



COUNCIL MINUTES

May 2, 2024

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 May 2, 2024, at 7:30 a.m.

COUNCIL PRESENT	COUNCIL ABSENT	OFFICERS PRESENT
John Giles Francisco Heredia Jennifer Duff Mark Freeman Alicia Goforth Scott Somers Julie Spilsbury	None	Christopher Brady Holly Moseley Jim Smith

Mayor Giles conducted a roll call.

1. Review and discuss items on the agenda for the May 6, 2024, Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items removed from the consent agenda: None

Responding to a request from Councilmember Somers for an overview on the guidelines regarding Item 6-b, **(ZON22-00779 "Gallery Park Freeway Landmark Monument." (District 6) Within the 4900 to 5200 blocks of South Power Road (east side) and within the 6800 to 7000 blocks of East Ray Road (north side). Located south of the Loop 202 SanTan freeway on the east side of Power Road (42± acres). Council Use Permit. This request will allow for a Freeway Landmark Monument. POWER 202 MIXED-USE LLC, owner; Ralph Pew, Pew & Lake, applicant.)**, on the Regular Council meeting agenda, Assistant Planning Director Rachel Nettles displayed a PowerPoint presentation. **(See Attachment 1)**

Ms. Nettles advised that the Gallery Park Freeway Landmark Monument (FLM) is 75 feet tall and contains an electronic message display. She explained that the sign is distinguished from a billboard which cannot display any off-site advertisements, only advertisements for the properties that are within the Gallery Park Development. She commented that the original proposal was for

two freeway landmark signs and the City negotiated a reduction to one on the property. She explained that the City has certain parameters for the lighting, brightness, and dimming of the electronic message displays at night. She presented a map of the location of the freeway landmark sign, which will be 176 feet from the property line and set back 334 feet. She reported that a balloon test is conducted in various areas along the freeway in order to determine the required height for visibility. She confirmed that the only residential in the area will be the apartments that will be constructed as part of the project. (See Pages 2, 5, 7, and 9 of Attachment 1)

Councilmember Somers requested notification of similar projects in advance.

In response to multiple questions from Councilmember Goforth, Ms. Nettles indicated that the modifications to the FLM guidelines for the Gallery Park Freeway Landmark Monument do not seem significant since the message display is included. She provided examples of other freeway landmark signs that have electronic displays within the City of Mesa (COM). (See Page 10 of Attachment 1)

Councilmember Goforth suggested updating the guidelines that no longer apply.

Mayor Giles thanked staff for the presentation.

In response to Councilmember Spilsbury concerns for insufficient parking regarding Item 7-c, **(ZON21-00874 "Cottages on Sossaman." (District 2) Within the 100 block of North Sossaman Road (west side). Located north of Main Street and west of Sossaman Road (2.8± acres). Rezone from Limited Commercial (LC) to Multiple Residence-2 with a Planned Area Development Overlay (RM-2-PAD) and Site Plan Review. This request will allow for a multiple residence development. CBJ LAND LLC, owner; Alex Hayes, Withey Morris Baugh PLC, applicant.)**, on the Regular Council meeting agenda, Ms. Nettles displayed a PowerPoint presentation. **(See Attachment 2)**

Ms. Nettles advised that the applicant is aware of the private parking concerns and is exploring options for additional parking spaces. She added the applicant is considering reconfiguring the amenities if space is available. (See Page 7 of Attachment 2)

Councilmember Somers expressed his concern on restrictions for traffic flow and public safety.

In response to multiple questions from Mayor Giles, Ms. Nettles answered that she does not believe any of the parking spaces will be dedicated for electric vehicle (EV) charging. She noted that as part of the work plan for the future, staff are researching parking requirements and a provision for electric facilities would be included.

Mayor Giles expressed his opinion to prioritize the availability of EV charging ports in multi-family developments.

Mayor Giles thanked staff for the presentation.

In response to a request by Councilmember Duff for clarification regarding Item 6-a, **(ZON23-00343 "The Craftsman on Elliot." (District 6) Within the 8200 to 8400 blocks of East Elliot Road (north side), within the 3400 to 3500 blocks of South Hawes Road (west side), and**

within the 3400 to 3600 blocks of the South 82nd Street alignment (east side). Located north of Elliot Road and west of Hawes Road (22± acres). Council Use Permit (CUP) and Site Plan Review. This request will allow for a mixed-use development. Stechnij H/Glenda TR/et al., owner; Cory Bruce, Ware Malcomb, applicant.), on the Regular Council meeting agenda, Ms. Nettles displayed a PowerPoint presentation. **(See Attachment 3)**

Ms. Nettles stated a Special Use Permit (SUP) was requested for parking reduction and was approved by the Planning & Zoning Board, as well as a Council Use Permit (CUP) for a large commercial development being considered by the Council. (See Page 8 of Attachment 3)

Councilmember Duff expressed her disappointment in the mixed-use development, which does not promote a sense of community or mixed interaction. She described many of the challenges with the layout.

Discussion ensued relative to concerns of the development layout, lack of pathways, inadequate parking, and the required number of parking spaces.

City Attorney Jim Smith advised that Item 6-a is a resolution for final action on Monday, not an introduction. He suggested considering a continuance if the intent is to provide an opportunity for modifications.

Councilmember Freeman stated he has requested developers to include EV charging ports, covered parking, and solar integration in their projects. He expressed his concern for the potential of cars double parked and compromising emergency vehicle access.

In response to a question from Councilmember Freeman, Ms. Nettles explained that some parking areas are required to be covered and presented a map to illustrate the locations of the covered parking spaces on the north side of the property. She commented she will discuss with the developers their plans regarding the potential for any solar. (See Pages 8 and 9 of Attachment 3)

Mayor Giles thanked staff for the presentation.

2-a. Hear a presentation, discuss, and provide direction on a summary wrap-up of the fiscal year 2024/25 proposed budget.

Management and Budget Director Brian Ritschel introduced Management and Budget Coordinator Kristi Griffin and displayed a PowerPoint presentation. **(See Attachment 4)**

Ms. Griffin summarized the budget process and timeline with a tentative budget adoption scheduled for May 20, 2024, and the final budget adoption on June 3, 2024. (See Page 2 of Attachment 4)

Ms. Griffin discussed the highlights of the proposed budget for Public Safety and Mesa Fire and Medical Department (MFMD). She reported that as part of the proposed budget, there is \$12 million allocated for police overtime and staffing. (See Pages 3 of Attachment 4)

In response to a question from Councilmember Somers, Mr. Ritschel explained that the National Integrated Ballistic Information Network (NIBIN) is a new tracking system that police use to assist with ballistics.

In response to multiple questions posed by Councilmember Somers, City Manager Christopher Brady explained that the City has a contract with Solari as the primary responder for behavioral health needs. He indicated two years ago the Council approved the use of American Rescue Plan Act (ARPA) dollars to fund Solari crews in Mesa only, which has resulted in faster response times. He stated that the funding has already been incorporated into the forecast, and when ARPA funding ceases, the General Fund (GF) will provide the funding. He added throughout the forecast, the City expects the same level of service.

In response to a question from Councilmember Somers, Assistant City Manager Scott Butler stated that the MFMD was asked to identify some budget cuts, as well as all departments, and a number of vacant or soon to be vacant positions were identified. He mentioned reorganization will occur in the department, in addition to ways to maximize their resources.

Mr. Brady clarified that the emergency response for behavioral health is fully funded, and there will be no cuts; any impact from the vacant positions has already been implemented.

Ms. Griffin reviewed the proposed budget highlights for other City departments, and the recruitment and retention of quality employees. (See Pages 4 through 7 of Attachment 4)

Mr. Ritschel presented a chart demonstrating the five-year history of Governmental Funds, which has been healthy and experienced growth. He reported that over the past five years the City has been able to add an estimated \$115 million to its reserves. (See Page 8 of Attachment 4)

Mr. Ritschel stated that due to State Legislation, approximately \$115 million in revenue will be lost over the next five years from the Residential Rental Sales Tax and the State Flat Tax. He provided an overview of the five-year forecast through FY 28/29. He reported that the five-year forecast with the revenue losses will decrease the net sources and uses by \$24.1 million. (See Pages 9 and 10 of Attachment 4)

Mr. Brady pointed out that the City's reserve fund balance has grown in five years from \$90.5 million to a projected ending fund balance of \$243 million in FY23/24. He noted despite the challenges caused by the pandemic throughout the City and the country, the City has been diligent in maintaining its financial strength and continued to build up its reserve. He discussed how legislative actions will have a significant financial impact on the City's revenue accumulatively each year, and the City will be cautious moving forward and will continue to make adjustments to the budget.

In response to multiple questions from Councilmember Spilsbury, Mr. Brady shared that the City's goal is to maintain a fund balance at approximately 20%. He mentioned that all departments have been asked to reduce their budgets by 2% with a yearly review, which may require some critical decisions regarding service levels.

Mr. Ritschel provided a forecast overview comparing the last five years with a cumulative gain of \$152 million to the next five years projecting a cumulative loss of \$150 million. (See Page 11 of Attachment 4)

In response to a question posed by Councilmember Duff, Mr. Brady confirmed that bond rates are affected by the City's ratings and when financial information is provided, both past performance and future projections are considered.

In response to multiple questions from Vice Mayor Heredia, Mr. Brady discussed the contributing factors for the \$150 million loss. He explained the challenges for projections over the next few years and predicted it could take five years to recover from the actions of the State Legislature. He indicated that the City's strategy is conservative.

Mr. Ritschel reviewed the utility fund five-year forecast which is similar to the proposed budget. He commented the fund balance decreased due to inflation, cost of chemicals, cost of commodities, water costs, as well as a significant amount of projects. He noted the forecast rate assumptions remain the same as presented last November. (See Page 12 of Attachment 4)

Mr. Ritschel explained the adoption of the budget and reviewed the timeline. (See Pages 13 and 14 of Attachment 4)

Mayor Giles thanked staff for the presentation.

2-b. Hear a presentation and discuss non-utility projects included in the Capital Improvement Program and a status list of previous general obligation bond projects.

Management and Budget Director Brian Ritschel introduced Management and Budget Capital Improvement Program (CIP) Coordinator Billie Schomer and displayed a PowerPoint presentation. **(See Attachment 5)**

Mr. Ritschel noted that a compilation of a list of City projects can be found at the end of the presentation on Slides 13 through 15.

Mr. Ritschel reviewed the funding sources and the costs for operations and maintenance for the non-utility projects, which are similar to the utility CIP. He summarized some of the challenges. (See Pages 2 through 4 of Attachment 5)

Mr. Ritschel provided an overview of the General Obligation (GO) bonds that were authorized by the voters and what is allocated for the budget. (See Page 5 of Attachment 5)

In response to a question from Mayor Giles, Mr. Ritschel explained the terms for the bonds.

In response to multiple questions from Councilmember Freeman, Deputy City Manager/Chief Financial Officer Michael Kennington replied that the interest rate for bonds is determined by the maturity and length of the bond issuance. He mentioned that the last weighted average interest was approximately 3.6% and is usually below 4%. He indicated the next sell cycle will be in the spring of 2025, with an 18-month cycle.

In response to a question from Councilmember Duff, Assistant Transportation Director Erik Guderian explained that the GO bonds for streets have not been fully allocated due to delays with design and roadway networks. He anticipates a large increase in the 23% allocation between this year and next year, with four to five projects beginning construction over the next calendar year.

Discussion ensued relative to Proposition (Prop) 400, uncertainty of Prop 479, and bond projects.

Ms. Schomer discussed the projects completed in FY23/24. She commented that the Riverview Bus Stop Pull-Out and Shade Trees program was part of the Turf Reduction program. She provided an overview of the current CIP projects. (See Pages 6 and 7 of Attachment 5)

Ms. Schomer reviewed the projects that will begin construction in FY24/25. She mentioned that the Police Department Headquarters will begin when the Evidence facility's design is completed. She summarized the list of future projects. (See Pages 8 and 9 of Attachment 5)

Mr. Ritschel highlighted the ARPA funded projects, as well as the Lifecycle projects. (See Pages 10 and 11 of Attachment 5)

Mayor Giles thanked staff for the presentation.

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

3-a. Sustainability and Transportation Committee meeting held on March 21, 2024.

3-b. General Plan Advisory Committee meeting held on April 15, 2024.

It was moved by Councilmember Freeman, 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

Carried unanimously.

4. Current events summary including meetings and conferences attended.

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

5. Scheduling of meetings.

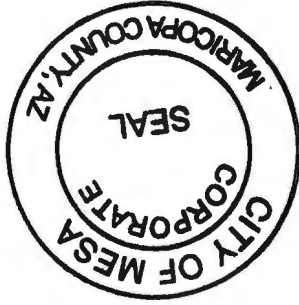
City Manager Christopher Brady stated that the schedule of meetings is as follows:

Monday, May 6, 2024, 5:15 p.m. – Study Session

Monday, May 6, 2024, 5:45 p.m. – Regular Council meeting

6. Adjournment.

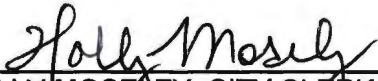
Without objection, the Study Session adjourned at 9:26 p.m.





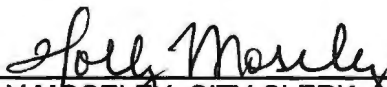
JOHN GILES, MAYOR

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 2nd day of May 2024. I further certify that the meeting was duly called and held and that a quorum was present.



HOLLY MOSELEY, CITY CLERK

lr
(Attachments – 5)



City Council

ZON22-00779

Mary Kopaskie-Brown, Planning Director



Location

- East side of Power Road
- North side of Ray Road
- Northern portion of Gallery Park





General Plan

Mixed Use Activity

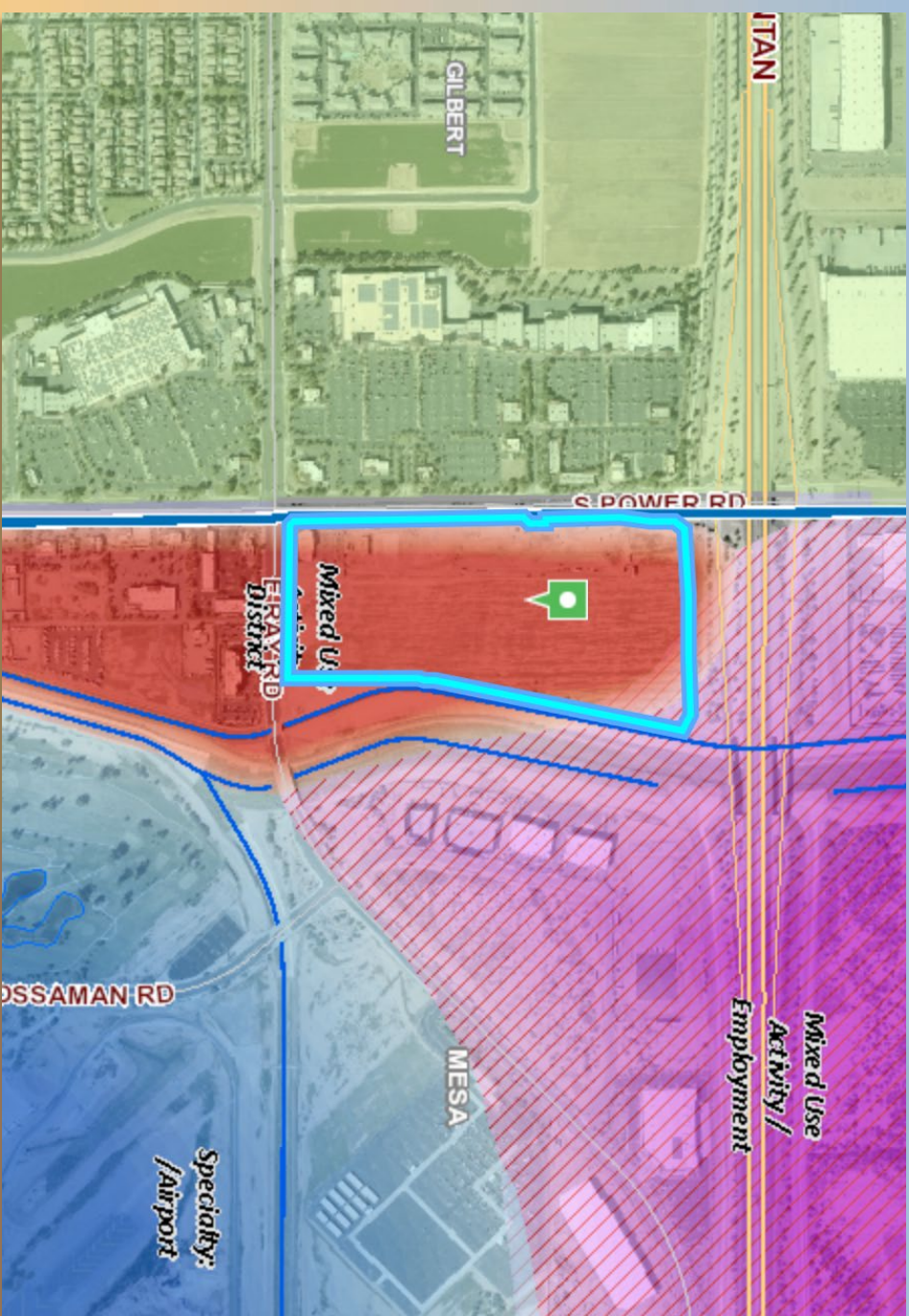
- Community and regional activity area that usually has a significant retail commercial component

Mesa Gateway Strategic

Development Plan - Inner

Loop

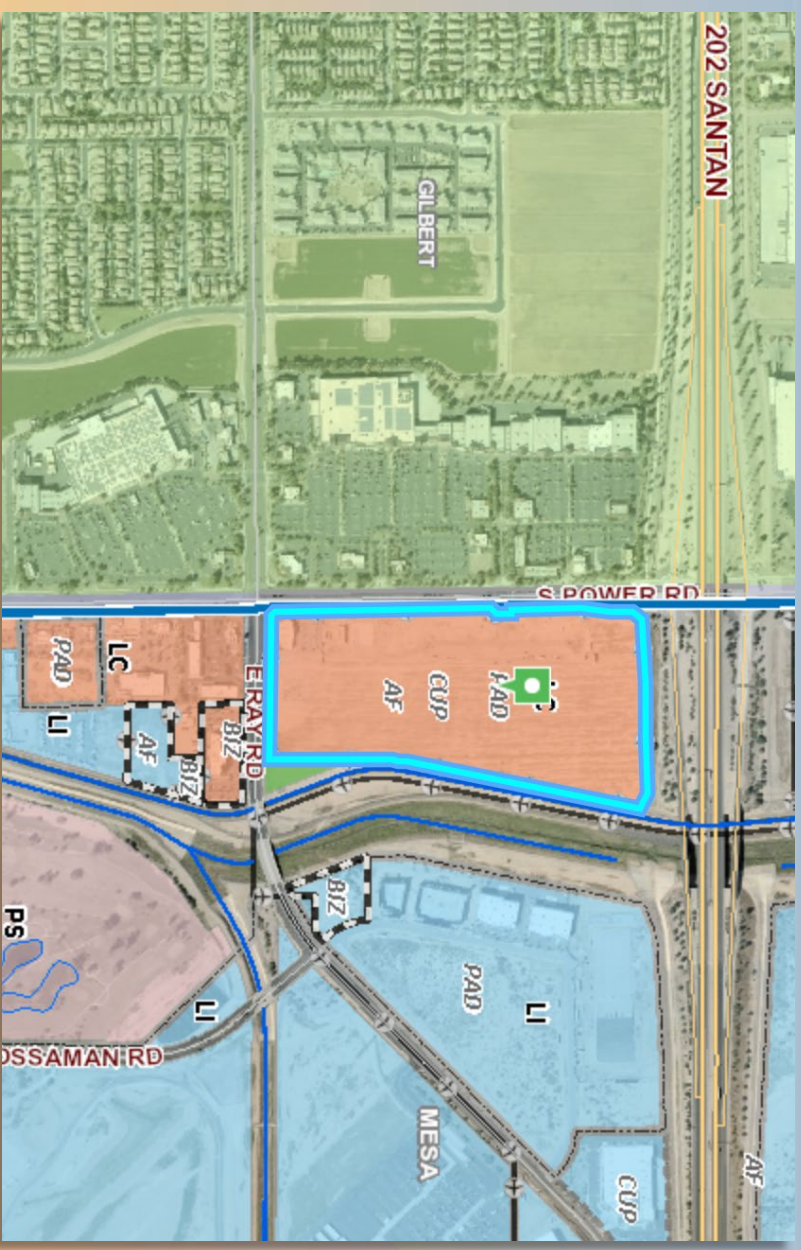
- Provide high-quality mixed-use development





Zoning

- Limited Commercial with a Council Use Permit and Planned Area Development Overlay (LC-CUP-PAD)
- Proposed FLM is permitted within LC with a CUP





Site Photo



East from Power Road

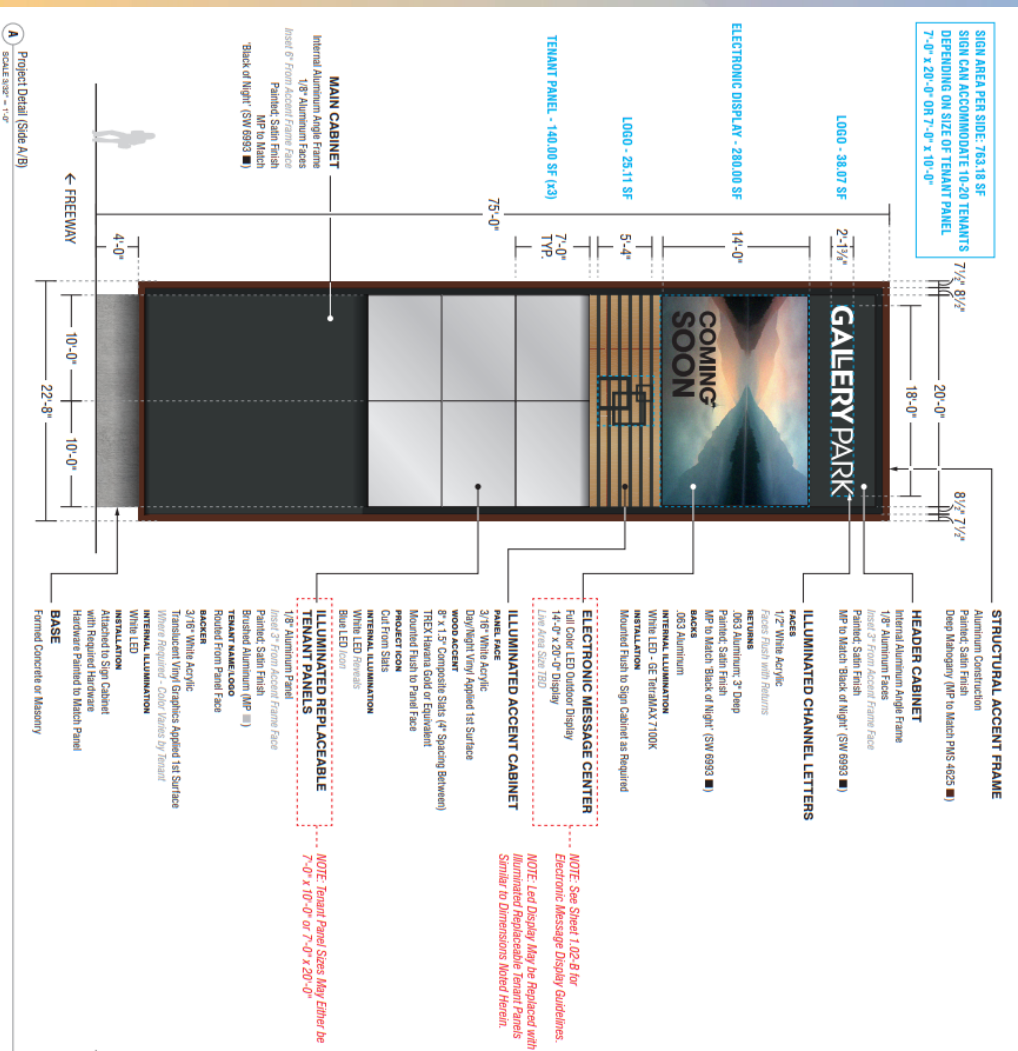


Site Plan





Elevations





Renderings





Modifications to FLM Guidelines

Standard

FLM Guideline

Proposed

Sign Area for Destination Name	At least 20% of the total sign area should be used for the project or destination name	9% of the total sign area is used for the project or destination name
FLM Separation	No closer than two thousand feet (2,000') from an existing or approved Freeway Landmark Monument on the same side of the freeway	776 feet from an existing Freeway Landmark Monument on the same side of the freeway (Located in the Town of Gilbert)
FLM Maximum Sign Area	Maximum 1 square foot of total sign area per 2 lineal feet of freeway frontage, not to exceed 750 square feet (535.5 square feet for the Proposed Project)	1,526 square feet of total sign area
Electronic Message Display	The display is limited to text messages only, with no animation or video	The electronic display includes static text and graphics
Electronic Message Display Interval	Each message shall be displayed for a minimum period of one hour	Each message shall be displayed for a minimum of 8 seconds before changing



Council Use Permit

Section 11-70-6: Council Use Permit Required Findings

- ✓ The use is found to be in compliance with the General Plan and other recognized development plans or policies, and will be compatible with surrounding uses;
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods on August 16, 2022
- Virtual meeting held on August 30, 2022, with no attendees
- Staff has not been contacted from interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Complies with the review criteria for a CUP in Section 11-70-6
- ✓ Complies with the review criteria for a FLM in Section 11-43-7
- ✓ Freeway Landmark Monument Guidelines

Staff recommends Approval with Conditions

*Planning and Zoning Board recommends Approval with Conditions
(5-0)*



City Council

ZON21-00874

Mary Kopaskie-Brown, Planning Director



May 6, 2024



Request

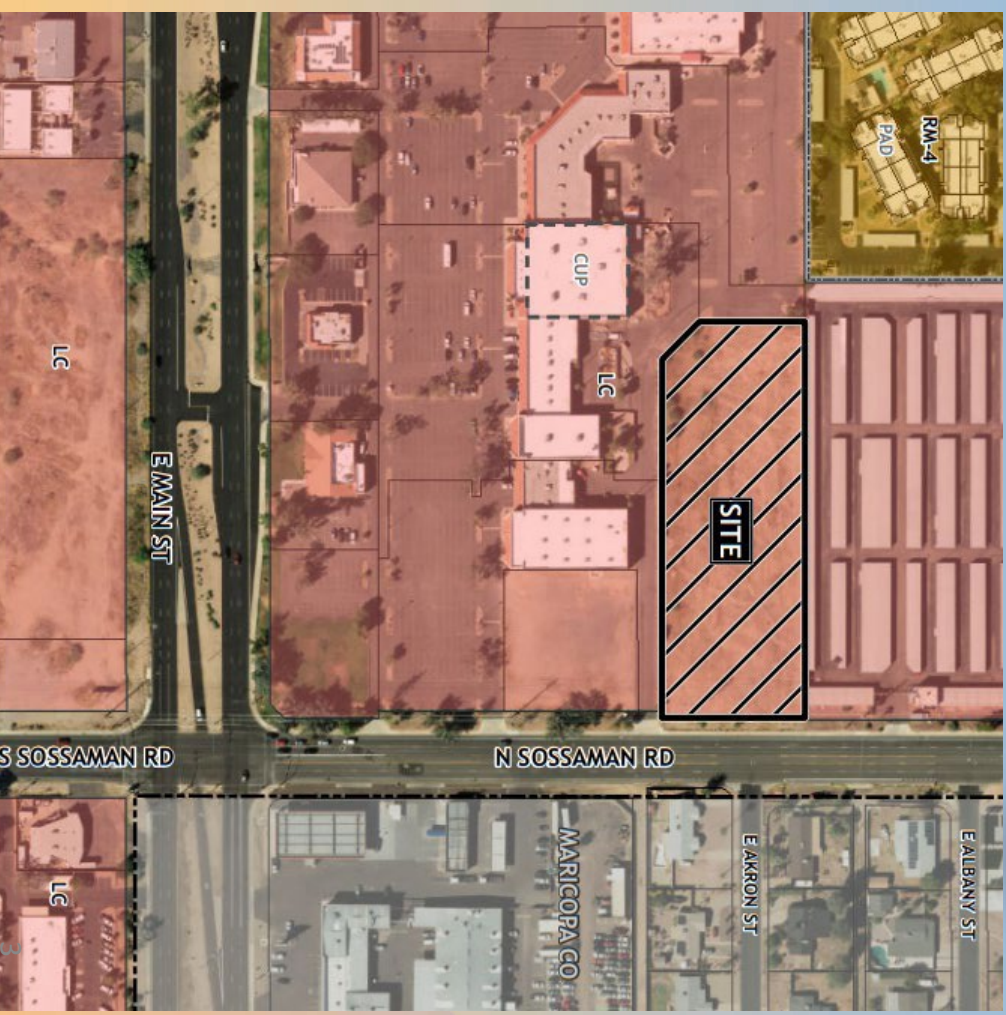
- Rezone from LC to RM-2-PAD and Site Plan Review
- To allow for a multiple residence development





Location

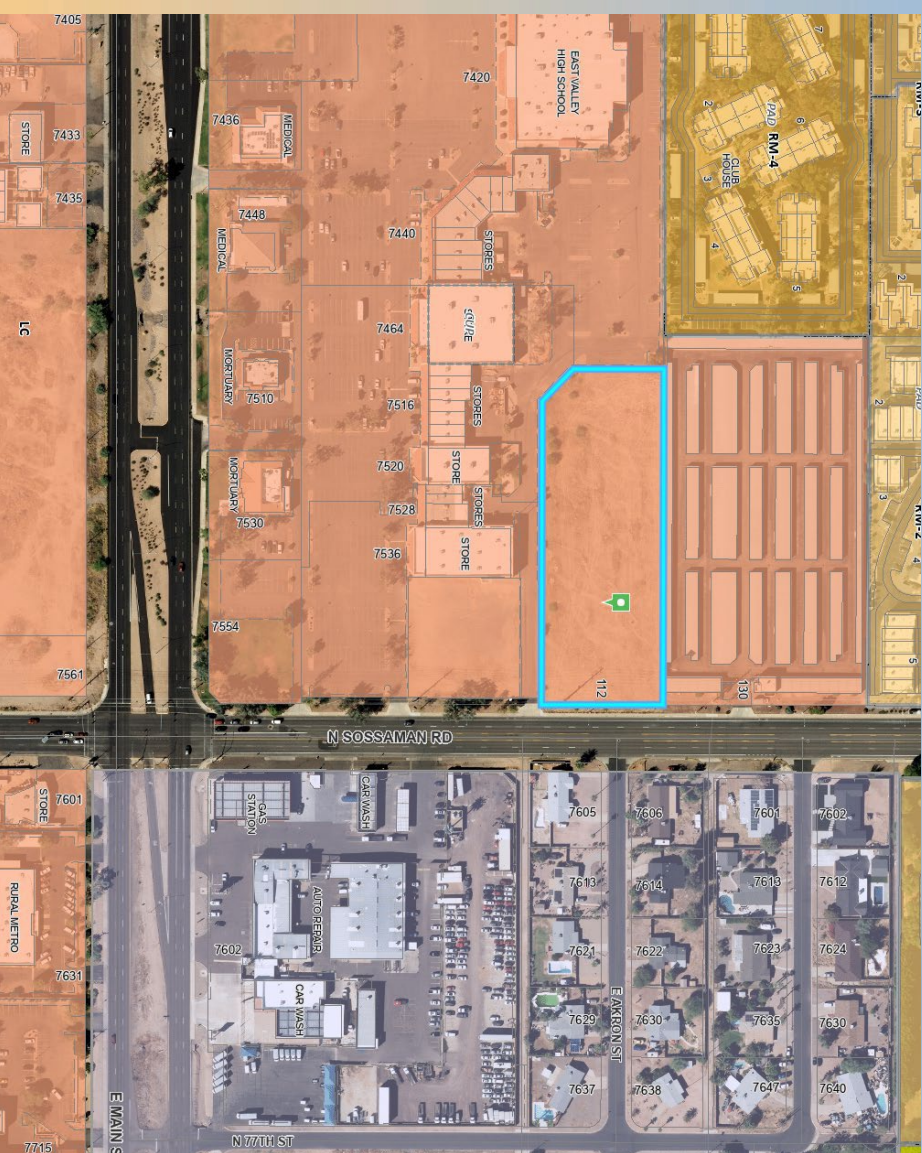
- West side of Sossaman Road
- North of Main Street
- Existing strip commercial center to the south
- Maricopa County residential to the east





Zoning

- Existing zoning: LC
- Proposed zoning: RM-2-PAD
- Proposed use is permitted in the RM-2 zone





Site Photo



West from Sossaman Road



Planned Area Development

Development Standard		MZO Required	PAD Proposed
<p><u>Minimum Yards –</u> MZO Table 11-5-5 -Interior Side and Rear: 3 or more units on lot (north and west property lines)</p>		15 feet per story (30 feet total)	6 feet total (North Property Line) 24 feet total (West Property Line)
<p><u>Minimum Separation Between Buildings on Same Lot –</u> MZO Table 11-5-5 -Two-story building</p>		30 feet	12 feet
<p><u>Materials –</u> MZO Section 11-5-5(B)(5)(b)</p>	Buildings must contain 2 primary materials, each covering at least 25% of the exterior walls		Plan A must contain 2 primary materials, each covering at least 9% of the exterior walls
<p><u>Required Landscape Yards –</u> MZO Section 11-33-3(B)(2) -Non-Single residence adjacent to non-single residence</p>	15-foot landscape yard		6 feet (north) 10 feet (west) 8 feet (south)
<p><u>Required Landscape Yard Plant Material –</u> MZO Section 11-33-3(B)(2)(c) -Non-single residence uses adjacent to non-single residence (north property line)</p>	17 non-deciduous trees and 110 shrubs		5 non-deciduous trees and 64 shrubs



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Virtual Meetings held on October 20, 2021 and November 15, 2021
- In response to public comments - additional parking added to site





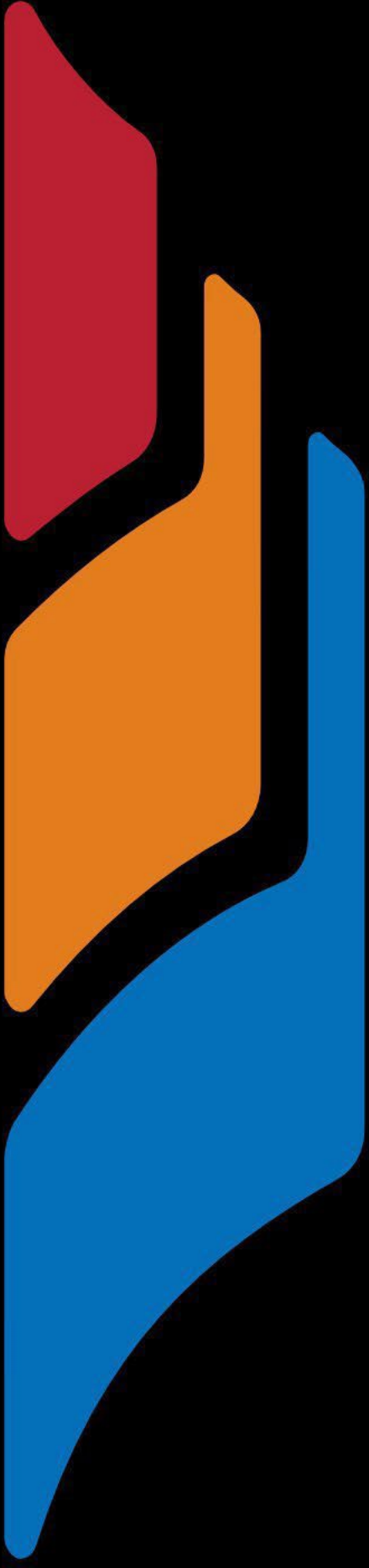
Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions

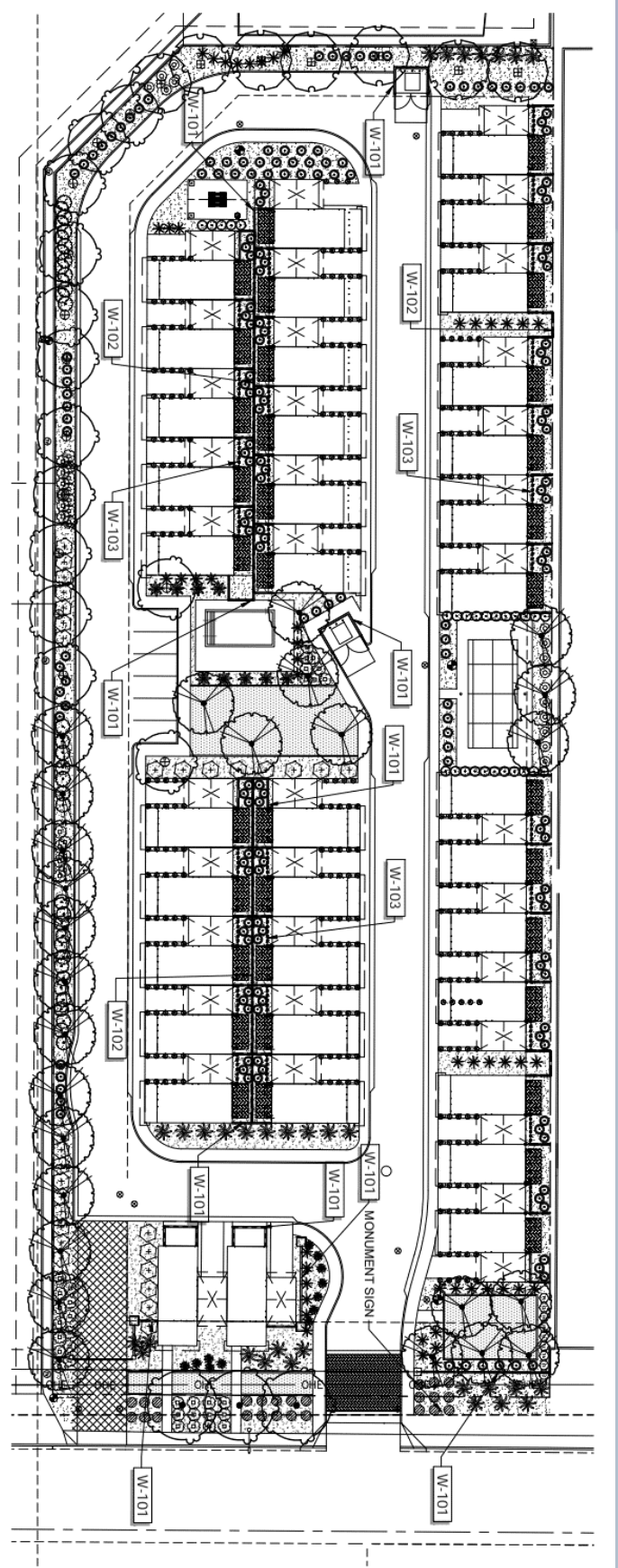
Planning and Zoning Board recommends Approval with Conditions (5-0)

m.e.s.a.az





Landscape Plan

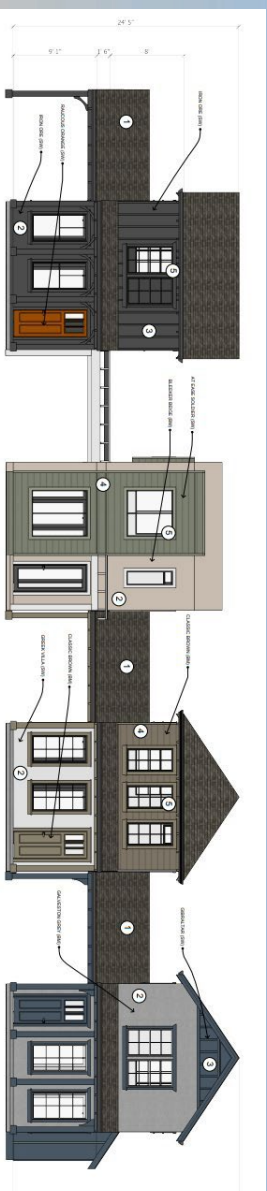
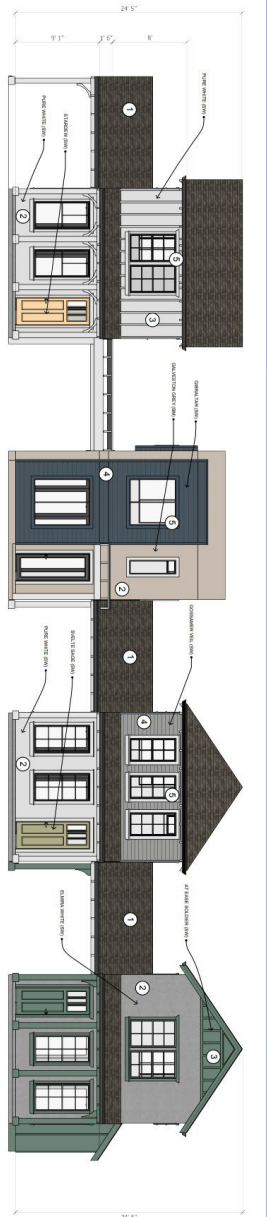


PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Olea europaea 'Fruitless' Fruitless Olive	36" Box	28
	Pistacia x 'Red Push' Pistache	24"box	3
	Quercus virginiana 'Heritage' Heritage Southern Live Oak	24" Box	7
	Chilopsis bathkeiensis 'Pink Dawn' Pink Dawn Chilepea	24" Box	13
SHRUBS			
	Agave desertiana Dwarf Century Plant	5 gal.	12
	Agave geminiflora Century Plant	5 gal.	337
	Carissa macrocarpa 'Boxwood Beauty' Beauty Natal Plum	5 gal.	27
	Carissa macrocarpa 'Green Carpet' Green Carpet Natal Plum	1 gal.	53
	Dasylirion longistylum Torchless Desert Scone	5 gal.	32
	Dodonaea viscosa 'Purpurea' Purple leaved Hopseed Bush	5 gal.	36
	Hesperaloe parviflora Red Yucca	5 gal.	49
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal.	25
	Mahoeberga capillaris 'Regal Mist' TM Regal Mist Pink Mully Grass	5 gal.	187
	Phoenix roebelenii Pigmy Date Palm Multi-Trunk Wild Featuna	5 gal.	9
	Ruellia peruviana Russelia equisetiformis Firecracker Plant	5 gal.	9
	Tecoma stans angustata Yellow Bells	5 gal.	30
GROUND COVERS			
	Cyndon dactylon 'Madison'		3,388 sf
	Bermuda Grass		

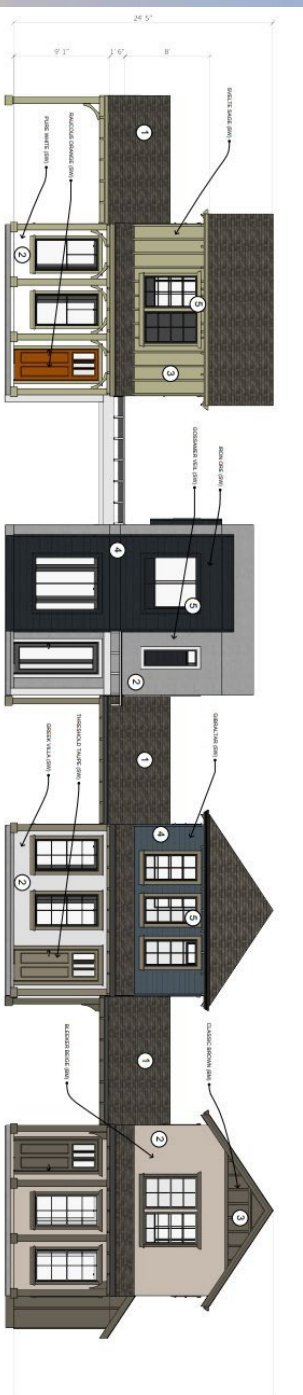


Elevations





Elevations





Renderings



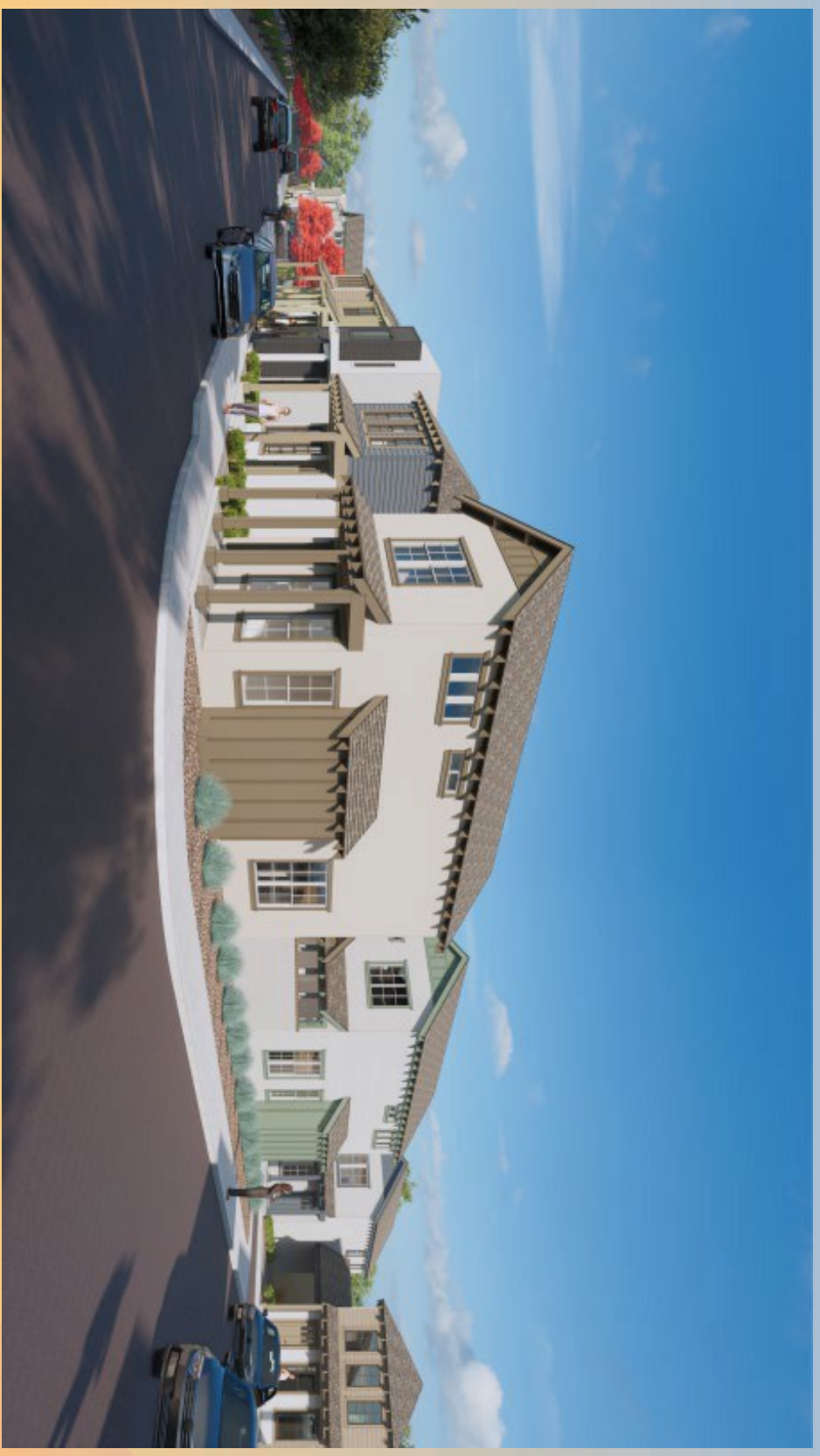


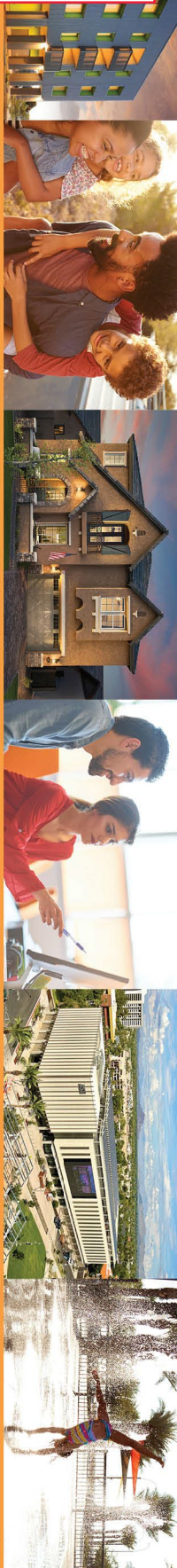
Renderings





Renderings





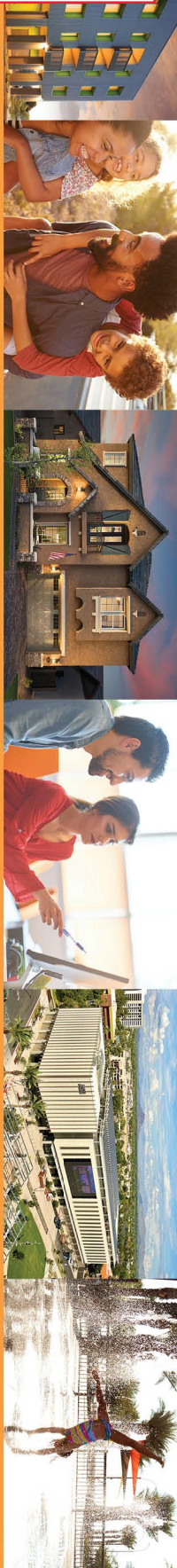
City Council

ZON23-00343

Mary Kopaskie-Brown, Planning Director



May 6, 2024



Request

- Site Plan Review, Special Use Permit, and Council Use Permit
- To allow for a mixed-use development





Location

- North side of Elliot Road
- East side of south 82nd Street alignment
- West side of Hawes Road
- Village 3 of Hawes Crossing





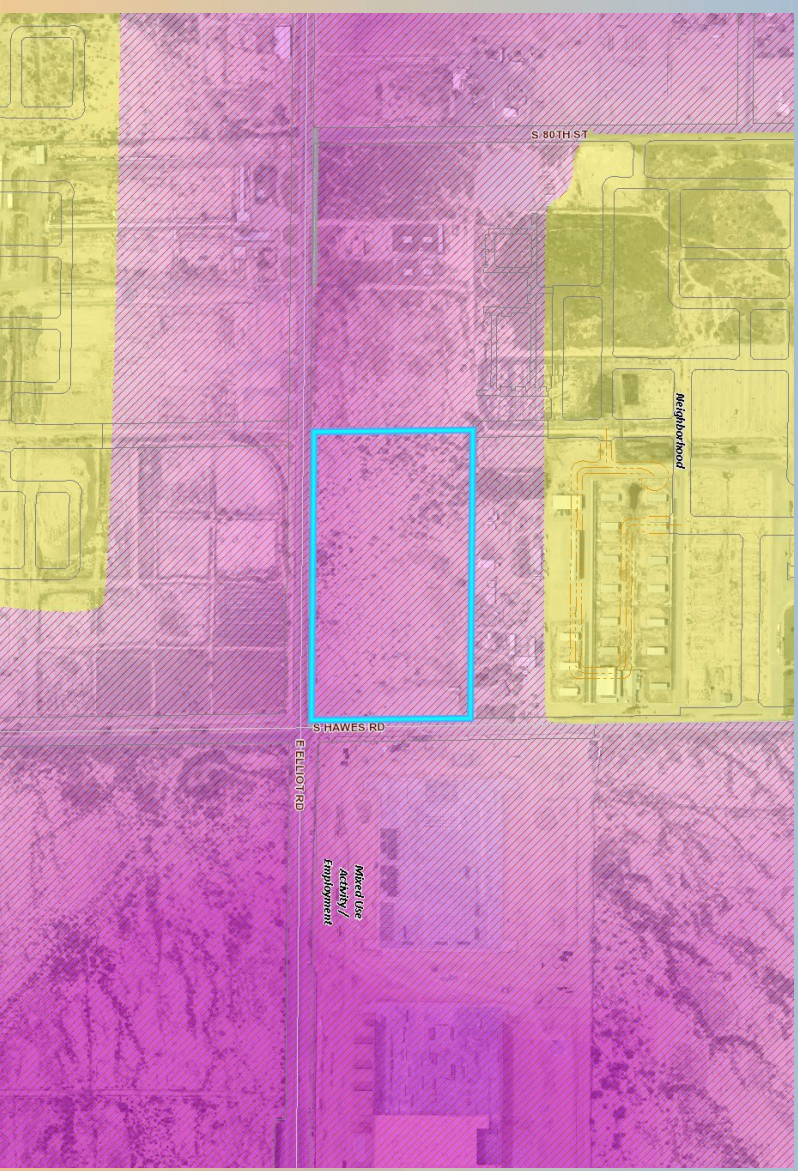
General Plan

Mixed Use Activity

- Large-scale activity area that has a significant retail commercial component

Mesa Gateway Strategic Development Plan - Inner Loop

- Provide high-quality mixed-use development





Zoning

- Mixed-Use with a Planned Area Development Overlay (MX-PAD)
- Proposed uses are permitted within MX





Site Photo



Looking west from Hawes Road



Site Photo

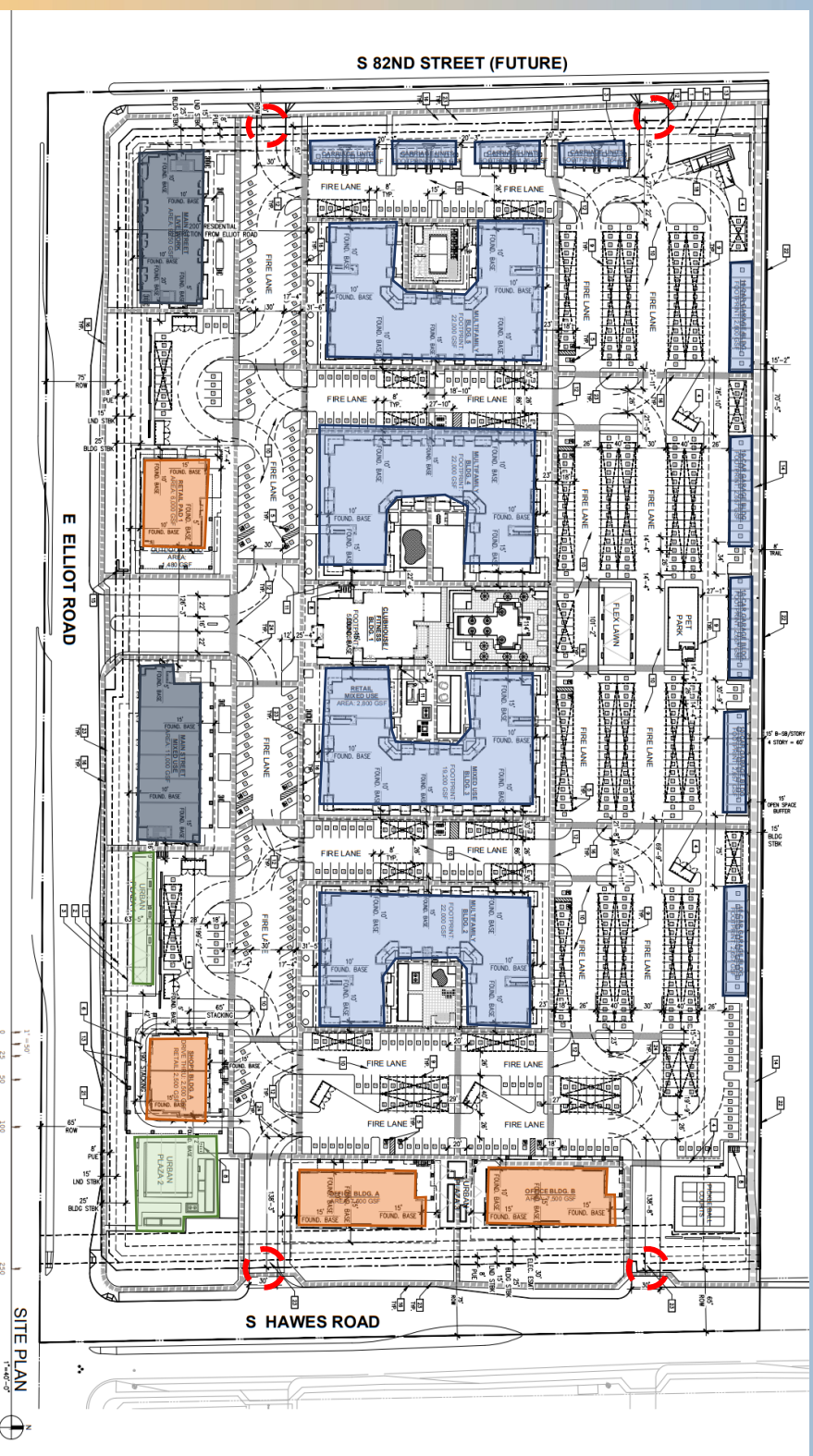


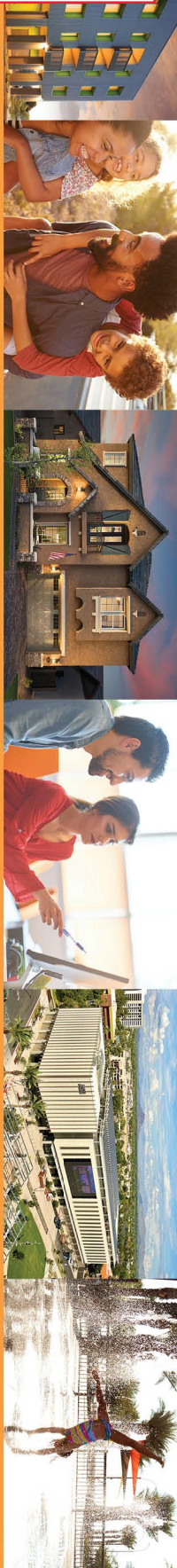
Looking north from Elliot Road



Site Plan

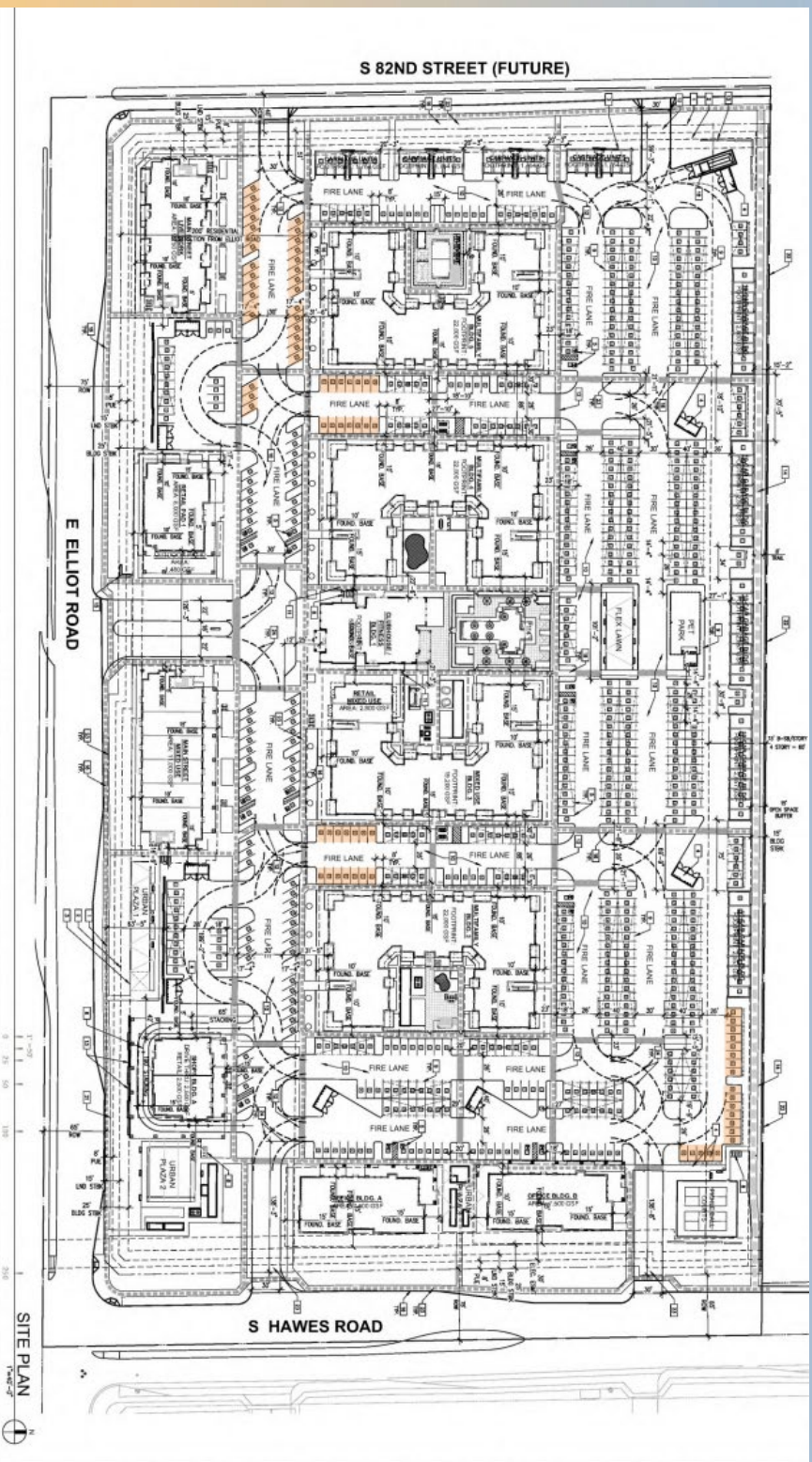
- 386 MF units
 - 272 apartment units
 - 114 MX units
- 4 commercial buildings (41,280sf of GFA)
- 5 total access points
- 2 Urban Plazas at the SEC
- 15' open space buffer with trail along the northern property line



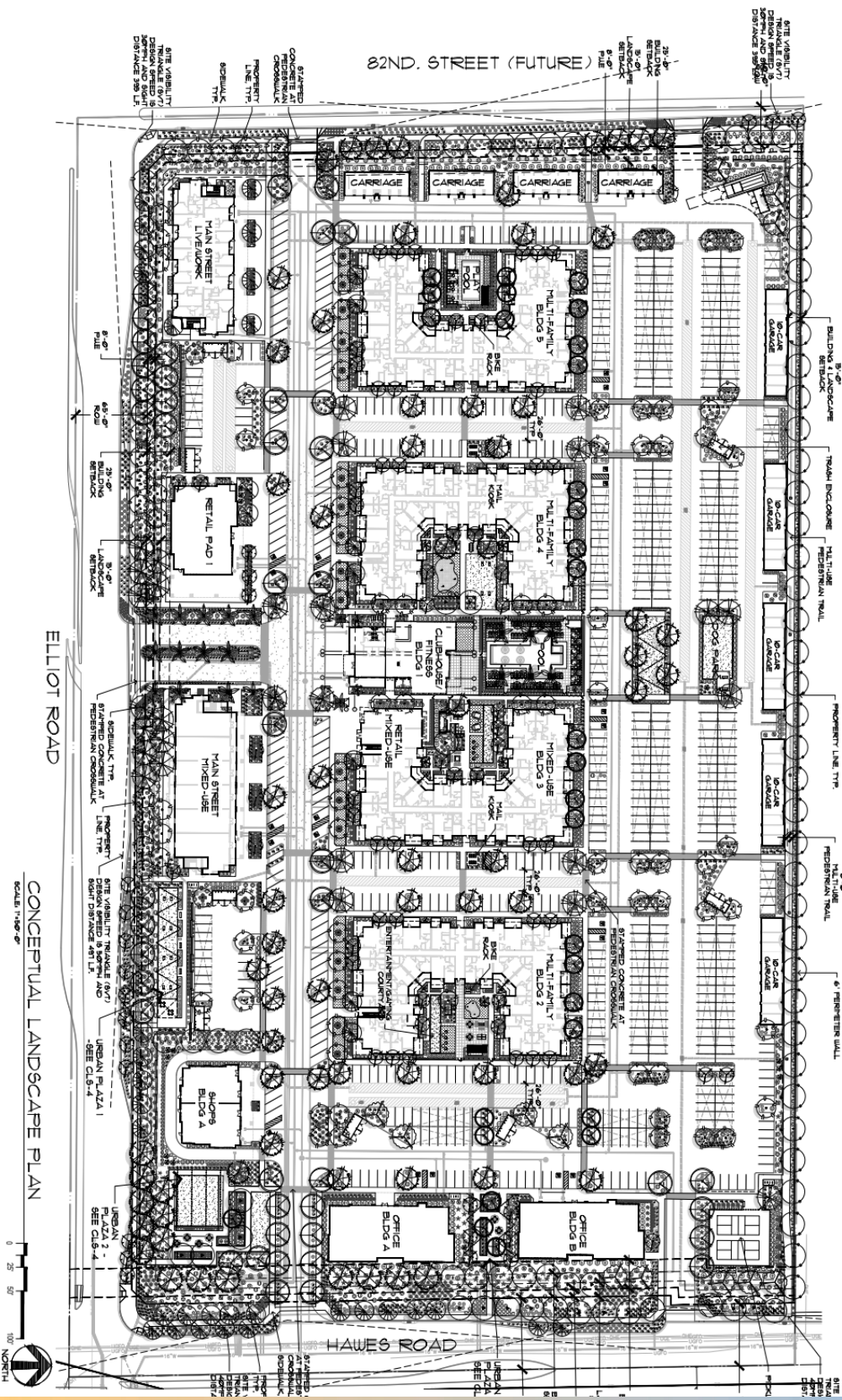


Parking

- 1,029 stalls are required for the entire project - 797 stalls are proposed
- 573 spaces for residential, 146 spaces for commercial, and 78 shared spaces



Landscape Plan



CONCEPTUAL LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"
 0 25 50 100 NORTH

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES				
<i>Acacia drepanolobium</i>	Night Acacia	24" Box	40	Standard Trunk
<i>Ceanothus laevis</i>	California Sage	24" Box	30	Standard Trunk
<i>Chilopsis linearis</i>	Desert Willow	24" Box	73	Multi-Trunk
<i>Chorizanthe linearis</i>	Heatherman Fan Palm	36" Box	7	Size Per Plan
<i>Chilopsis salicifolia</i>	Chilopsis	24" Box	1	Multi-Trunk
<i>Dalbergia sissoo</i>	Indian Rosewood	24" Box	28	Desert Canopy
<i>Ficus religiosa</i>	Palo Verde	24" Box	22	Standard Trunk
<i>Phoenix tectoria</i>	Date Palm	18" CTH	18	Desert Canopy
<i>Prunella x Rosea</i>	Red Palm Spreader	24" Box	11	Desert Canopy
<i>Valeriana venusta</i>	Velvet Mesquite	24" Box	2	Multi-Trunk
<i>Quercus virginiana</i>	Southern Live Oak	24" Box	800	Standard Trunk
<i>Ulmus parviflorus</i>	European Elm	24" Box	49	Desert Canopy
<i>Washingtonia filifera</i>	World Fan Palm	22" CTH	2	Matching Form
ACCENT TREES				
<i>Albizia leonurioides</i>	Medical Aloe	5 Gal	400-50	As Per Plan
<i>Agave Blue</i>	Blue Agave	5 Gal	141	As Per Plan
<i>Aspidistra deltoidea</i>	Desert Tiliacoid	5 Gal	78	As Per Plan
<i>Aspidistra deltoidea</i>	Aspidistra Fern	5 Gal	35	As Per Plan
<i>Bougainvillea hybrid</i>	Bougainvillea	5 Gal	339	As Per Plan
<i>Dasylirion australe</i>	Toothless Spoon	5 Gal	272	As Per Plan
<i>Dasylirion australe</i>	Desert Spoon	5 Gal	219	As Per Plan
<i>Hesperaloe parviflora</i>	Giant Hesperaloe	5 Gal	106	As Per Plan
<i>Hesperaloe parviflora</i>	Brilliant Red Yucca	5 Gal	484	As Per Plan
<i>Yucca</i>	Star Yucca	5 Gal	19	Thin to Structure
SHRUBS				
<i>Ceanothus laevis</i>	California Sage	5 Gal	35	As Per Plan
<i>Docosyces viscosa</i>	Purple Hesperaloe	5 Gal	339	As Per Plan
<i>Emmenanthe rigida</i>	Blue Balls	5 Gal	192	As Per Plan
<i>Hydrangea paniculata</i>	Blue Hydrangea	5 Gal	443	As Per Plan
<i>Ruellia brittaniana</i>	Salvia Ruelia	5 Gal	684	As Per Plan
<i>Ruellia brittaniana</i>	Coral Fountain	5 Gal	412	As Per Plan
<i>Teucrium saturei</i>	Yellow Balls	5 Gal	18	As Per Plan
<i>Teucrium saturei</i>	Orange Marlies	5 Gal	192	As Per Plan
GROUND COVERS				
<i>Prostrata acacia</i>	Prostrate Acacia	1 Gal	299	As Per Plan
<i>Dwarf Bougainvillea</i>	Dwarf Bougainvillea	1 Gal	549	As Per Plan
<i>Boutanodendron</i>	Boutanodendron	1 Gal	54	As Per Plan
<i>New Gold Lantana</i>	New Gold Lantana	1 Gal	410	As Per Plan
<i>Purple Trailing Lantana</i>	Purple Trailing Lantana	1 Gal	109	As Per Plan
<i>Empressia glabra</i>	Empressia	1 Gal	1499	As Per Plan
MISCELLANEOUS				
Decomposed Granite - 1/2" Screened 'Caramel' or equal 2" Depth In All				
Planting Areas (TP) - 1/2" 20/40 S&E				
* Dictates plants not on the Hawes Cresting PAD Plant List				



Renderings





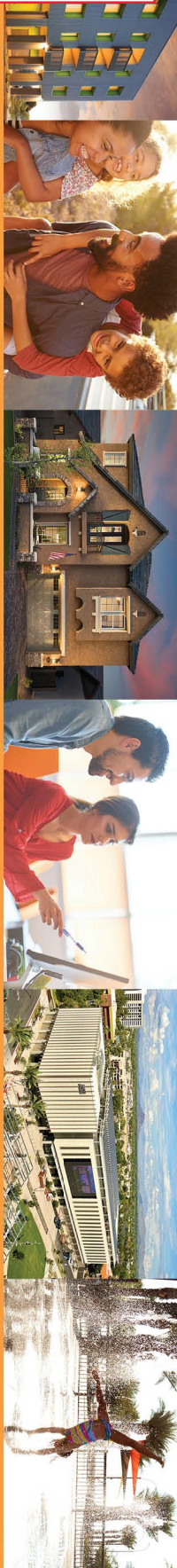
Renderings





Renderings

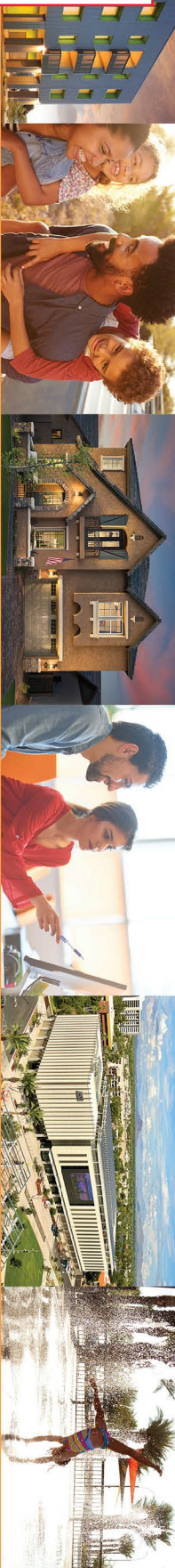




Special Use Permit

Section 11-32-6(A): Special Use Permit Required Findings

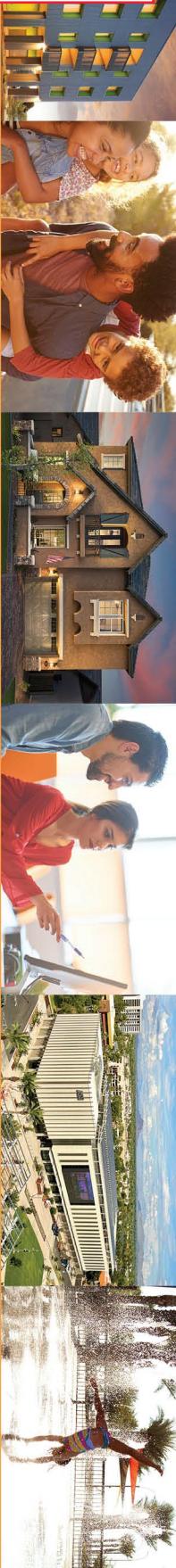
- ✓ #1 Special conditions - including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site - exist that will reduce parking demand at this site;
- ✓ #2 The use will adequately be served by the proposed parking; and
- ✓ #3 Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on street parking in the surrounding area.



Council Use Permit

Section 11-31-16(D): Council Use Permit Required Findings

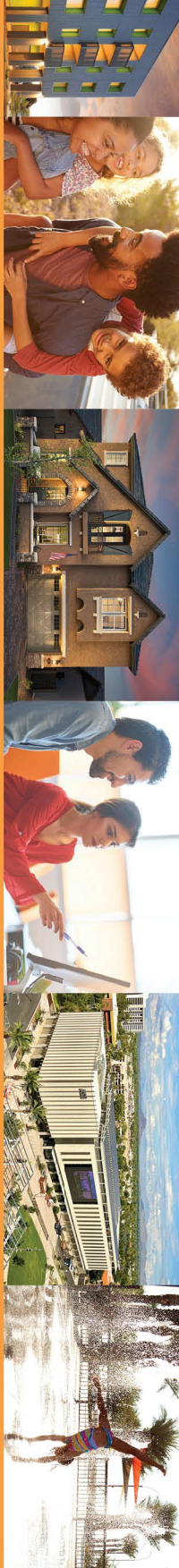
- ✓ The use is found to be in compliance with the General Plan and other recognized development plans or policies, and will be compatible with surrounding uses;
- ✓ A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations;
- ✓ A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses. Such policies shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures;
- ✓ Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines;
- ✓ Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites.



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Virtual Meeting held on June 20, 2023 - 2 attendees
- Staff was contacted by one neighboring property owner with concerns about sound and smell from the initial trash compacter location





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review
- ✓ Meets the approval criteria for a Special Use Permit
- ✓ Meets the approval criteria for a Council Use Permit
- ✓ Complies with the Hawes Crossing Development Agreement and PAD conditions

Staff recommends Approval with Conditions

Planning and zoning Board recommends Approval with Conditions

(6-0)

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Table 5 – ULI Weekday Time of Day Parking Demand

Component	Type	ULI Spaces per Unit	Calculated Spaces	ULI - WEEKDAY TIME OF DAY ADJUSTMENT FACTORS (Parking spaces)																	
				6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM		
Office (Note 1)	Units	1.16	374	355	299	251	206	187	168	150	150	150	150	150	168	187	224	262	299	318	
	Reserved	1	X	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74
	Guests	0.1	DU	386	0	4	8	8	8	8	8	8	8	8	8	16	23	39	39	39	39
Retail <400K SF	Visitors	0.3	KSF	17.6	5	0	1	3	5	2	1	2	2	2	3	5	2	0	0	0	0
	Employees	3.5	KSF	17.6	33	1	5	17	30	33	28	28	31	31	28	20	8	5	2	1	
	Reserved	1	X	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	
Family Restaurant (Note 2)	Visitors	2.9	KSF	16.3	47	0	2	7	16	28	47	47	45	40	40	40	42	38	31	21	
	Employees	0.7	KSF	16.3	11	1	2	3	5	8	10	11	11	11	11	11	11	11	10	7	
	Visitors	15.25	KSF	7.48	114	29	57	68	86	97	103	114	103	57	51	86	91	91	91	68	
Family Restaurant	Employees	2.15	KSF	6	13	7	6	12	0	13	13	13	13	13	10	10	12	12	12	10	
	Visitors	12.4	KSF	2.5	31	2	3	6	9	17	26	31	31	28	19	19	26	25	16	9	
	Employees	2	KSF	2.5	5	1	1	2	2	4	5	5	5	5	4	4	5	5	3	2	
Parking Spaces Req per ULI = 775				499	482	478	468	503	506	511	501	456	429	440	499	545	591	606	578		
Unused Spaces = 22				298	315	319	329	294	291	286	296	341	368	357	298	252	206	191	219		

Notes:

1. Calc. blended average and/or minus reserved spaces.
2. Includes outdoor seating for visitors.
3. Yellow highlight is peak demand
4. Number of unused parking supply based on 797 on-site parking spaces

Land Use Component	Estimated # of Dedicated Spaces	Subtotals Per Land Group																	
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM		
Residential =	573	429	377	333	288	269	250	232	232	232	232	232	232	250	277	321	375	412	431
Office =	29	30	34	47	62	67	64	58	65	62	58	59	65	58	50	37	34	31	30
Retail =	117	40	71	98	118	167	192	221	210	159	135	132	172	187	182	163	117		

Note: There are 78 shared spaces that can be used by the office, retail, or residential land uses during peak times.

Table 6 – ULI Weekend Time of Day Parking Demand

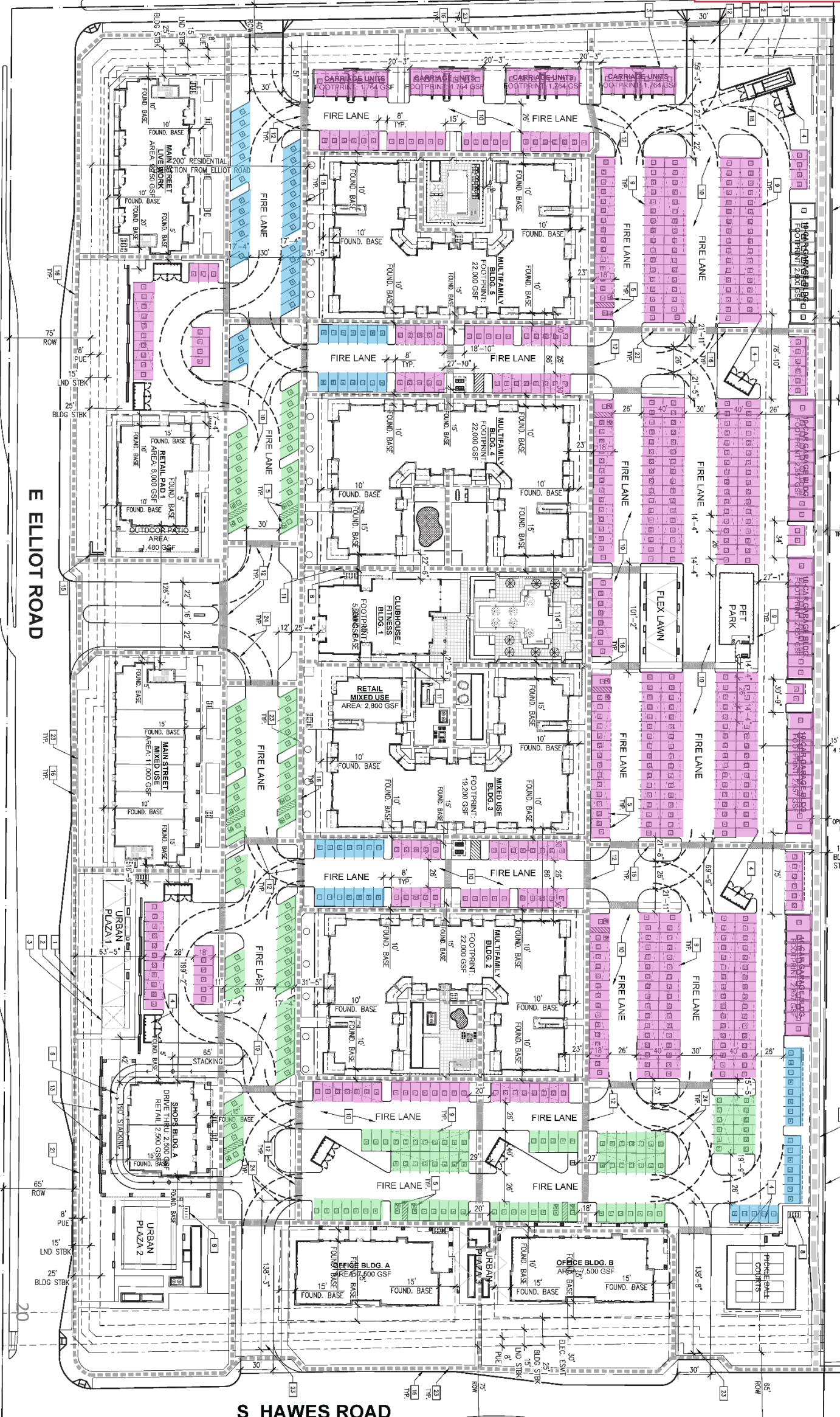
Land Use Component	Type	ULI Spaces per Unit	Calculated Spaces	ULI - WEEKEND TIME OF DAY ADJUSTMENT FACTORS - (Parking spaces)																
				6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	
Residential (Note 1)	Units	1.16	374	374	355	329	299	281	262	254	243	243	254	266	277	288	299	310	322	
	Reserved	1	X	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74
	Guests	0.1	DU	386	0	8	8	8	8	8	8	8	8	8	8	16	23	39	39	39
Office (Note 1)	Visitors	0.3	KSF	17.6	5	0	1	3	4	5	5	4	4	3	2	1	0	0	0	
	Employees	3.5	KSF	17.6	33	0	7	20	26	30	33	30	26	20	13	7	3	2	0	
	Reserved	1	X	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	
Retail <400K SF	Visitors	2.9	KSF	16.3	47	0	2	2	14	24	42	45	47	47	42	38	35	33	31	
	Employees	0.7	KSF	16.3	11	1	2	4	8	9	10	11	11	11	10	9	9	8	7	
	Visitors	15.25	KSF	7.48	114	11	29	51	80	103	103	114	97	74	46	51	68	80	74	
Family Restaurant (Note 2)	Employees	2.15	KSF	6	13	7	10	12	12	13	13	13	13	10	10	12	12	12	10	
	Visitors	12.4	KSF	2.5	31	2	3	6	9	17	26	31	31	31	19	17	19	26	16	
	Employees	2	KSF	2.5	5	1	1	2	4	5	5	5	5	4	4	5	5	3	2	
Parking Spaces Req per ULI = 775				499	521	552	575	606	610	619	588	555	515	519	551	583	605	596	550	
Unused Spaces = 22				298	276	245	222	191	187	178	209	242	282	278	246	214	192	201	247	

Notes:

1. Calc. blended average and/or minus reserved spaces.
2. Includes outdoor seating for visitors.
3. Yellow highlight is peak demand
4. Number of unused parking supply based on 797 on-site parking spaces

Land Use Component	Estimated # of Dedicated Spaces	Subtotals Per Land Group																
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	
Residential =	574	448	437	411	381	363	344	336	325	325	336	348	367	385	412	423	435	435
Office =	29	29	37	52	59	64	67	64	59	52	44	37	33	31	29	29	29	29
Retail =	117	22	47	89	135	179	199	219	204	178	134	151	167	164	144	86		

Note: There are 78 shared spaces that can be used by the office, retail, or residential land uses during peak times.



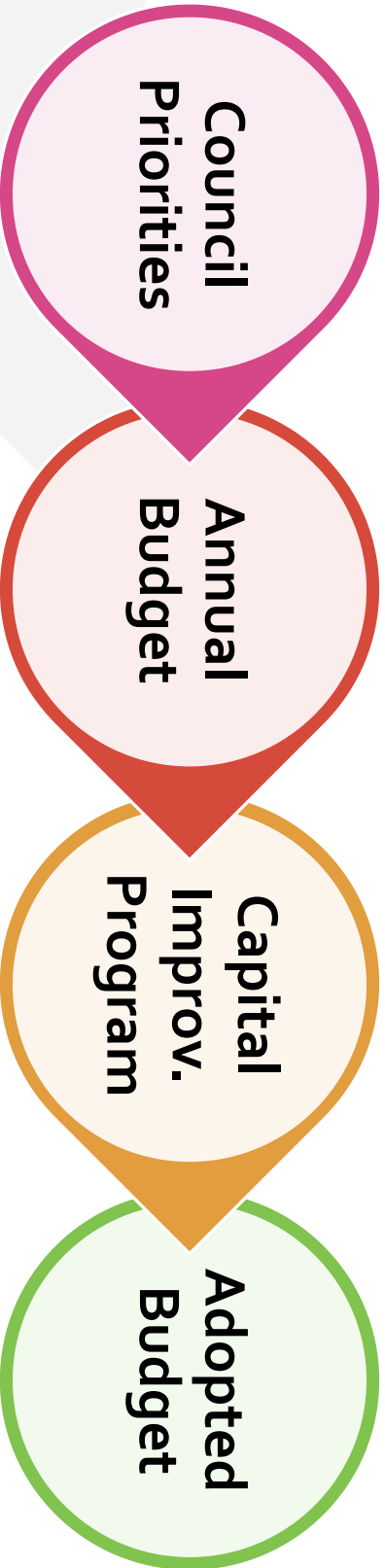
City Manager's Proposed Budget Wrap Up

May 2, 2024

Brian A. Ritschel, Management & Budget Director
Kristi Griffin, Management & Budget Operations Coordinator

Fiscal Year 2024/25

24/25 Budget Process Summary



2024/25 Proposed Budget Highlights

Public Safety

- Overtime analysis, strategies to mitigate
- Police Department Staffing
 - Three academies for 110 recruits
 - Five additional sworn officers
 - Civilianization of vacant detective position into two positions to oversee NIBIN program
- Mesa Fire and Medical Department Staffing
 - Two academies for 50 recruits, includes 12 fire fighters for Station 224
 - 8 fire fighters for new 12-hour Medical Response (MR) unit
 - Emergency Transportation Services Growth

Infill/Redevelopment

- Two positions to target areas for infill and redevelopment, support projects and initiatives, bolster incentives and policy adjustments needed to attract infill development city-wide.

Workforce Development

- Cultivate a skilled and competent workforce to meet current and future needs of high-wage job markets
 - Support partnership between Education Workforce Development and Economic Development staff
 - Foster collaboration between public and private organizations to create pathways to employment, including hiring events and job search assistance
 - Job Connect Mesa platform, connecting businesses and workers

2024/25 Proposed Budget Highlights



Mesa Climate Action Plan (MCAP) - \$5.4M

- New and continued work on projects
 - Electric vehicle charging; Watershed protection
 - Tree planting programs for neighborhoods
 - Xeriscape city facilities; LED lighting conversions as city sports fields

Community Services

- Contract increase with AZ Humane Society
- Alston House Preservation
- Continue to discuss Heat Relief Program
 - \$235K County grant, \$75K City match
- Ongoing discussion on Feral Cats response

2024/25 Proposed Budget Highlights

Parks, Recreation and Community Facilities

- Adaptive Program Staffing
- Special Events Staffing
- IGA with Mesa Public Schools for City Aquatics facilities
- Pickleball programming and maintenance

Transportation Department

- Four positions for Temporary Traffic Control permit reviews

Recruitment & Retention of Quality Employees

Step Pay

- Up to a 3% step pay increase for all eligible employees effective the first full pay period in July 2024

Deferred Compensation

- Double the City's contribution to 1% for all eligible employee participants in the City's deferred compensation plan that are not covered by a memorandum of understanding (MOU)

General Governmental Funds – 5 Year History



- Financial Principles**
- Balanced Net S&U
 - 10-15% Fund Balance
 - Sustainable Services
 - Recruitment & Retention
 - Capital/Lifecycle Investments

	Actuals FY 19/20	Actuals FY 20/21	Actuals FY 21/22	Actuals FY 22/23	Projected FY 23/24
Beginning Reserve Balance	\$90.5	\$126.5	\$203.1	\$184.9	\$219.7
Total Sources	\$468.6	\$532.3	\$583.4	\$639.9	\$698.9
Total Uses	\$432.6	\$455.6	\$601.6	\$605.1	\$675.6
Net Sources and Uses	\$36.0	\$76.6	(\$18.2)	\$34.7	\$23.4
Ending Reserve Balance	\$126.5	\$203.1	\$184.9	\$219.7	\$243.0
Ending Reserve Balance Percent*	27.8%	33.8%	30.6%	32.5%	35.7%

*As a % of all Next Year's uses of funding

data as of April 2024

dollars in millions

Projected Revenue Loss

FY 24/25 through FY 28/29 Significant Revenue Loss

- \$75M Residential Rental Sales Tax Elimination
- \$40M State Flat Tax Implementation

Projected \$115M revenue loss through the forecast period

eral Governmental Funds – 5 Year Forecast



- Balanced Net S&U
- 10-15% Fund Balance
- Sustainable Services
- Recruitment & Retention
- Capital/Lifecycle Investments

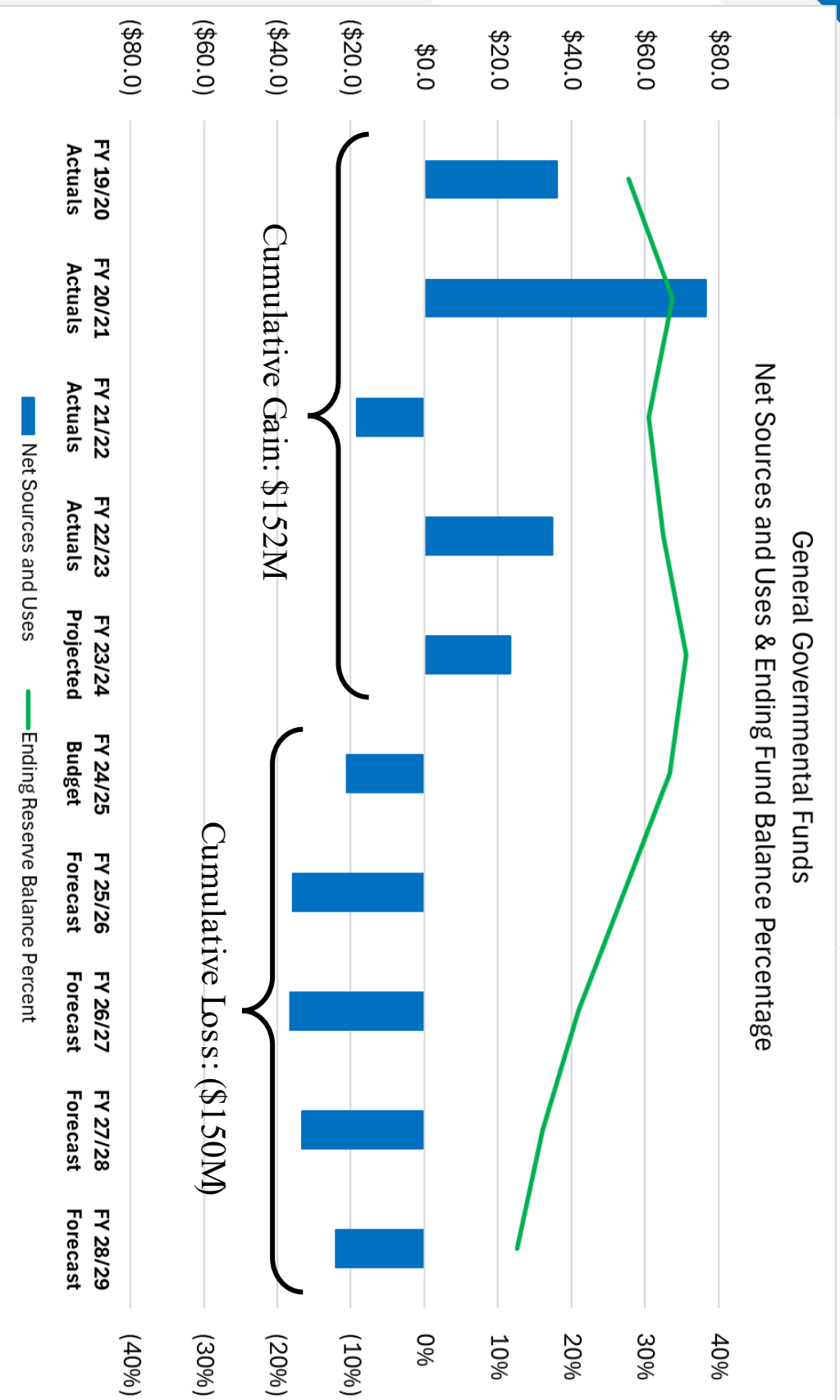
Financial Principles

	Actuals FY 22/23	Projected FY 23/24	Budget FY 24/25	Forecast FY 25/26	Forecast FY 26/27	Forecast FY 27/28	Forecast FY 28/29
Beginning Reserve Balance	\$184.9	\$219.7	\$243.0	\$221.9	\$186.2	\$149.7	\$116.4
Total Sources	\$639.9	\$698.9	\$660.1	\$628.0	\$648.2	\$678.4	\$700.4
Total Uses	\$605.1	\$675.6	\$681.2	\$663.7	\$684.8	\$711.6	\$724.5
Net Sources and Uses	\$34.7	\$23.4	(\$21.1)	(\$35.7)	(\$36.5)	(\$33.2)	(\$24.1)
Ending Reserve Balance	\$219.7	\$243.0	\$221.9	\$186.2	\$149.7	\$116.4	\$92.3
Ending Reserve Balance Percent*	32.5%	35.7%	33.4%	27.2%	21.0%	16.1%	12.6%

*As a % of all Next Year's uses of funding

data as of April 2024
 dollars in millions

General Governmental Funds – Forecast Overview



Utility Fund – 5 Year Forecast



Financial Principles

- **Balanced Net S&U**
- **20% Fund Balance**
- **Smoothed Rate Adjustments**
- **Residential/Non-Res Equity**
- **Affordability**

Note: Utility rate assumptions are unchanged. Rates will be reviewed again in the Fall.

UTILITY FUND NET SOURCES AND USES	FY 22/23 Actuals	FY 23/24 Projected	FY 24/25 Budget	FY 25/26 Forecast	FY 26/27 Forecast	FY 27/28 Forecast	FY 28/29 Forecast
WATER	\$664	(\$2,337)	(\$641)	(\$4,216)	(\$5,316)	(\$4,556)	(\$3,978)
WASTEWATER	(\$4,836)	(\$14,841)	(\$10,211)	(\$6,420)	(\$2,784)	\$2,419	\$1,367
SOLID WASTE	(\$629)	(\$5,905)	(\$8,277)	(\$4,630)	(\$3,336)	(\$5,323)	(\$2,515)
ELECTRIC	\$1,272	(\$817)	(\$1,060)	(\$364)	(\$117)	(\$276)	(\$977)
NATURAL GAS	\$3,351	(\$6,739)	(\$5,324)	(\$3,993)	(\$3,125)	(\$2,900)	\$540
DISTRICT COOLING	\$19	(\$255)	(\$151)	(\$77)	(\$50)	(\$58)	(\$51)
TOTAL NET SOURCES AND USES	(\$158)	(\$30,895)	(\$25,664)	(\$19,700)	(\$14,727)	(\$10,694)	(\$5,614)
Beginning Reserve Balance	\$144,572	\$144,414	\$113,519	\$87,855	\$68,155	\$53,427	\$42,733
Ending Reserve Balance	\$144,414	\$113,519	\$87,855	\$68,155	\$53,427	\$42,733	\$37,119
Ending Reserve Balance Percent*	29.1%	21.5%	16.1%	12.0%	9.1%	7.1%	6.0%

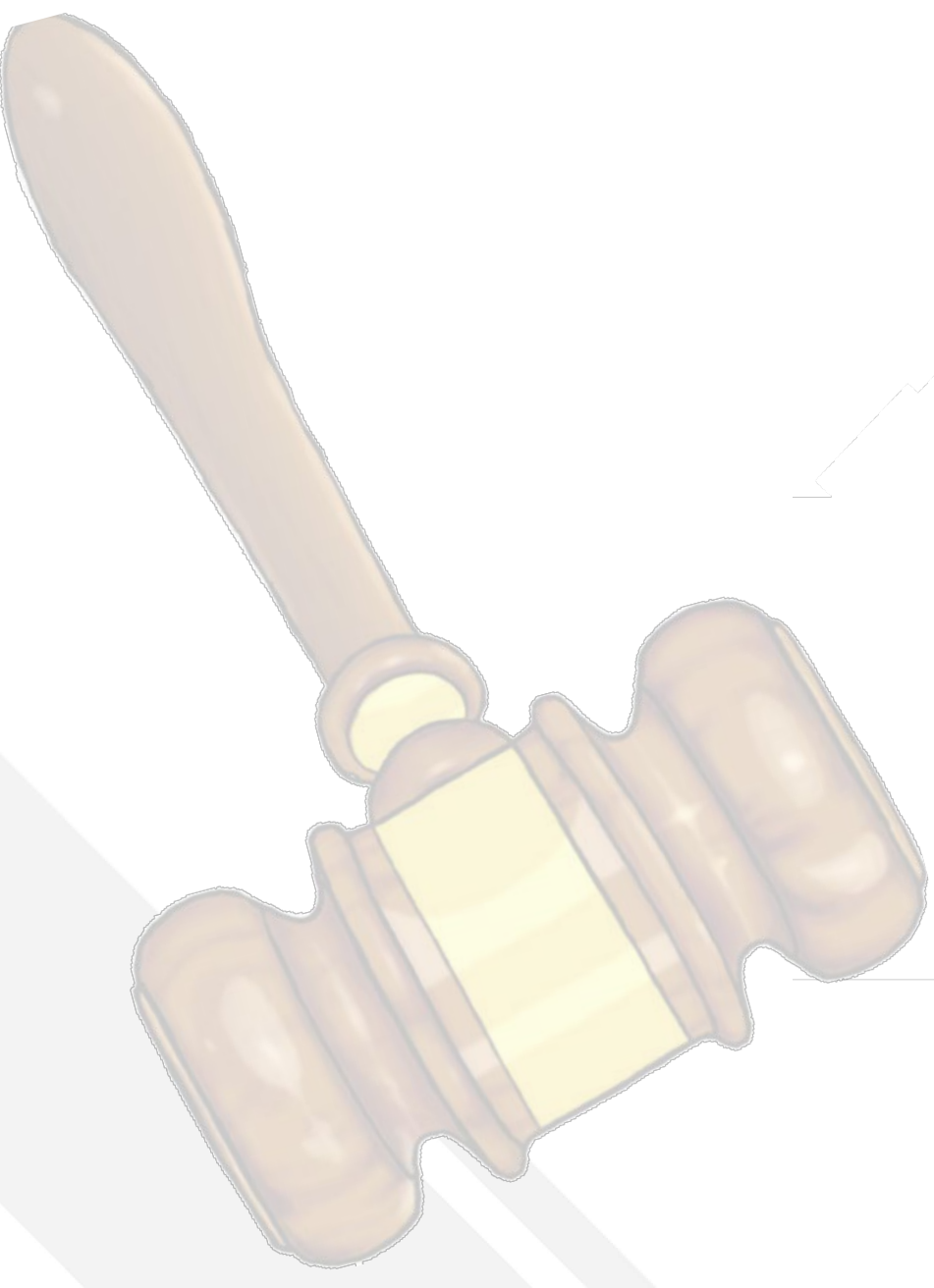
*As a % of Next Fiscal Year's Expenditures

data as of April 2024
 Dollars in Thousands

Opting the Budget

The adopted budget sets the maximum expenditures the City can incur during the year

Contingency is included in the budget to allow capacity for unanticipated expenses or to allow for the spending of unanticipated revenues



Budget Adoption Timeline



May 20 – Annual Budget, Tentative Adoption

June 3 – Capital Improvement Program, Public Hearing and Adoption

– Annual Budget and Secondary Property Tax Levy, Public Hearing

– Annual Budget, Final Adoption

June 17 – Secondary Property Tax Levy Adoption

Non-Utility Capital Improvement Program

FY 2025-2029

May 2, 2024

Brian A. Ritschel – Office of Management and Budget Director

Billie Schomer – Office of Management and Budget CIP Coordinator

IP Funding Sources

- **Local Revenues**
- **Regional Awards/Grants**
- **General Obligation (GO) Bonds**
- **Excise Tax Obligation**

Operations and Maintenance

One-time start up purchases and ongoing costs are reviewed and included in the financial forecast with the completion of a project to ensure the City can meet the operational requirements.

Examples of ongoing:

- Staffing a new fire station or library
- Landscape maintenance at City parks

Examples of one-time:

- Furniture, fixtures, and equipment
- Vehicles

Current Challenges in CIP

- Cost overruns and delays in receiving construction materials
- Increased cost of labor
- Higher than normal inflation on commodities, services, and contracts
- Keeping up with growth while maintaining current infrastructure

General Obligation (G.O.) Bonds

		<u>Authorized</u>	<u>Allocated</u>	<u>% Allocated</u>
Parks				
2012		\$70.0M	\$70.0M	100%
2018		\$91.2M	\$90.8M	100%
Library				
2018		\$19.8M	\$19.8M	100%
Public Safety				
2013		\$51.7M	\$51.7M	100%
2018		\$85.0M	\$85.0M	100%
2022		\$157.0M	\$106.4M	68%
Streets				
2013		\$79.0M	\$79.0M	100%
2020		\$100.0M	\$23.4M	23%



Police Department Evidence Facility

Projects Completed in FY 23/24

Transit

- Riverview Bus Stop Pull-Out & Shade Trees \$280K

Transportation

- Ellsworth Rd. between Elliot & Guadalupe \$321K
- Farmdale Ave. Traffic Calming \$497K
- Lehi Crossing Pathway Phase 2 Feasibility Study \$210K
- Sossaman Rd.: Baseline Intersection Improvement (2020 Bond) \$2.4M

Parks and Culture

- Red Mountain Park Expansion (2018 Bond) Summer of 2024 \$34M
- Main and Dobson Ranch Libraries Renovations (2018 Bond) \$3M
- Express Library @ Monterey Park \$1.1M
- The Post (2012 & 2018 Bond) \$8.4M

General Government

- Police Department Evidence Facility (2018 & 2022 Bond) Summer of 2024 \$19M



Riverview Bus Stop Pull-Out & Shade Trees



Express Library @ Monterey Park

Current CIP Projects

- City of Mesa Council Chambers \$36M
- City Wellness Center Relocation \$10.5M
- Northeast Public Safety Facility (partial 2018 Bond) \$47M
- i.d.e.a. Museum – Phase I (partial 2018 Bond) \$8M
- Mesa Arts Center – Playhouse Patio \$128K
- Gateway Library (partial 2018 Bond) \$29M
- Williams Field Rd. – Airport Aviation Way & Gateway Blvd. \$3M
- Sossaman Rd. - Ray to Warner \$8.1M
- Food to Energy Phase 1 – Flare to Fuel (partial MCAP) \$13.3M
- Electric Vehicle Infrastructure, Phases 1 & 2 \$3.2M
- Falcon Field Midfield Crossover Taxiway East & Realignment of Taxiways D7 & D8 \$4.5M
- Countryside Dog Park (2018 Bond) \$558K
- Mountain Vista Trail \$2.4M
- Signal Butte Park Phase II (2018 Bond) \$5M



Falcon Field Midfield Crossover Taxiway



City Wellness Center Rendering

Projects to Begin Construction in FY 24/25

- Police Department Headquarters (partial 2022 Bond) \$57M
- Fire Station 223: Lehi (2022 Bond) \$16.8M
- Fire Station 224: Hawes Crossing (2022 Bond) \$16.8M
- Fire Station 205 Rebuild (2022 Bond) \$16.8M
- Falcon Field Anzio Ramp Reconstruct \$550K
- Val Vista Dr. – US 60 to Pueblo Ave. (2020 Bond) \$13M



Police Department Headquarters Rendering

Future Projects

- Greenfield Rd. – Southern Ave. to Main St.
- Greenfield Rd. – Main St. to Adobe Rd.
- Baseline Rd. – Greenfield Rd. to Power Rd.
 - *Coordination with Town of Gilbert*
- Public Safety Training Facility Improvements (2022 Bond)
- Hibbert Employee Parking Garage
- Mesa Arts Center Arroyo Renovation



Mesa Arts Center Arroyo Refurbishing

American Rescue Plan Act (ARPA) Projects



Mesa Grand Hotel

- Permanent Emergency Shelter \$12.4M
- Restaurant and Food Business Incubator \$6.7M
- Mesa Business Builder @ The Studios \$4.3M



Restaurant and Food Business Incubator

Lifecycle Projects

- Vehicle Replacements
- Airport Pavement Preservation Program
- Computer Cycle Replacement
- Fire Self-Contained Breathing Apparatus Packs
- Light-Emitting Diode (LED) Replacements
- Transportation Replacement of End-of-Life Infrastructure
- Police Replacement and Upgrade of Tasers



500th Traffic Signal

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018 G.O. Bond Projects

Completed

- Marlborough Mesa Park Playground
- Palo Verde Park Playground
- Dobson & Main Library Improvements
- Signal Butte & Elliot Park
- The Post (2012 & 2018)
- Red Mountain Park Expansion
- Police Evidence Facility (2018 & 2022) Summer of 2024
- Fire Station 21: Eastmark
- Lehi Sports Complex
- Electric Fire Truck
- Monterey Park
- City Center Plaza

In Progress

- Fire Apparatus Replacement
- Police Department Fiber Network Expansion Phase II
- NE Public Safety Facility
- Lehi Crossing Shared Use Path (Phase I)
- Eastern Canal Shared Use Path: Brown to Broadway
- Signal Butte Park Phase II
- i.d.e.a. Museum Phase I
- Gateway Library
- Lehi Loop Tunnel Wall

FY 24/25 Start

- Fire Fighters Memorial Park
- Countryside Dog Park

Future

- Crismon & Elliot Basin

020 Mesa Moves

Completed

- Sossaman and Baseline Intersection Improvements

In Progress

- Val Vista Dr.: Pueblo to US 60

Future

- University and Stapley Drive Roadway and Intersection Improvements
- Broadway Rd: Mesa to Stapley
- Signal Butte Road Improvements: Williams Field to Pecos
- Ellsworth Road from City Limits to Ray Road
- Sossaman Road: Ray to Warner
- Elliot Road: Sossaman to Ellsworth
- Ray Road connections at Ellsworth Road
- ADOT State Route 24
- Ellsworth W/F Intersection Improvements

022 Bond Projects

Completed

- Police Evidence Facility (2018 & 2022) Summer of 2024

In Progress

- Fire Station 223
- Fire Station 224
- Fire Station 205
- Police Department Headquarters Renovation