



COUNCIL MINUTES

June 22, 2023

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 June 22, 2023, at 7:31 a.m.

COUNCIL PRESENT

John Giles
Francisco Heredia
Jennifer Duff
Mark Freeman
Alicia Goforth
Scott Somers
Julie Spilsbury

COUNCIL ABSENT

None

OFFICERS PRESENT

Chris Brady
Holly Moseley
Jim Smith

Mayor Giles conducted a roll call.

1-a. Hear a presentation, discuss, and receive an update on Mesa's Public Safety Mental Health Response.

Performance Advisor Amanda Freeman introduced Police Commander Michael Bellows, Assistant Police Chief Harold Rankin, and Assistant Fire Chief Forrest Smith, and displayed a PowerPoint presentation. **(See Attachment 1)**

Ms. Freeman provided an overview of the intake process for 911 calls. She described the call diversion process, which began in June of 2021. She reported in 2022, over 3,500 calls were diverted to the crisis system instead of to the Police and Fire Departments. She attributed the success of the program to the call takers in the Police Communication's Department who make the decision for each call. She explained that when not taking calls, a crisis liaison monitors and researches calls to offer real-time training and support to staff. (See Pages 2 through 5 of Attachment 1)

Ms. Freeman described the two crisis teams that are dedicated to the City of Mesa (COM) and were launched in July of 2022. She reviewed the operations of the crisis teams and mentioned that the Police and Fire Departments can request a crisis team on scene or enroute. (See Pages 6 and 7 of Attachment 1)

Ms. Freeman presented a graph comparing the median monthly response times for a Mesa crisis team versus when a police officer requests a County crisis team. She mentioned as a result of Mesa having its own crisis team, the response time has been reduced by 50%. She summarized the percentage of calls by type that are received for the crisis team and the average number of times a team is requested per month. (See Pages 8 and 9 of Attachment 1)

Ms. Freeman discussed the ongoing efforts to maintain, improve, and expand the program. She advised that due to greater demand, the COM relies on the support of the County crisis team. She presented a chart of the requests for teams during the past year by hour of day, showing Mesa's crisis teams versus the County crisis team. She recommended the hiring of two additional crisis teams to support the demand. (See Pages 10 through 12 of Attachment 1)

In response to a question from Councilmember Goforth, Commander Bellows explained that the program has been successful due to the reduction in response times and the ability to connect the appropriate resources to the appropriate situation. He commented the addition of two crisis teams will allow an expansion of coverage in high peak areas.

In response to multiple questions posed by Vice Mayor Heredia, Ms. Freeman replied that Solari works for the County, has a contract throughout the state, and dispatches the Mesa crisis teams. She explained the process of Solari's intake calls, diversion, and dispatching. She stated the two Mesa crisis teams are physically located in Mesa for quicker response times.

In response to a question from Councilmember Spilsbury, City Manager Christopher Brady confirmed that the American Rescue Plan Act (ARPA) funds will be used to fund all four crisis teams through 2026 and then the City will determine how to proceed.

In response to a question posed by Councilmember Duff, Ms. Freeman replied that a crisis team consists of a behavioral health technician and an Emergency Medical Technician (EMT).

Assistant Fire Chief Smith stated that Solari has changed the dynamics of the calls and some fire stations have seen a decrease in calls. He mentioned that fire crews will be able to release a person medically and provide them with the appropriate resources for treatment if a crisis team is available, thereby reducing the number of repeat calls.

Mayor Giles thanked staff for the presentation.

1-b. Hear a presentation and discuss current downtown parking inventory, including the proposed purchase of the Downtown Hibbert parking structure.

Downtown Transformation Manager Jeff McVay displayed a PowerPoint presentation. **(See Attachment 2)**

Mr. McVay provided an update on Mesa's Downtown parking inventory. He discussed although parking is not a current problem in the Downtown area, the challenge is the location of available permitted parking to support new business activity or new development. He acknowledged an error on Slide 2 that incorrectly referenced 44% of permit spaces are provided to City employees; the correct percentage is 40%. (See Page 2 of Attachment 2)

Mr. McVay reviewed the three city employee parking structures and how they were best suited to be used in the Downtown area. He spoke about the employee safety concerns and issues regarding the parking garages and the ways in which the City has made improvements to address employees' concerns. (See Page 3 of Attachment 2)

Mr. McVay discussed the history and condition of the proposed Hibbert garage and mentioned after reconfiguration the parking garage would be able to accommodate approximately 900 spaces, which would allow the City the opportunity to address employees' concerns, while also improving the condition for parking in the Downtown area. He noted the garage would be a

secured facility with badge access only to increase safety. He reviewed the recommendations and terms for the proposed purchase of the property. (See Pages 4 through 7 of Attachment 2)

Mr. McVay described the purchase considerations and improvements for the proposed Hibbert garage. He compared costs of \$21,000 to \$34,000 for other proposed parking structures and declared the proposed Hibbert garage to be the most cost efficient at an estimated cost of \$13,000 for purchase and improvements. He noted, in the meantime, the City will continue completing feasibility studies on other facilities. He added the proposed Hibbert garage has a potential to generate revenue over the course of 20 years based on the negotiated license rates. (See Pages 8 and 9 of Attachment 2)

Mr. McVay discussed the next steps for the purchase of the Hibbert garage. (See Page 10 of Attachment 2)

Mr. Brady stated that the City has been contemplating the proposed acquisition since the day the former tenant, AutoNation, left Downtown. He reviewed the history of the site and stated for the last 10 years the City has been setting aside dollars to support Downtown parking solutions from real estate sales and will be able to finance the acquisition of the proposed Hibbert garage. He explained the benefits and revenue that can be generated from the purchase of the proposed Hibbert garage. He emphasized his primary concern is ensuring that City employees have a safe place to park and work and hopes that the consolidation of parking will resolve the issues of safety and convenience.

In response to multiple questions from Councilmember Spilsbury, Mr. Brady replied that the shuttles for employees will continue, and staff is working on solutions for employees to walk from the garage to the building during off-peak times.

Mr. McVay indicated that the City can more efficiently provide surveillance in one parking facility versus the three garages that employees are currently utilizing.

In response to multiple questions from Vice Mayor Heredia, Mr. McVay responded that currently the City does not anticipate opening the garage for public parking; however, it can be utilized for large events and would be ideal for special events parking and for the Downtown Mesa Association (DMA). He mentioned scooters will also be available near the parking facility for patrons of nearby businesses.

In response to multiple questions from Councilmember Freeman, Mr. McVay indicated that the existing garages will continue to have the colored permit parking spaces, but they will be reassigned to other businesses. He noted after 5pm, all 1,906 employee permitted parking spaces are available for free public parking. He discussed improvements to signage for the existing parking garages.

Mayor Giles thanked staff for the presentation.

1-c. Hear a presentation, discuss, and provide direction on purchasing from Maricopa County real property located at 245 North Centennial for future use of City operations.

City Engineer Beth Huning introduced Real Estate Supervisor Lisa Davis, who displayed a PowerPoint presentation. **(See Attachment 3)**

Ms. Davis described the location and details of the property at 245 North Centennial Way. She provided information on the City-owned parking lot and the businesses that are licensed to park there. (See Pages 2 through 4 of Attachment 3)

Ms. Davis stated although the interior of the building was last updated in 2013, some updates to the interior are still needed. She reviewed the necessary updates to the interior to accommodate the City's use, as well as building system updates. She reported the appraised value of the property is \$1,260,000 and shared a comparison of several other Downtown properties owned by the COM. (See Pages 5 through 9 of Attachment 3)

Mr. Brady stated the property located at 245 North Centennial was previously the adult probation office of the County and presented many challenges for businesses in the area. He acknowledged this is an opportunity for the City to upgrade the substandard working conditions of some of its employees. He discussed the future plans for the building and the benefits of purchasing the property.

In response to a question from Councilmember Freeman, Mr. Brady responded that funds for the purchase of the property would be obtained from the General Fund.

Mayor Giles thanked staff for the presentation.

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

2-a. Economic Development Advisory Board meeting held May 2, 2023.

It was moved by Councilmember Duff, seconded by Councilmember Spilsbury, that receipt of the above-listed minutes be acknowledged.

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Duff–Freeman–Goforth–Somers–Spilsbury

NAYS – None

ABSENT – None

Carried unanimously.

3. Current events summary including meetings and conferences attended.

Mayor Giles and Councilmembers highlighted the events, meetings, and conferences recently attended.

4. Scheduling of meetings.

City Manager Christopher Brady stated the schedule of meetings is as follows:

Thursday, June 29, 2023, 7:30 a.m. – Study Session

Thursday, June 29, 2023, 8:00 a.m. – Audit, Finance and Enterprise Committee Meeting

5. Adjournment.

Without objection, the Study Session adjourned at 9:00 a.m.





JOHN GILES, MAYOR

ATTEST:



HOLLY MOSELEY, 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 22nd day of June 2023. I further certify that the meeting was duly called and held and that a quorum was present.



HOLLY MOSELEY, CITY CLERK

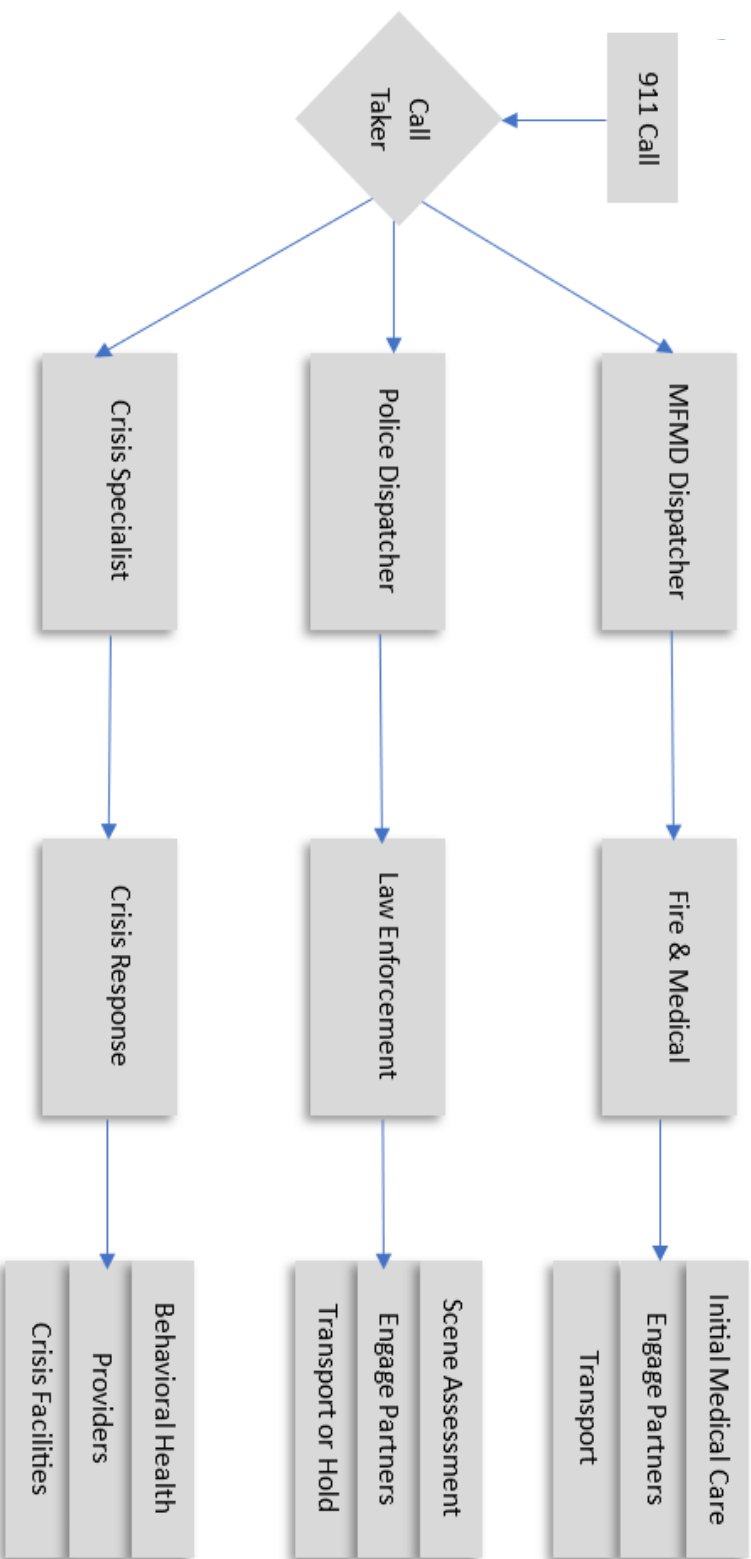
lr
(Attachment – 3)

911 Mental Health Response

Agenda

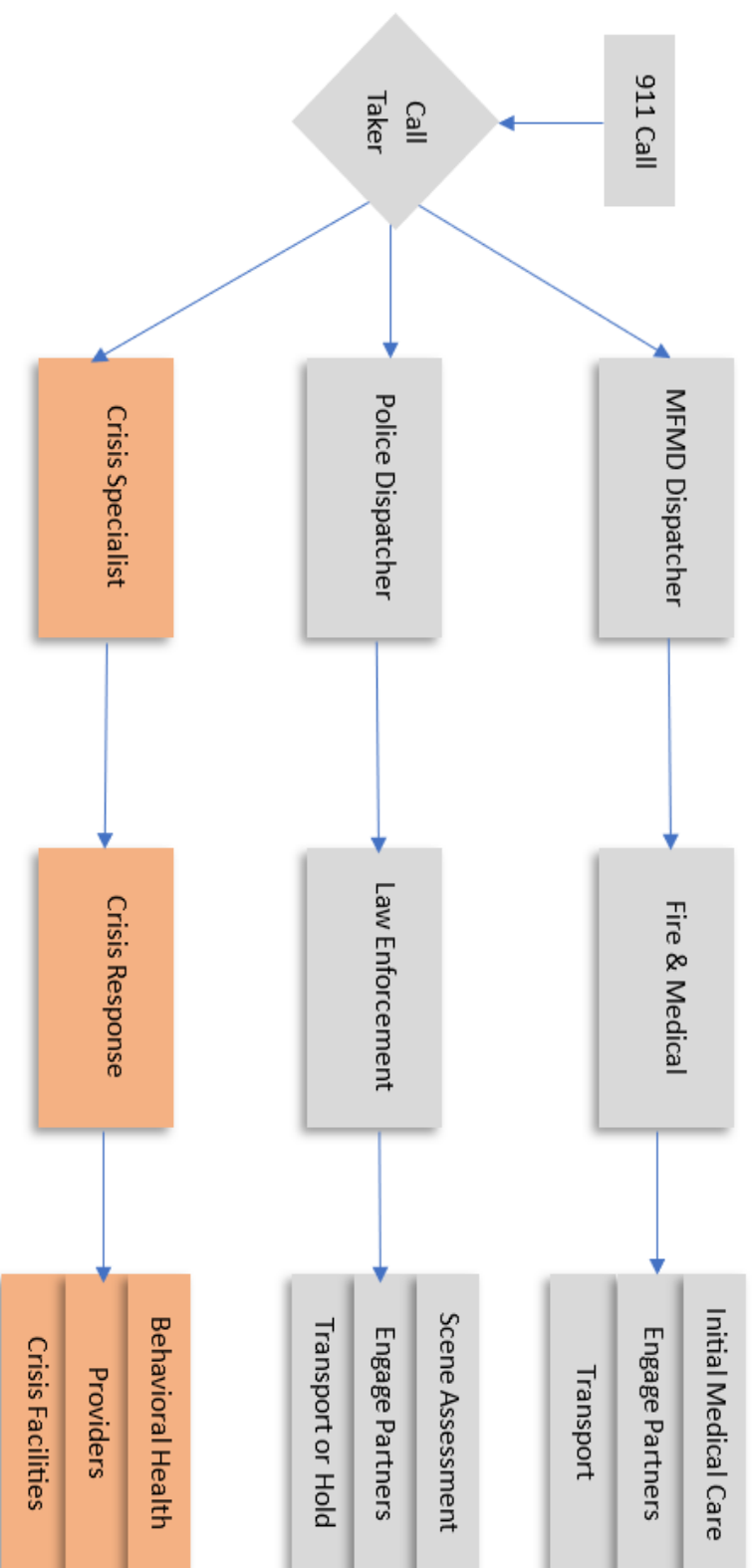
- ▶ Big picture
- ▶ Part 1 – Call diversion
- ▶ Part 2 – Mesa Crisis Teams
- ▶ Moving Forward/ Staff Recommendation

Big Picture



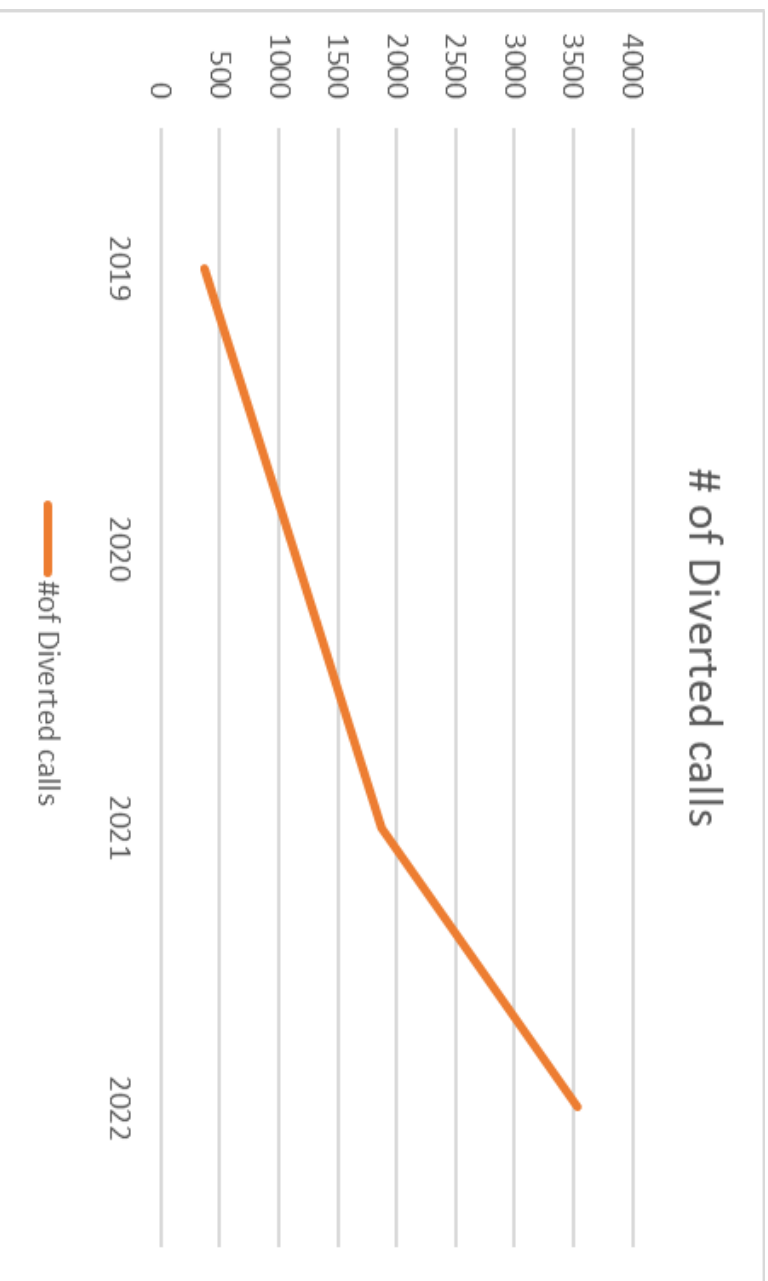
Part 1: Call Diversion

- ▶ Diverted calls = 911 calls sent straight to crisis
- ▶ PD and/or Fire do NOT get dispatched
- ▶ Calls are handled solely by the crisis system
- ▶ No Mesa resource is sent



Part 1: Call Diversion

- ▶ From 2021 to 2022 diverted calls increased by 90%
- ▶ 100% of PD communications staff received specialized training.
- ▶ Crisis Liaison staff are co-located in PD communications 40 hours per week



Part 2: Mesa Crisis Teams

6

-Teams through Community Bridges and EMPACT are available for response for mental health crisis, substance use, other related calls and follow-ups.

-Teams include a behavioral health technician and EMT.



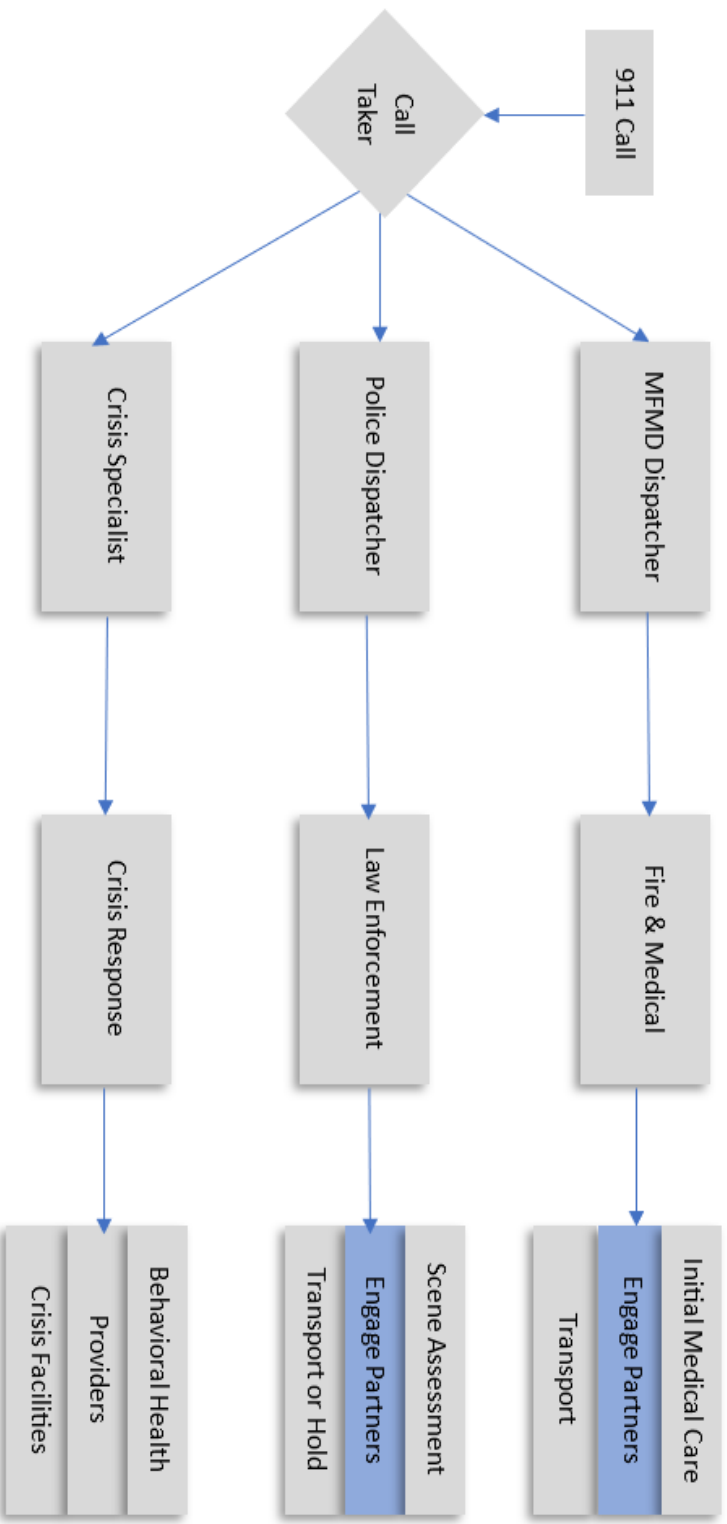
Part 2: Mesa Crisis Teams

▶-PD and Fire requests the teams through their communication centers.

▶-Teams are available 70 hours a week.

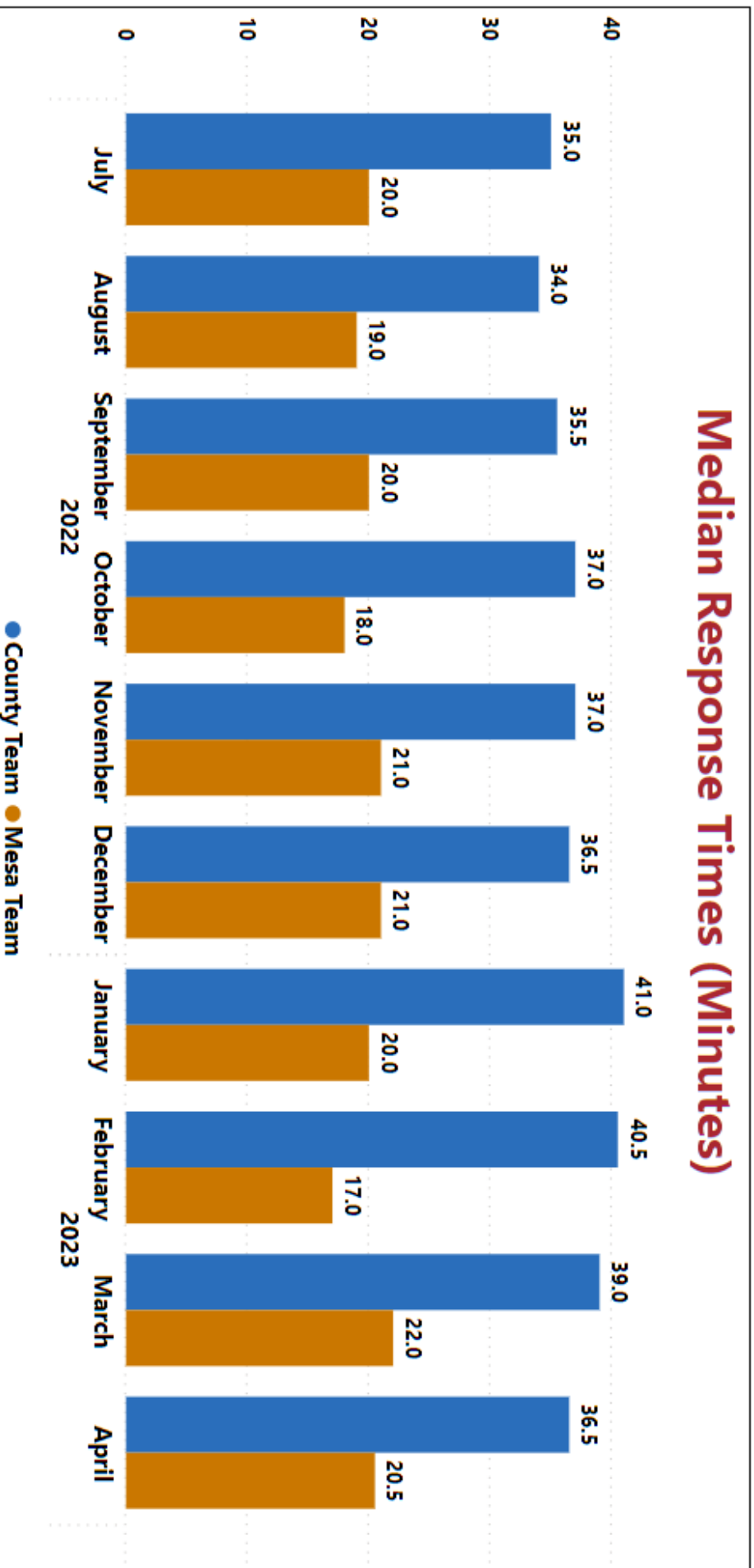
▶-Service is available from 10am-10pm 7 days a week.

▶-Measures of interest are:
Response time
Top 5 call types
Monthly requests



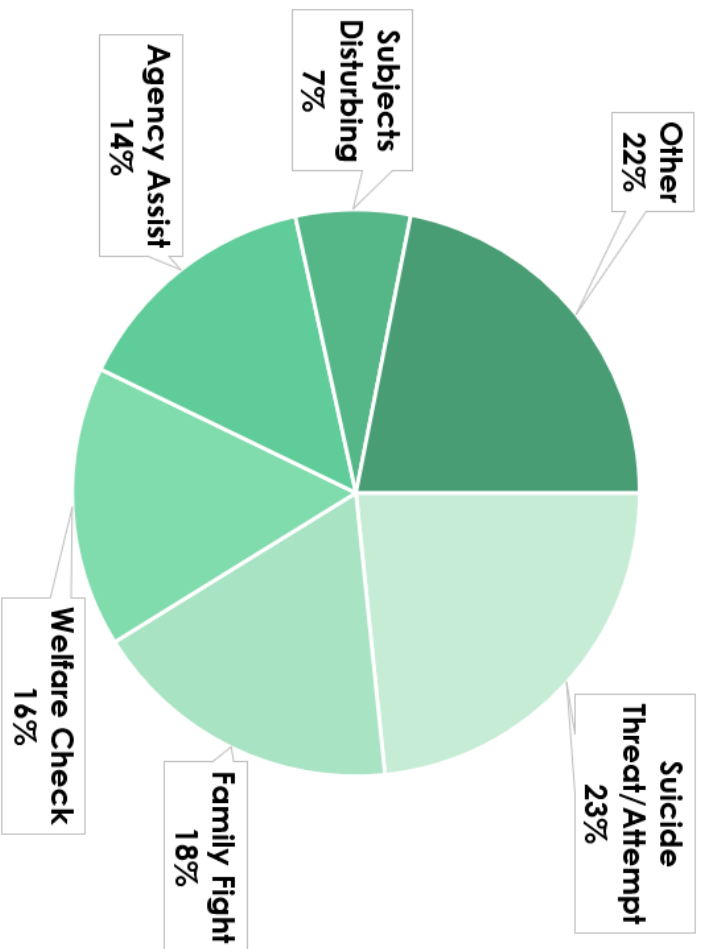
Response time

Median Response Times (Minutes)



Team Usage

How: % of calls by initial call type



How often: Teams are being requested an average of

80

times per month

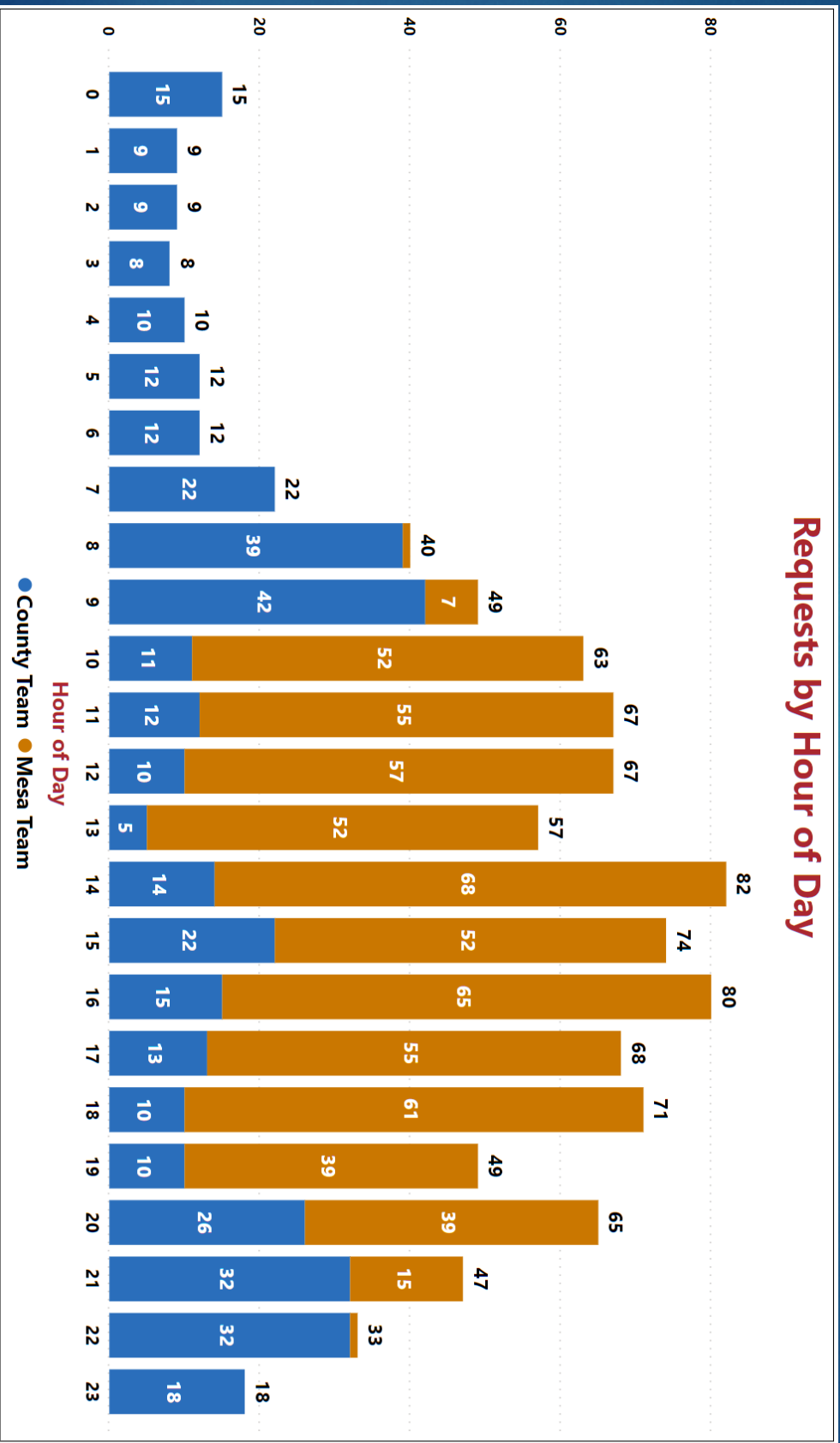
Moving forward

Continue to integrate
crisis teams into Mesa PD
and Fire

Ongoing
communication/training

Expanding Mesa Crisis
teams

Requests for Teams by hour of day



Staff Recommendation

- ▶ Add an additional 2 crisis teams
- ▶ Total of 4 Mesa Crisis Teams
- ▶ Scheduling will be based on data
 - ▶ Peak times, current usage
- ▶ Scheduling will be flexible

Annual Budget	
Current	\$1.2M
2 Additional Teams	\$900K
Total	\$2.1M

Questions?

DOWNTOWN PUBLIC PARKING INVENTORY

City Council
Study Session
June 22, 2023

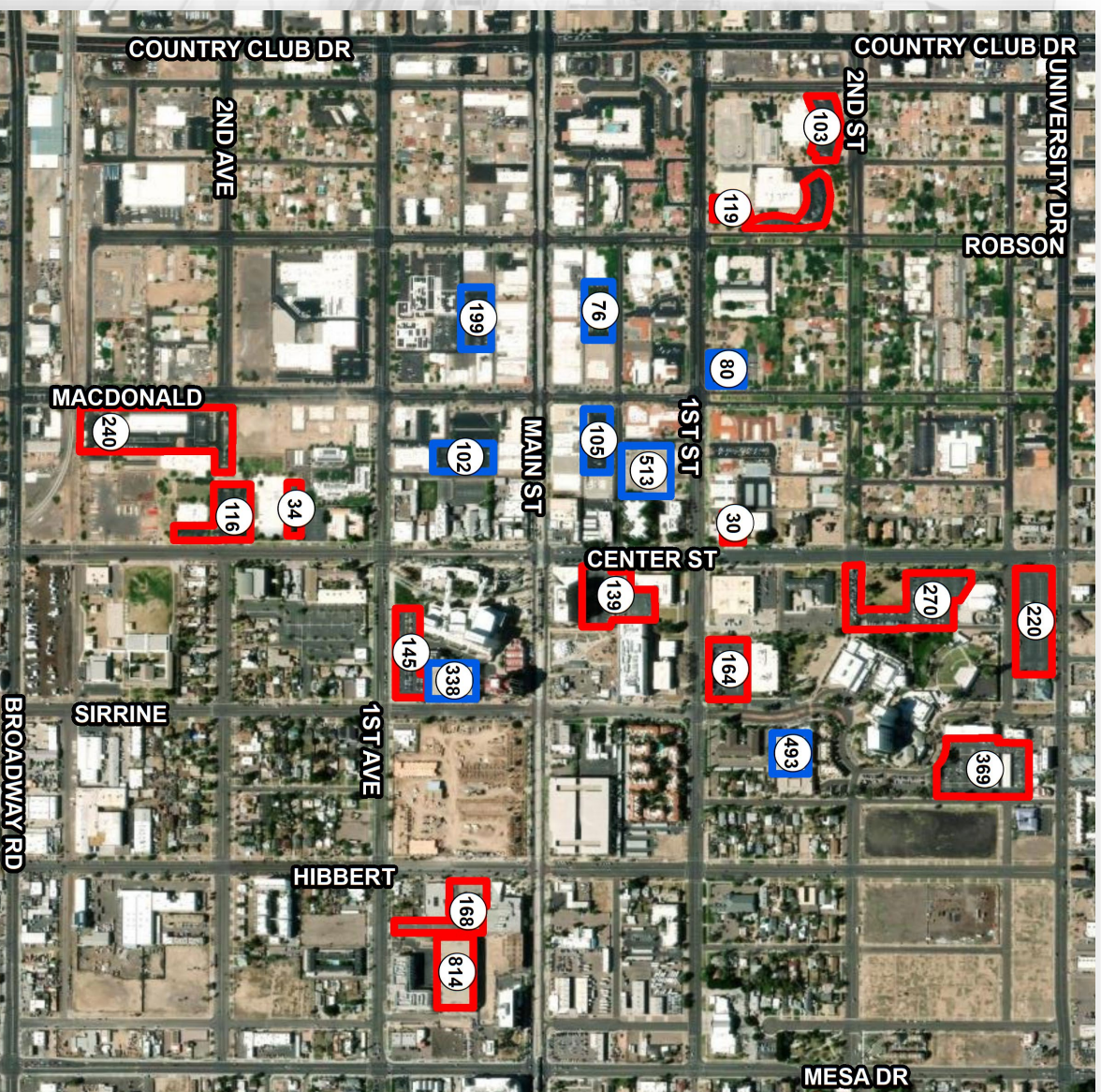
Jeff McVay
Manager of Downtown
Transformation

WINTOWN PARKING – CURRENT INVENTORY

Off-street public parking spaces:
5,000+ (**Red** and **Blue**)

- Off-street public parking spaces that support downtown businesses and development: 1,906* (**Blue**)
- Permit spaces: 1,490 (Mon-Fri 8:00AM-5:00PM)
- Customer spaces: 416
- Parking issues
 - Limited available permit parking to support new development and business activity, where needed.
 - 44%: Share of permit spaces provided to City employees
 - 230 spaces lost to City Center

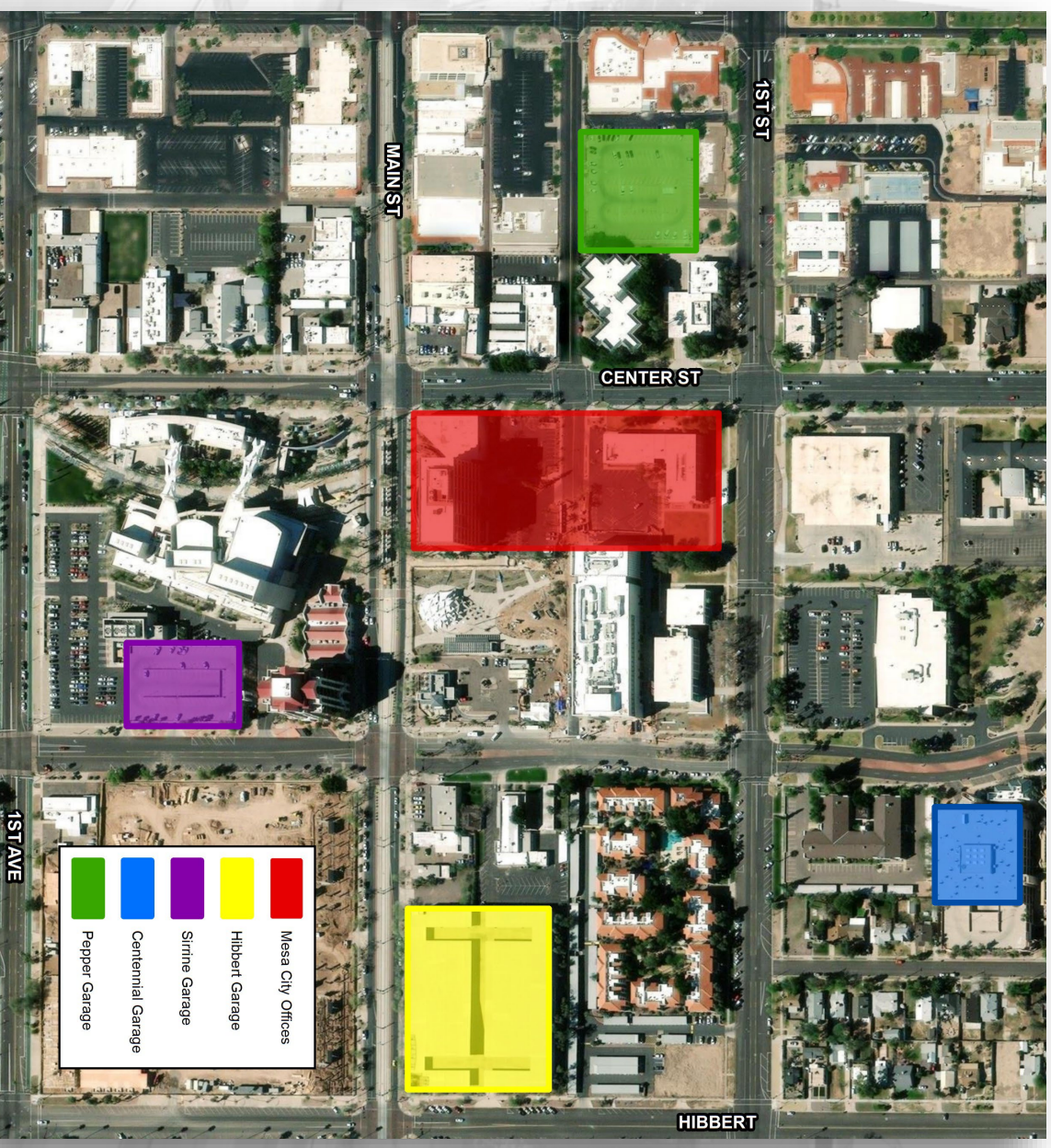
*Includes Centennial, Pepper, and Sirrine garages and Green, Orange, Purple, Tan, and 1st/Macdonald surface lots.



WINTOWN PARKING – CITY EMPLOYEE PARKING

City employee parking

- Pepper garage: 247 spaces (48%)
- Sirrine garage: 124 spaces (37%)
- Centennial garage: 229 spaces (46%)
- Employee concerns
 - Safety
 - Convenience
 - Overnight City vehicle security
- Impacts availability of public parking to support new business and developments



HIBBERT GARAGE

PROPOSED PURCHASE

BERT GARAGE - EXISTING CONDITIONS

- Constructed: 1998
- Land area: 2.9 acres (128,318 SF)
- Building: 3 stories, 337,308 SF
- Parking spaces: approx. 900



BERT GARAGE – PROPOSED USE

proximately 900 space public parking garage

- Relocate 600 City employee permit parking spaces from public garages
- Reserve 300 permit parking spaces to support new development
- Secure overnight City-vehicle parking



BERT GARAGE – PROPOSED PURCHASE TERMS

Purchase price: \$8,000,000

- Seller parking option: 300 spaces
 - Option term: 5-15 years (performance based)
 - City retains rights to Option Spaces while not licensed
- Seller parking license: 300 spaces
 - Term: 4-5-years, with two, 10-year extensions
 - License provided only to support new private development
- License Rates:
 - Year 0-5: \$35/month/space
 - Year 6-11: \$45/month/space
 - Year 12+: Then published rate



BERT GARAGE – PURCHASE CONSIDERATIONS

fety and access improvements

(est \$3-4M):

- Re-stripping
- Lighting
- Elevator
- Pedestrian access
- \$12,000-\$13,000/space: purchase and improvements
- \$52,500/space: Engineering estimate for new 400 space garage (\$21,000,000)
- \$34,000/space: Willmeng estimate for new 900 space garage (\$30,600,00)



IBERT GARAGE – PURCHASE CONSIDERATIONS

Irrent City employee parking
generates no revenue

- Opens 600 spaces within existing garage can be permitted/licenses to employees of private businesses or new development
- 300 spaces within Hibbert garage licensed to seller to support new private development
- \$2,900,000: estimated 20-year revenue
- \$11,025,000: June 2023 appraised value



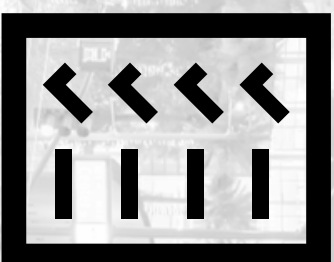
STEPS



July 10, 2023 - Council
action on Purchase and
Sale, Option, and License
agreements with seller



Prepare final design and
cost estimate for security
and access improvements



Return for Council action
on construction contract

DISCUSSION



Available Maricopa County Building

245 N Centennial Way

City Council Study Session June 22, 2023



Beth Huning, City Engineer

Lisa Davis, AICP, Real Estate Supervisor

Location: West of University Dr & North of University Dr

Small site - 17,685 SF

Zoned Downtown Core
(DC)

10-year Parking Lease

City owned parking lot



Constructed in 1986

Building Gross Area 26,685 SF

Office Space Area 23,860 SF

- Building construction
 - Red brick and frame
 - Concrete slab and footings
 - Built up roofing





City Owned Parking lot

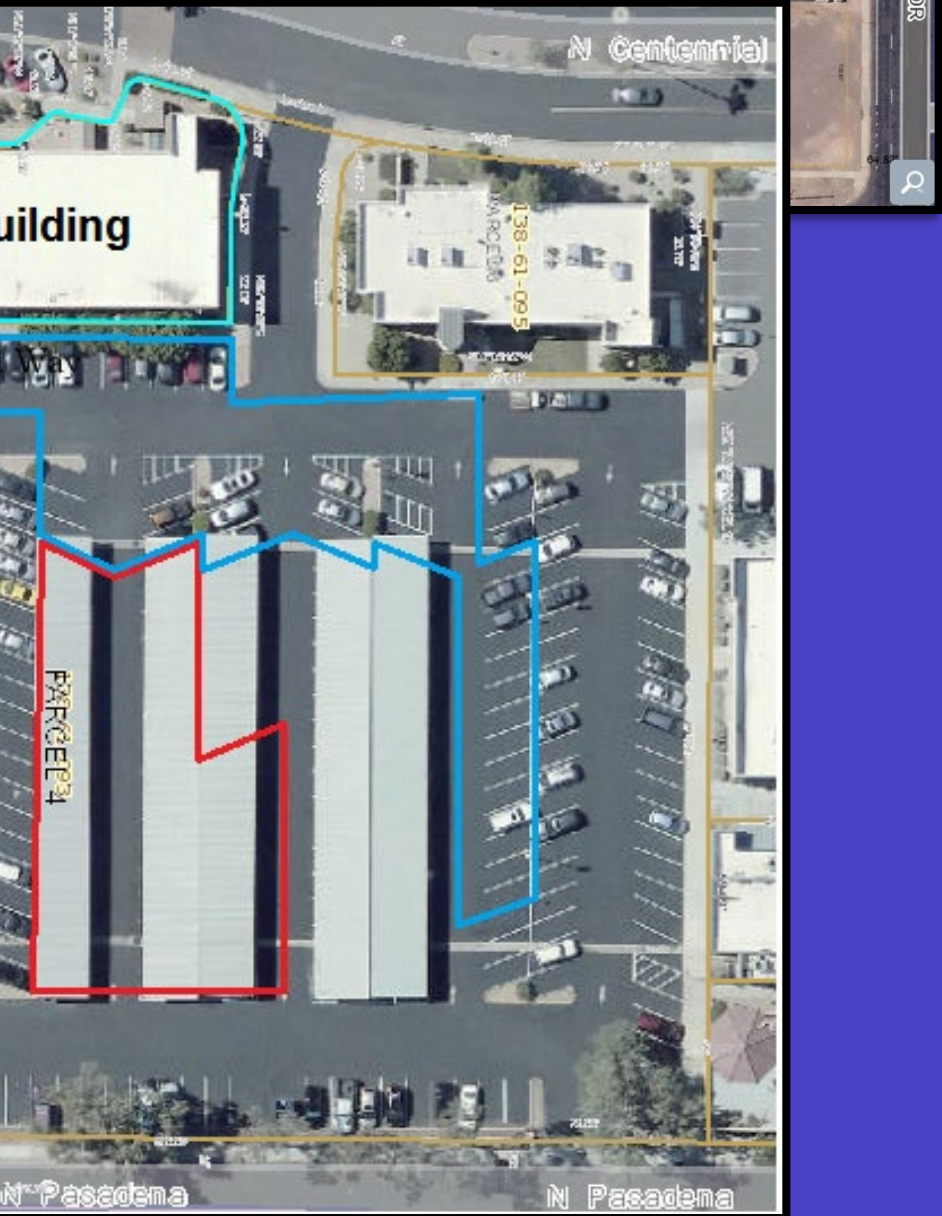
91 spaces - 245 N. Centennial

- 47 uncovered spaces-blue
- 44 covered spaces-red

20 spaces - Save the Family (uncovered)

15 spaces - United Way (covered)

180 spaces - Delta Hotel (uncovered)



rior lates Needed

- Removal of walls
- Ceiling replacement
- Paint
- Flooring
- ADA accessibility





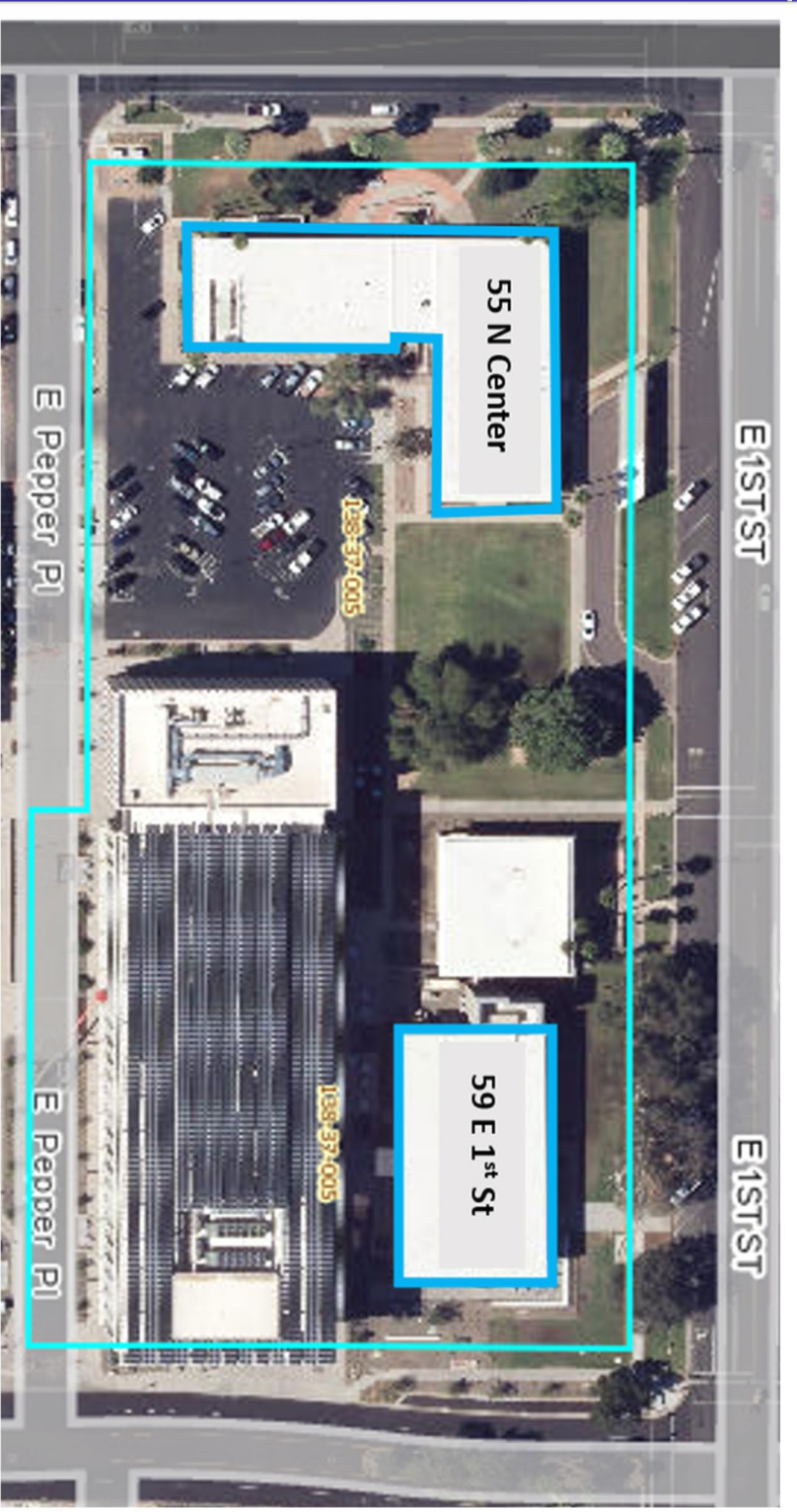
Building Systems Updates Needed

- Heating and A/C
- Plumbing
- Electric
- Lighting
- Fire suppression



February 23, 2023 Appraised Value \$1,260,000
Includes a Reduction for parking valued at \$470,000

Downtown City Owned Buildings



55 N. Center

1961 Original building constructed

1964 North wing extension constructed

1st and 2nd floors 13,548 each totaling 27,096 SF

Building Gross Area 37,436 SF with basements

59 E 1st Street-The Studios

1959 Building constructed

Building Gross Area 8,425 SF

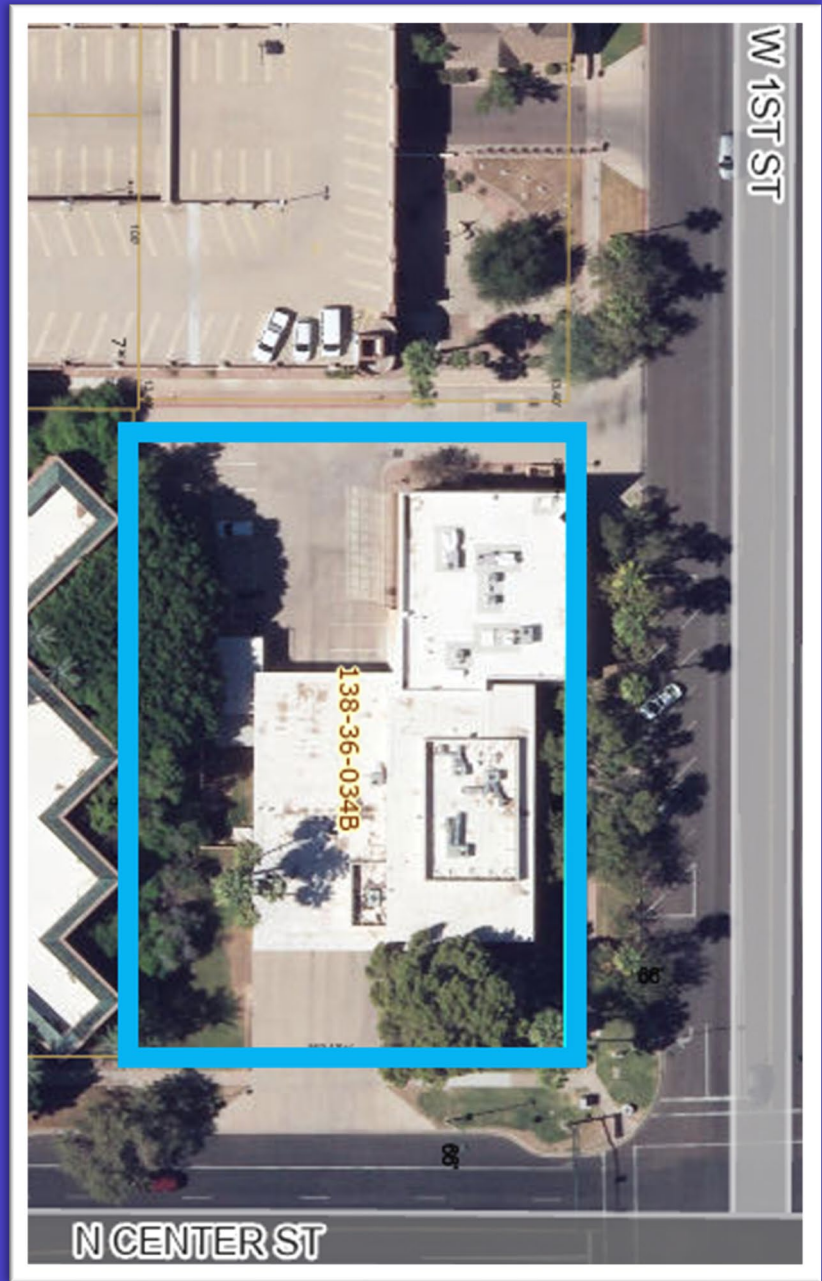
City of Mesa purchased the 4.8-acre property in 1935 for \$10,000

Downtown City Owned Buildings



200 S. Center Campus

1. 1979 Warehouse 26,426 SF
2. 1982 Training Center 23,250 SF
3. 1983 Community Services building 12,760 SF
4. 1984 Dolt building 34,340 SF



13 W. 1st Street- Fire Administration Building

- 1962 Original building constructed 12,956 SF
 - 1986 Addition of office constructed 7,451 SF
- Gross building area 20,407 square feet

Discussion and Direction

Thank you

