

COUNCIL MINUTES

September 27, 2018

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 September 27, 2018 at 7:46 a.m.

COUNCIL PRESENT

John Giles*
David Luna
Mark Freeman
Christopher Glover
Francisco Heredia
Kevin Thompson
Jeremy Whittaker

COUNCIL ABSENT

None

OFFICERS PRESENT

Christopher Brady
Dee Ann Mickelsen
Jim Smith

(*Mayor Giles participated in the meeting through the use of telephonic equipment.)

1. Review items on the agenda for the October 1, 2018 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.

Councilmember Freeman requested the Police Department and Fire Department share additional information regarding item 4-h on the Regular Council meeting agenda.

Assistant Fire Chief Cori Hayes advised the Fire Department and Police Department are working together to train personnel on how to properly respond to an emergency situation, such as an active shooter. She stated the training follows national standards. She explained the goal is to provide firefighters and police officers with the appropriate protective equipment in order to save a life in the event of a mass casualty incident. She added it is imperative to assist and rescue saveable lives while protecting personnel to the highest level possible. She noted the model of response being taught will allow personnel to respond to emergency events in a very calculated manner.

Assistant Police Chief Harold Rankin commented the response models have continued to evolve as the number of events with mass casualties has grown over the years. He reported between 2000 and 2017 over 250 mass casualty events occurred in the United States resulting in over 800 deaths.

Chief Hayes presented photos showing the way a rescue task force would respond to an emergency situation and the different equipment that will be purchased. **(See Attachment 1)**

City Attorney Jim Smith provided information regarding items 5-b and 5-c on the Regular Council meeting agenda. He explained the industry and municipalities worked together on legislation that creates a license process that will be uniformed and streamlined throughout the State. He added the current license is expected to expire in October 2018 and the license extension agreement will fill the gap until the new statewide license process goes into effect in 2020.

2-a. Hear a presentation and discuss an update on the 2019 Employee Benefits Program.

Human Resources Director Gary Manning introduced Employee Benefits Administrator Janice Ashley and displayed a PowerPoint presentation. **(See Attachment 2)**

Mr. Manning reviewed the primary benefit programs and services offered to City employees. He advised in June of 2018 the Wellness Center became available to retirees who met certain eligibility criteria and has had a positive response. He reported the visitation utilization for the Wellness Center is at 78% and on average 60 new patients are seen each month. (See Page 2 of Attachment 2)

In response to a question posed by Councilmember Thompson, Mr. Manning advised the City has a five-year administrative fee rate guarantee with Cigna.

City Manager Christopher Brady clarified the City pays an administrative fee for Cigna to manage the program.

Mr. Manning added premium rate increases are determined based on a rate analysis of the actual cost of the claims. He advised severe high-dollar claims have reduced the last couple of years therefore the premium rate increases haven't been as significant.

Mr. Brady emphasized the importance of the Premium Holiday. He explained City employees will not pay premium costs in December. He added the City is having a "good claims year" which allows the savings from the low claims to be given back to the employee. (See Page 3 of Attachment 2)

Vice Mayor Luna thanked staff for the presentation.

2-b. Hear a presentation and discuss the status of unspent Community Development Block Grant (CDBG) funding and provide direction on the distribution of the unspent funds to shovel-ready projects by June 30, 2019.

Housing and Community Development Director Liz Morales introduced Community Revitalization Coordinator Dennis Newburn and displayed a PowerPoint presentation. **(See Attachment 3)**

Ms. Morales advised there are CDBG funds available that have not been allocated to a project. She explained these funds are from projects that incurred income and have come back to the program and from projects where the awarded funding was not fully utilized. She added the unallocated funds amounts to approximately \$700,000. She stated if the funds are not utilized the City will not meet the federal requirements. (See Page 3 of Attachment 3)

Councilmember Thompson suggested staff work with the Parks and Recreation Department, along with Economic Development, to allocate the available CDBG funds to projects that would be for the betterment of the entire community.

Councilmember Freeman concurred with Councilmember Thompson and commented that economic development is the key to a thriving downtown area.

Vice Mayor Luna thanked staff for the presentation.

2-c. Hear a presentation, discuss, and provide direction on proposed text amendments to the City's Zoning Ordinance including Special Use Permit and Council Use Permit requirements for certain uses, such as, wedding ceremonies, car wash facilities and convenience markets; and updating lighting and illumination standards.

Planning Director John Wesley introduced Planner Veronica Gonzalez and displayed a PowerPoint presentation. **(See Attachment 4)** He explained staff monitors ordinances and are always looking for ways to improve the City's ordinances.

Below are the results of each proposed text amendment:

Wedding Ceremonies (See Page 5 of Attachment 4)

In response to a question posed by Councilmember Whittaker, Ms. Gonzalez reported the cost of a Special Use Permit (SUP) is \$1,250.

In response to a question posed by Councilmember Whittaker, Mr. Wesley advised staff is suggesting that a SUP be issued to residential properties that wish to hold weddings on a regular basis.

In response to a question posed by Councilmember Freeman, Mr. Wesley stated the SUP would be issued to the parcel and not to the business.

Discussion ensued related to the timeframe of a SUP and whether the SUP should be issued to the parcel or business owner.

Councilmember Whittaker recommended allowing a SUP be issued to residential properties wishing to host wedding ceremonies on a regular basis.

Mr. Wesley advised staff will explore all options and provide recommendations to Council.

Automobile/Vehicle Washing (See Page 6 of Attachment 4)

Councilmember Thompson requested staff look into the best locations for car washes within the City and suggested excluding carwashes from residential areas.

Mr. Wesley suggested the SUP be kept for car washes as there are certain circumstances when it is needed, and he advised staff will research whether additional restrictions are needed on carwashes.

In response to a question posed by Mayor Giles, Mr. Wesley advised it is unknown why 600 feet was chosen as the distance of a carwash from a street corner. He stated carwashes do generate

noise and increase traffic therefore the extra requirement could have been added to the ordinance to keep carwashes further away from an intersection.

Mayor Giles requested staff explore whether the current distance limitation should be removed or expanded.

Convenience Market with Accessory Fuel Sales (See Page 7 of Attachment 4)

In response to a question posed by Councilmember Heredia, Development Services Department Director Christine Zielonka advised the United States Environmental Protection Agency oversees the underground storage gas tanks that are located at gas stations and have very restrictive regulations.

Councilmember Whittaker and Councilmember Freeman recommended removing the requirement of issuing a SUP to streamline the process.

Legal, Non-Conforming Single or Duplex Residences (See Page 8 of Attachment 4)

In response to a question posed by City Manager Christopher Brady, Ms. Gonzalez reported the cost of an Administrative Use Permit (AUP) is \$25 and the Board of Adjustment meets once a month. She added an AUP could be issued to a homeowner at any time if Council agrees with the recommendation of having a Zoning Administrator approve the AUP.

In response to a question posed by Councilmember Whittaker, Mr. Wesley advised if a Zoning Administrator denies issuing an AUP to a residence, the applicant will have the opportunity to ask the Board of Adjustment to approve the AUP.

Council agreed with staff's recommendation.

Lighting and Illumination (See Page 9 of Attachment 4)

In response to a question posed by Councilmember Whittaker, Mr. Wesley advised there are lighting and illumination standards located in the zoning ordinance and building code and staff is recommending combining them to one location to make the information easily accessible to staff and residents.

Council agreed with staff's recommendation.

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

3-a. Transportation Advisory Board meeting held on May 15, 2018.

3-b. Parks and Recreation Advisory Board meeting held on July 11, 2018.

3-c. Library Advisory Board meeting and Special Advisory Board meeting held on May 15 and May 21, 2018.

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

Upon tabulation of votes, it showed:

AYES – Giles-Luna-Glover-Freeman-Heredia-Thompson-Whittaker

NAYS – None

Carried unanimously.

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

Mayor Giles: United States Conference of Mayors

5. Scheduling of meetings and general information.

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

Thursday, September 27, 2018, 5:30 p.m. – Councilmember Heredia's Mobile Office

Thursday, September 27, 2018, 5:30 p.m. – Councilmember Glover's Mobile Office

Monday, October 1, 2018, 5:15 p.m. – Study Session

Monday, October 1, 2018, 5:45 p.m. – Regular Meeting

6. Adjournment.

Without objection, the Study Session adjourned at 8:47 a.m.

JOHN GILES, MAYOR

ATTEST:

DEE ANN MICKELSEN, 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 27th day of September, 2018. I further certify that the meeting was duly called and held and that a quorum was present.

DEE ANN MICKELSEN, CITY CLERK

mh
(Attachments – 4)















2019 EMPLOYEE BENEFITS PROGRAM

CITY COUNCIL PRESENTATION
September 27, 2018

Benefit Programs/Services Overview

- ❑ **Primary employee benefit programs and services**
 - ❑ Medical (3 plans)
 - ❑ Dental (3 plans)
 - ❑ Vision Care (2 plans)
 - ❑ EAP Program
 - ❑ Life Insurance and Disability Insurance
 - ❑ Health and Wellness Center
- ❑ **Benefits are funded through Employee Benefit Trust Fund**
 - ❑ Contributions from the City
 - ❑ Employee and retiree premiums
 - ❑ State retirement system subsidies
 - ❑ Other subsidies and rebates

Medical Plan Rate Changes for 2019

Medical Plan Premiums:

- ❑ Active - **3% premium increase** (5% projected 2020)
 - ❑ Premium increases \$4 - \$17 per month
 - ❑ “Premium Holiday” for active employees in December, 2018 (range \$118 to \$535)
- ❑ Retirees - **no premium increases** (3% projected 2020), no premium holiday

Financial Considerations:

- ❑ Continued reduction of high dollar claims
- ❑ Higher subsidies on Medicare prescription drug plans

Health Plan Enhancements for 2019

Medical Plans

- ❑ *Reducing* Out-of-Pocket maximums - Basic and Choice Plans
 - ❑ Single Plan – approximately **\$600**
 - ❑ Family Plan – approximately **\$1,200**

Vision Plan

- ❑ *Increasing* frame allowance \$150; standard progressive lenses \$10 copay

Dental Plans

- ❑ *Increasing* the Dental Plan maximum benefit by \$300 per person per year (no change in orthodontia)

Active Medical Plan Rates for 2019

ACTIVE F/T MEDICAL PLAN RATES – MONTHLY – 3% Increase

BASIC 50% PLAN	2019		
	City Contribution	EE Contribution	EE Difference vs 2018
Single	\$488	\$0	\$0
Family	\$1,086	\$0	\$0

CHOICE 80% PLAN	2019		
	City Contribution	EE Contribution	EE Difference vs 2018
Single	\$488	\$122	+\$4
Family	\$1,086	\$271	+\$8

COPAY PLAN	2019		
	City Contribution	EE Contribution	EE Difference vs 2018
Single	\$488	\$183	+\$6
Family	\$1,086	\$552	+\$17

Other Benefit Plan Updates for 2019

New! Welfare Benefit Plan Insurance Carriers

- ❑ **MetLife** for:
 - ❑ Group Term Life Insurance/Accidental Death & Dismemberment (AD&D)
 - ❑ Long Term Disability Insurance (LTD) – sworn officer/elected officials
- ❑ **Unum** for:
 - ❑ Short Term Disability Insurance (STD)
- ❑ **Cigna** for:
 - ❑ Business Travel Accident/Commuter Travel Accident Insurance

Open Enrollment/Health & Wellness Fair 2018

❑ Open Enrollment

- ❑ Online eBenMesa October 10 - October 24, 2018
- ❑ Passive enrollment as in prior years
- ❑ **Health and Wellness Benefits Fair** – October 11,
9:00 am to 2:00 pm – Mesa Convention Center
 - ❑ Flu Shots
 - ❑ Mammography/P.O.P screening appointments
 - ❑ *New!* Mobile Dental unit display/walk-thru (Delta Dental of AZ provider)
 - ❑ Multiple wellness events, demonstrations, food trucks, Employee Network vendors and all benefit plan vendors

Housing Services Governing Board

Quarterly Update

Liz Morales & Mary Brandon

September 27, 2018



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Housing Services Governing Board Updates

Updates

CY 2018 Voucher Utilization

- Housing Choice Voucher= 100.3%
 - VASH = 76%
- SEMAP was submitted to HUD

Housing Services Governing Board Updates

What's Happening

- Applied for additional vouchers
- Mainstream – **awarded 28**
 - Assistance for disabled families and individuals
 - \$166,858 award
- Family Unification Vouchers
 - Application submitted 7/24/18

Housing Services Governing Board Updates

What's Happening

- Landlord Seminar for East Valley owners/property management/realtors
 - October 11, 2018 9:00am-1:00pm
 - Mesa Convention Center – Palo Verde Room
- Salt River Pima-Maricopa Indian Community Grant award of \$51,000 for Landlord Incentive Program.

Housing
Services
Governing
Board

PHA reporting
to HGB

Housing Assistance Payments

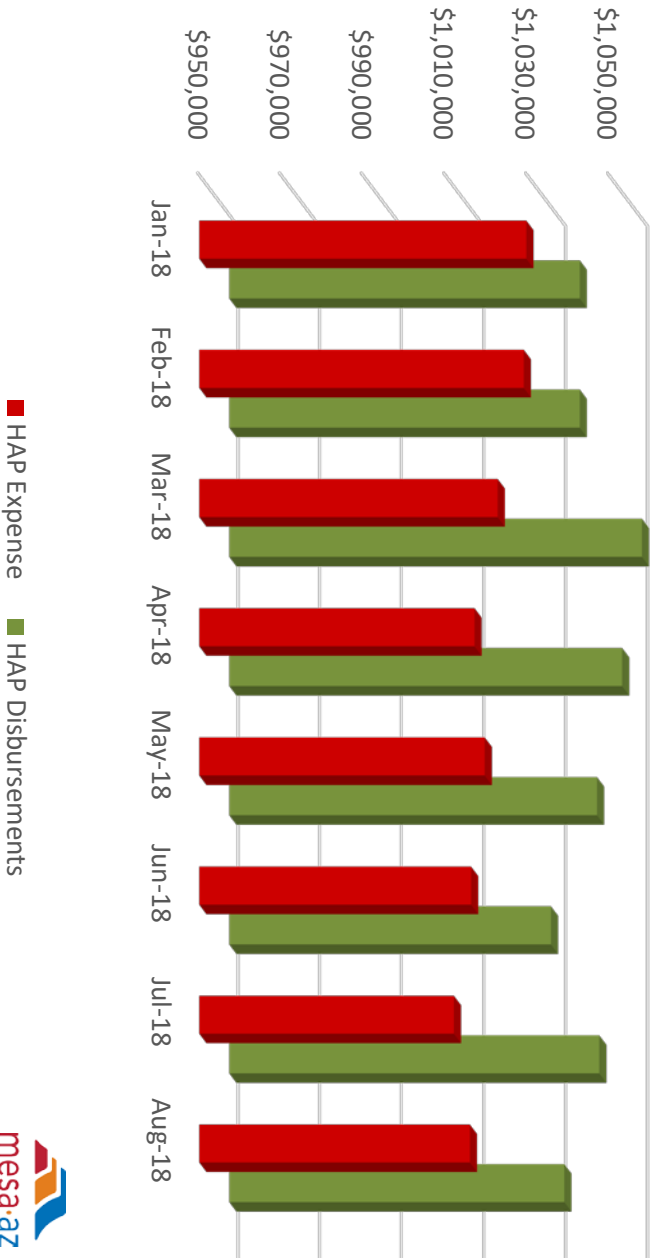
CY2018 Renewal Eligibility	\$12,554,923
CY2018 Pro-Ration Factor	99.745% HCV and 100% MS
CY2018 HAP Funding Allocation	\$12,524,372
Additional HAP Funding Allocated June 15, 2018 for CY2017	\$ 9,302
CY2018 HAP BUDGET AUTHORITY	\$12,533,674

CY 2018 HAP Funding
\$12,533,674

CY 2018 HAP
Expenses to Date
\$8,163,161 (65%)

- 12/2017 Total HAP Reserves \$473,019

**CALENDAR YEAR 2018 HAP
HCV, VASH & MAINSTREAM**

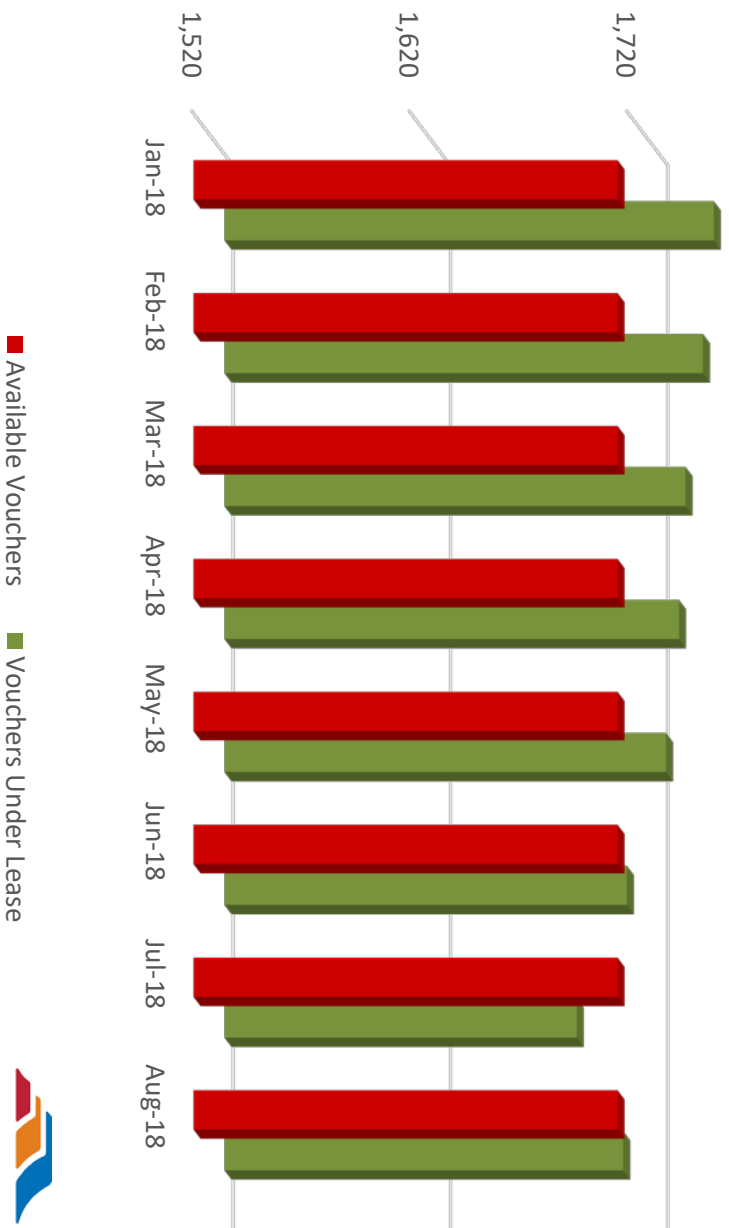


**CY 2018 Unit
Months Available
(Jan-Aug) 13,720**

**CY 2018 Unit
Months Leased
(Jan-Aug) 13,761**

CY 2018 UML 100.3%

**CALENDAR YEAR 2018 UNIT MONTHS LEASED
HCV, VASH & MAINSTREAM**

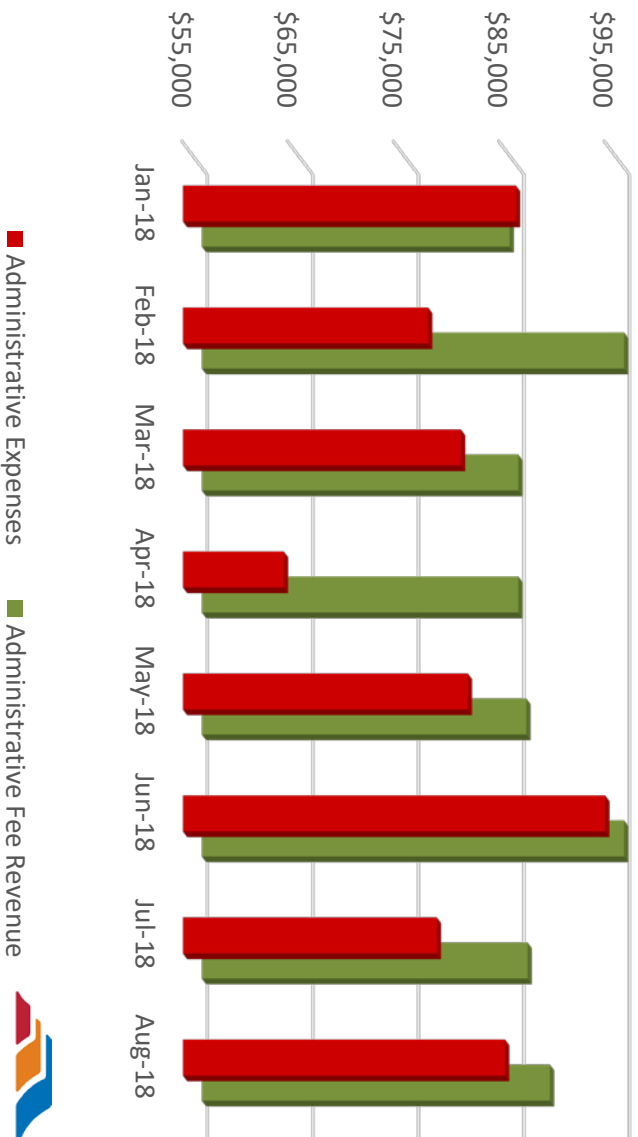


**CY 2018 Admin Fee
Funding \$1,108,521**

**CY 2018 Est. Admin
Expense \$1,046,131**

- **12/31/2017 Admin
Reserves \$285,275**

**CALENDAR YEAR 2018 ADMINISTRATIVE FEE
HCV, VASH & MAINSTREAM**



Housing Services Governing Board

Questions?



Zoning Ordinance Text Amendments





Text Amendments and Updates

Proposed text amendments and updates:

- Zoning Ordinance requirements for the following land uses:
 - Wedding and funeral ceremonies, holiday boutiques, elections, private yard sales, Christmas tree and pumpkin sales lots and charity car washes
 - Automobile/vehicle washing
 - Convenience market with accessory fuel sales
 - Legal, non-conforming single or duplex residences
- Lighting and illumination



Text Amendments and Updates



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Seeking Council direction on text amendments and updates that include:

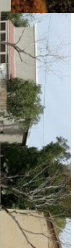
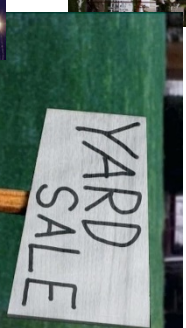
- Evaluating the need for a Special Use Permit (SUP) or Council Use Permit (CUP) for certain uses.
- Modifications to requirements for some uses.
- Updates to reflect the adoption of the 2018 International Code Council family of codes and the 2017 National Electric Code.

Special Events



Per the Zoning Ordinance, the definition of a special event excludes the following uses:

- Wedding ceremonies
- Funeral ceremonies
- Holiday boutiques
- Elections
- Private yard sales
- Christmas tree and pumpkin sales lots
- Charity car washes





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Special Events

80 Wedding ceremonies considered a commercial use.

- o Currently permitted in all commercial zoning districts as a use by right.

80 Request to consider wedding ceremonies as a Special Event.

- o Potential impacts to residential neighborhoods include increased traffic, noise and parking conflicts.

80 Options:

- o Change definition of Special Event in Chapter 87 of the Zoning Ordinance to include wedding ceremonies.
- o Allow as an accessory use in all zoning districts with approval of a SUP by the Board of Adjustment or a CUP by the City Council.
 - Shall include an operational plan that addresses frequency of use, parking and noise mitigation to ensure compatibility with adjacent uses.



Automobile/Vehicle Washing

∞ Requirements for automobile/vehicle washing facilities:

- Approval of a SUP in certain commercial and employment districts.
- When two auto related uses (such as service stations, auto sales/rental lots or auto repair) at an intersection, a carwash must be at least 600' from the corner.

∞ Options:

- Remove requirement for a SUP in commercial and employment zoning districts.
- Amend Section 11-31-7G pertaining to additional SUP criteria for automobile/vehicle washing facilities.





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Convenience Market with Accessory Fuel Sales

∞ Requirements for convenience markets with accessory fuel sales:

- Approval of a SUP in certain commercial and employment districts.

∞ Options:

- Remove requirement for a SUP in commercial and employment districts.
- Amend Section 11-31-11 to include additional review criteria for convenience markets with accessory fuel sales.





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Legal, Non-Conforming

Single or Duplex Residences

Requirement for legal, non-conforming single or duplex residences:

- Approval of a SUP is required to enlarge or alter up to 50% of the floor area without providing additional parking or changes to the existing driveway.

Option:

- Remove requirement for approval of a SUP by the Board of Adjustment; instead require approval of an Administrative Use Permit (AUP) by the Zoning Administrator.





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Lighting and Illumination

City of Mesa is expected to implement the 2018 International Code Council family of codes and the 2017 National Electric Code effective early 2019.

- Will no longer include information on Lighting and Illumination.

Option:

- Update Lighting and Illumination standards in Section 11-30-5 including removing reference to the Mesa Lighting and Electrical Code.



Questions?