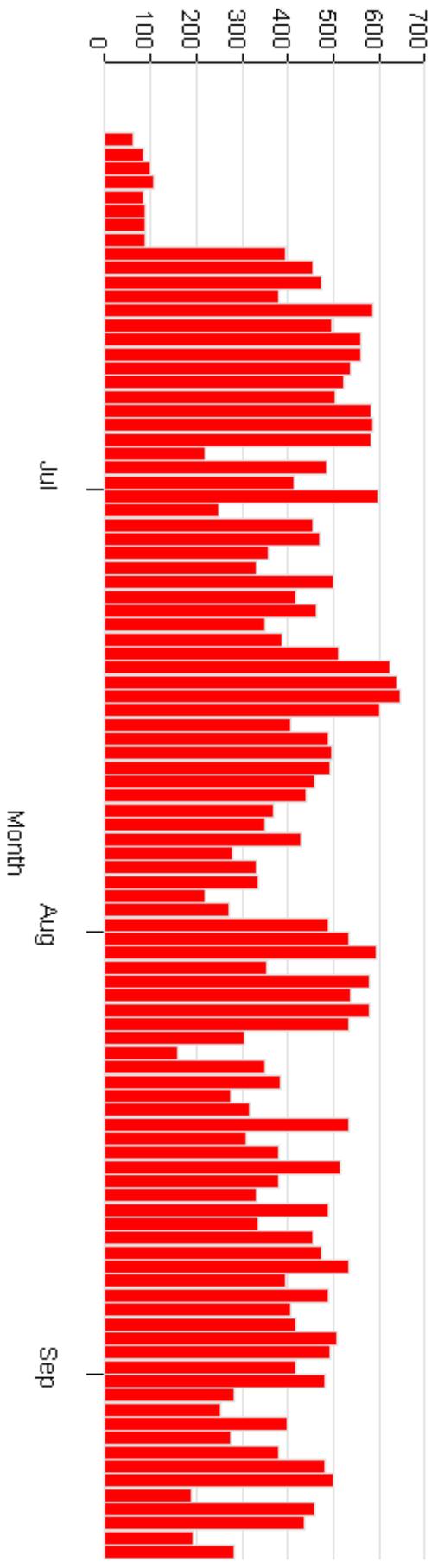
Wed Jun 1 2011 to Tue Sep 13 2011

Total Usage: 40,435.69 KWHOUT  
Max Demand: 61.16 KWOUT  
Occurred On: Jul 14 2011 12:15  
Load Factor: 26.237%  
Date Range: Jun 1 To Sep 13

KWHOUT ( channel: 1 Set: 0 )

Daily Totals

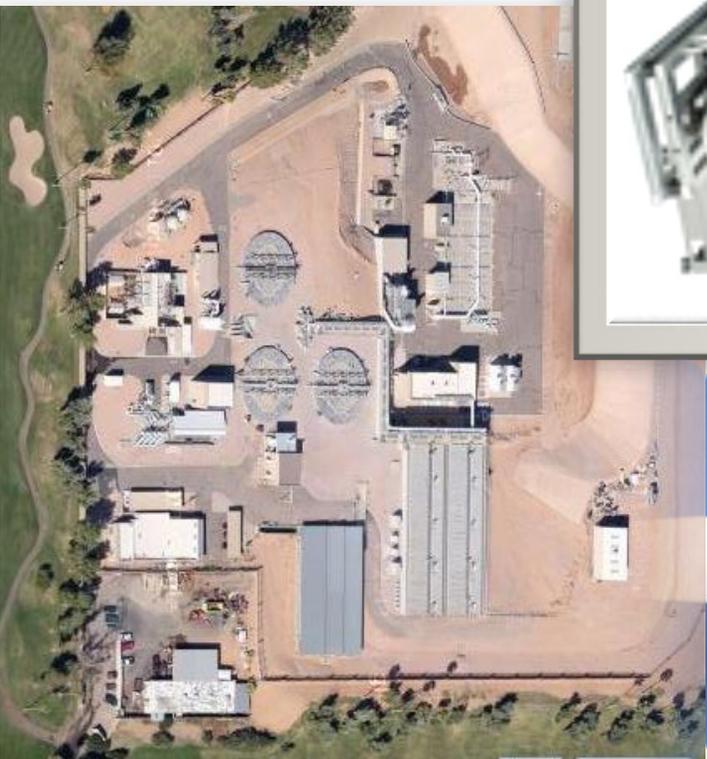
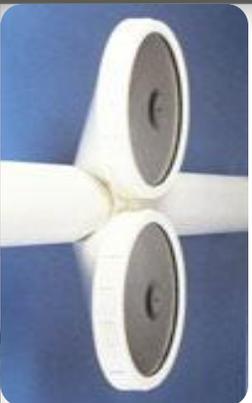
10273



Tue Aug 2 2011 00:15 = 593.01

# SE Wastewater Aeration Project

Water Resources, Engineering, D&S

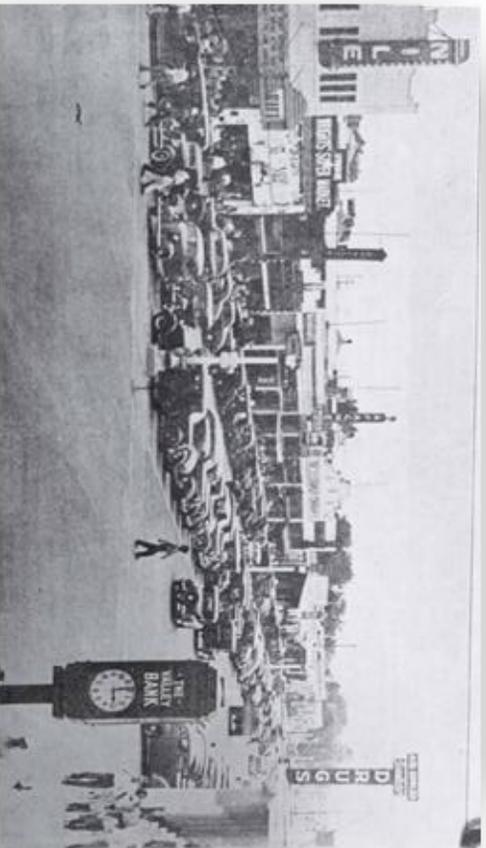


- Turbo Blowers & Fine Bubbblers save energy due to:
- Lower horsepower motors
- More efficient system
- Fine bubblers improve aeration

## Estimated Annual Savings:

- \$150,000
- Est. \$200,000 SRP Rebate (one time)
- As plant loads increase over time energy savings increase

# Central Main Street Plan



## Extension of Light Rail:

- Light rail a catalyst for redevelopment
- Used to create plans and zoning tools to facilitate more sustainable development
- Reduced Vehicle Miles Traveled
- Reduced greenhouse gas emissions

# International Energy Conservation Code (IECC) 2009 Adoption



## **Actions:**

- Research on standards
- Outreach to stakeholders
  - Developers
  - Residents
  - Utilities
  - Internal COM
- Adoption by Council

**Sets energy efficiency performance baseline for Mesa**

# COM- Siemens Energy Audit



- Evaluated 1.5 M sq. ft. Facilities
- 50+ Buildings and Parks
- Wastewater Treatment Plants
- Streetlamps & Parking Lots
- Solar



## Comprehensive Report & Recommendations

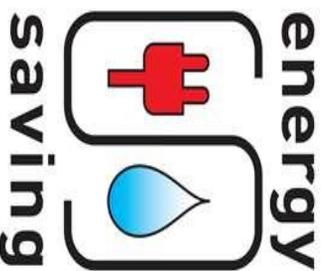




# EEFCBG Summary

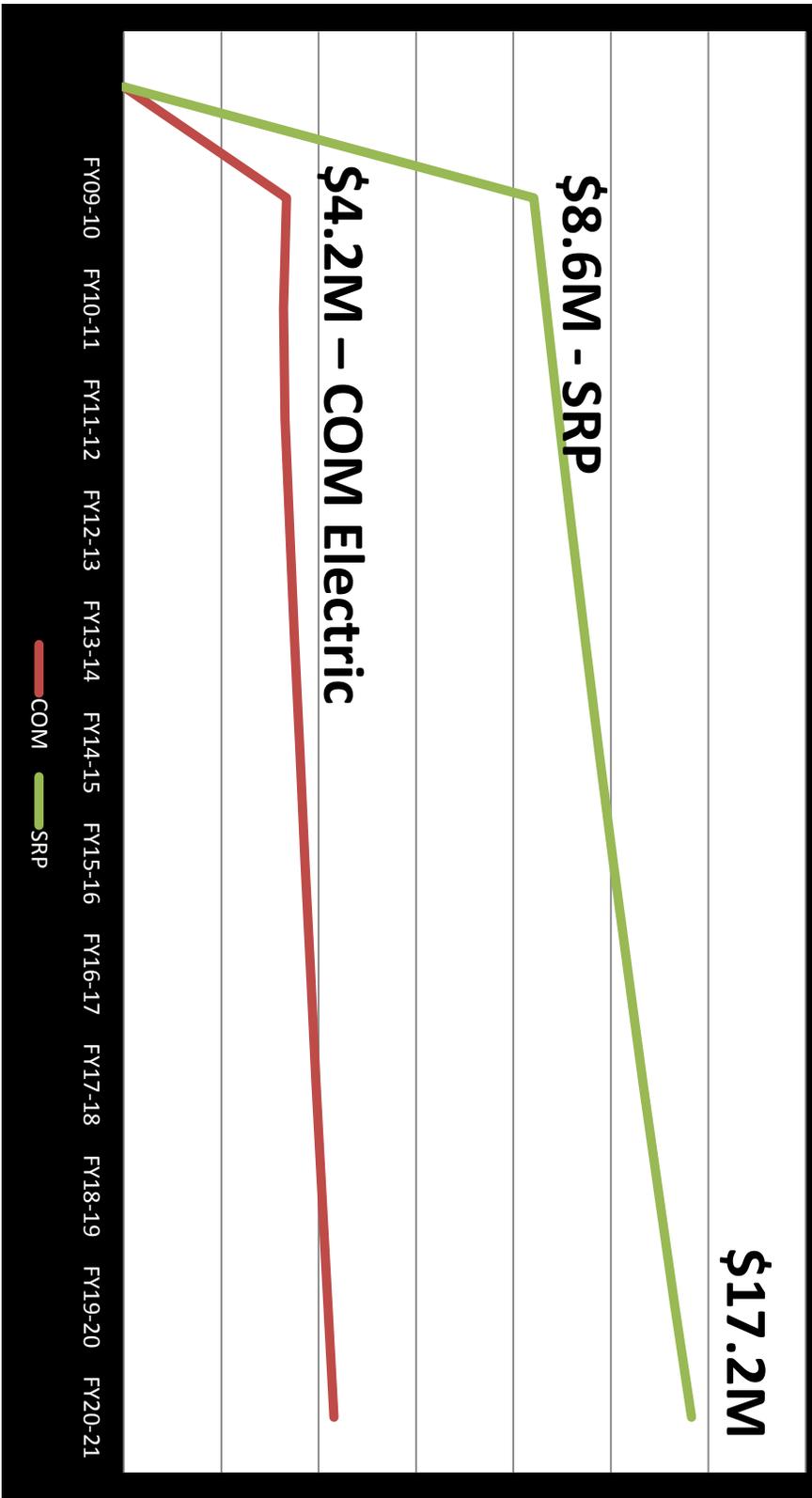
- Passed Department of Energy (DOE) and internal City audits
- Met DOE spending goals
- EEFCBG grant criteria:
  - ✓ Create Jobs
  - ✓ Reduce Greenhouse Gas Emissions and
  - ✓ Save Energy Costs Over the Life of the Projects

**EEFCBG \$4.2M in Funding Projected to Save \$8M for Mesa**



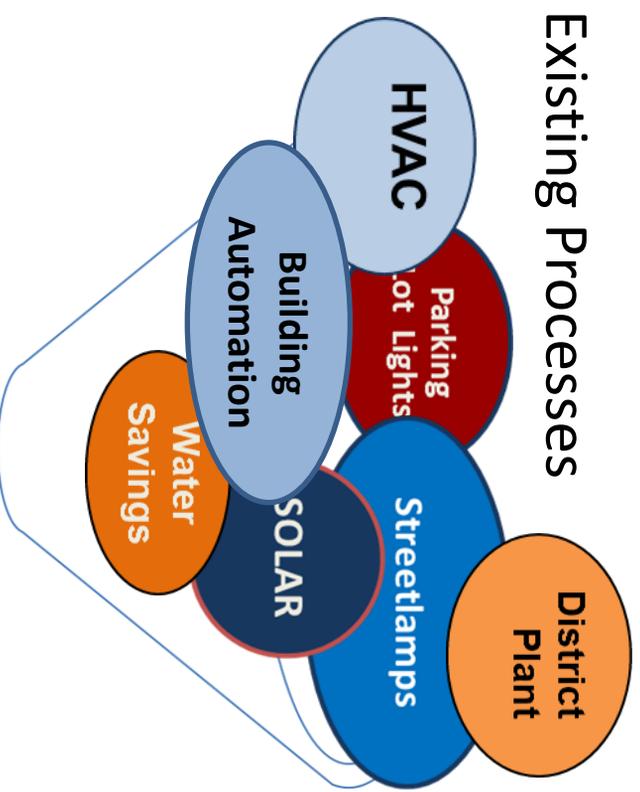
# FY 09-10 City Electric Costs – \$12.8M

COM Electric Costs - Actual and Projected



# Next Steps for Energy Efficiency

- **D&S Actively Working with All Departments on “Next – Level” of energy savings:**
  - Scope specific projects from COM-Siemens Audit
  - Assess Priorities & Needs
  - Determine Benefits & Costs
  - Integrate Energy Efficiency into Existing Processes



# Questions?



# Central Main Street Plan

City Council Study Session

October 20, 2011





# Project Update

- Update on project status
- Public review draft document available
  - <http://www.mesaaz.gov/bettermesa/downtownfocus/draftplan.aspx>
- Public open houses held
- Plan Advisory Committee - complete
- Information only – No action requested



# Project Next Steps

- Council preliminary review November 17<sup>th</sup>
- P&Z Board public hearings December
- Council public hearings and action following P&Z action



# Purpose Today

- Describe the Plan document
- Overview of the Executive Summary



# Plan Format

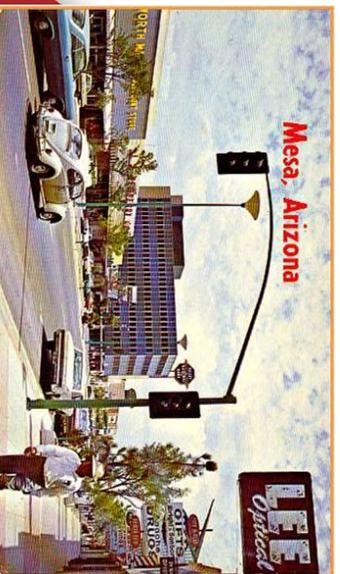
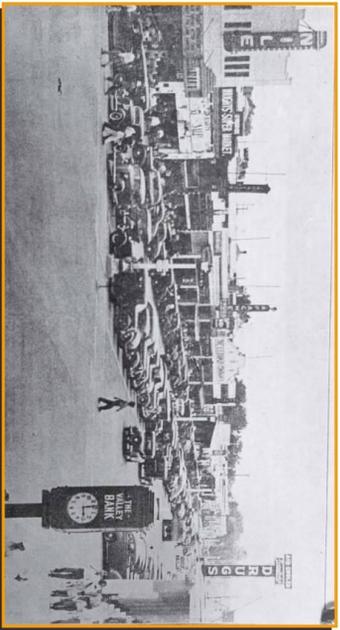
- Chapter I - Introduction
- Chapter II – Executive Summary
  - Stand-alone summary document
- Chapter III – Embracing and Guiding Change
  - History, Catalysts, and Benefits of Change
  - Framework for Guiding Change
- Chapter IV – Tools for Change
  - Goals and Policies
  - Projects and Programs
  - Building Form and Street Character
- Chapter V – Planning for Neighborhood Change
  - Refined and Detailed Plan Recommendations for each Neighborhood Planning Area



# Executive Summary

## History of Change

- All areas continue to change over time, Main Street is no exception





# Executive Summary

## History of Change

- Manage the change that will come



# Executive Summary

## History of Change

- Catalysts for change include:
  - Light rail
  - Demographic shifts/preference for urban areas
  - Environmental factors



## Vision Statement

# Executive Summary



*Imagine:*  
You work at a locally-owned business or a corporate office, or you teach aspiring minds at a higher education institution.

You accomplish daily activities through a short walk or bicycle ride, a comfortable ride on an efficient transit system, or a drive on a well-maintained street network.

You pick-up vegetables at the corner market, visit unique shops, browse art galleries, enjoy live performances, or explore award-winning museums.

You indulge in local and ethnic cuisine from street vendors, casual eateries, or fine dining establishments.

As a resident, you live in your ideal neighborhood whether it is a quiet residential street or a bustling Downtown alive with activity.

Central Main:

***A Place for People - Alive with Options!***



# Executive Summary

## Guiding Principles

### **A Prosperous Community**

- Improving the economic success and vitality of the Central Main Area, with emphasis on Downtown

### **A People-Friendly Community**

- Improving the built environment for people by making it interesting, active, accessible, and safe

### **A Diverse Community**

- Celebrate social and cultural diversity
- Encouraging creativity and diversity in built environment

### **A Distinctive Community**

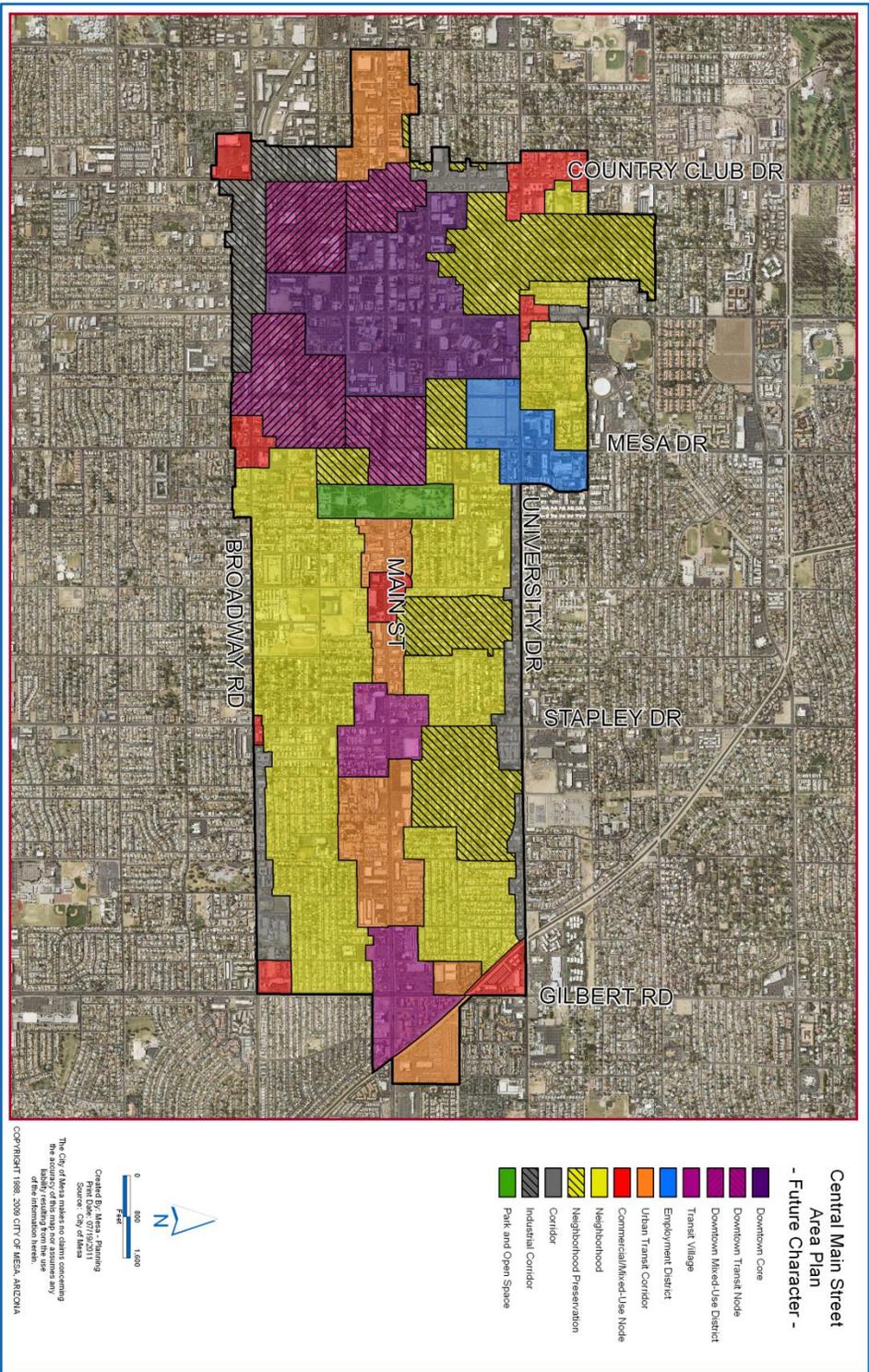
- Enhancing existing character and creating a unique sense of place through redevelopment, in harmony with existing historic character

### **An Environmentally Conscious Community**

- “Green” development at the building and community scale
- Recognition of the Arizona climate in making Central Main livable



# Executive Summary





# Executive Summary

## Action Plan

- Zoning Changes
  - Form-based code
  - Consider deleting downtown zones
- Establish Citizen's Committee
- Develop guidelines/standards
- Marketing
- Incentives
- Healthy living environments
- Capital Improvements



# Comments/Questions