



# COUNCIL MINUTES

September 5, 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 September 5, 2024, at 7:33 a.m.

## COUNCIL PRESENT

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

## COUNCIL ABSENT

None

## OFFICERS PRESENT

Christopher Brady  
Holly Moseley  
Jim Smith

(\*Participated in the meeting through the use of video conference equipment.)

Mayor Giles conducted a roll call.

### 1. Review and discuss items on the agenda for the September 9, 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 for clarification from Councilmember Goforth regarding Item 4-f, **(Dollar Limit Increase to the Term Contracts for On-Site Vehicle Repair and Preventative Maintenance Services for the Fleet Services Department. (Citywide))**, on the Regular Council meeting agenda, Fleet Services Director Mike Lewis explained that the request for an increase is due to the use of contractors to cover staffing shortages, and the use of vendors has proven to be successful in meeting demand.

In response to a question from Councilmember Goforth regarding Item 4-g, **(25-Month Use of a Cooperative Contract for the Purchase of Original Equipment Manufacturer (OEM) Heavy Duty Parts and Repair Services for the Fleet Services Department. (Citywide))**, on the Regular Council meeting agenda, Fleet Services Director Mike Lewis explained that utilizing outsourced vendors for on-site repairs or warranty work on vehicles allows the vehicles to remain on-site for quicker turnaround.

City Engineer Beth Huning introduced Assistant City Engineer Lance Webb and displayed a PowerPoint presentation regarding Item 4-b **(Hibbert Parking Garage Renovation, Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 of 1. (District 4)**, on the Regular Council meeting agenda. **(See Attachment 1)**

Mr. Webb provided an overview of the renovation improvements to the Hibbert Garage, which was purchased in December of 2023. He expects to utilize 600 of the 871 parking stalls to consolidate all employee parking into one garage. (See Page 2 of Attachment 1)

Mr. Webb described some of the project improvements, including safety enhancements. He outlined the Kitchell construction costs and reported the funding is derived from the parking garage sale proceeds and one-time revenues, along with \$2.2 from the General Fund. (See Pages 3 and 4 of Attachment 1)

Mr. Webb presented renderings of the garage on the east side of Hibbert, the southeast entry, and the storefront. He shared the timeline of the Hibbert garage project with Phase 1 completion in March of 2025, and Phase 3 to be completed in December of 2025. (See Pages 5 through 7 of Attachment 1)

City Manager Christopher Brady provided some history on the purchase of the Hibbert garage, which offers a cost savings to the City. He mentioned that the purpose of purchasing the garage is to provide employees with better and safer parking with cameras and lighting, as well as creating additional public parking downtown.

In response to a question from Mayor Giles, Mr. Brady replied that free public parking would be available after certain times of the day and on weekends.

In response to a question from Councilmember Freeman, Mr. Webb explained that access to the Hibbert garage will be gated and include signage for the public to park. He stated at the moment, solar is not included in the plans; however, a garage assessment was conducted, and structurally the garage can accommodate solar on the top level and is not included in the cost.

Councilmember Freeman suggested including infrastructure on any future developments for solar since the City's intention is to add more renewable energy to Mesa's portfolio.

In response to multiple questions from Councilmember Goforth, Mr. Brady stated that the Pepper Street garage will have parking spaces available for negotiation with ECO Mesa 2 for the potential to lease or license parking spaces for their tenants, and will provide additional parking for Mesa's Downtown merchants. He stated the City of Mesa owns the garages and advised that the City will continue to work on any challenges with the other garages.

In response to a question from Councilmember Spilsbury, Mr. Brady answered that the intentional design of the garage is for employees to be able to exit at the southwest corner along Main Street and shuttles will be available.

In response to multiple questions from Councilmember Duff, Mr. Brady confirmed that parking will be coordinated with ECO Mesa East construction and there will not be any displacement. He advised that every opportunity for solar will be evaluated for the parking garages.

Discussion ensued relative to City-owned facilities, solar vendors and projects, and adding signage for public parking.

Mayor Giles thanked staff for the presentation.

Deputy City Manager Candace Cannistraro displayed a PowerPoint presentation regarding Items 5-d, **(Approving and authorizing the City Manager to enter into an agreement with Maricopa County to accept Community Solutions Funding (CSF) in the amount of \$50,000 to be used toward the purchase and installation of six new air conditioner units for the Mesa Historical Museum auditorium renovation. (District 1))**; 5-e, **(Approving and authorizing the City Manager to enter into an agreement with Maricopa County to accept Community Solutions Funding (CSF) in the amount of \$100,000 for improvements to Mesa's Fire Fighter Memorial Park. (District 4))**; and 5-f, **(Approving and authorizing the City Manager to enter into an agreement with Maricopa County to accept Community Solutions Funding (CSF) in the amount of \$200,000 for the installation of new interactive exhibits at the i.d.e.a Museum. (District 4))**, on the Regular Council meeting agenda. **(See Attachment 2)**

Ms. Cannistraro provided an overview of the three projects, which are Intergovernmental Agreements (IGAs) with Maricopa County that allow the City to receive funds for specific projects. (See Page 2 of Attachment 2)

Ms. Cannistraro discussed the Mesa Fire Fighter Memorial Park project, a new park designation. She explained that Maricopa County provided community funds to help complete the project. (See Page 3 of Attachment 2)

Ms. Cannistraro described the three exhibit enhancements for the i.d.e.a. Museum and stated that funding was provided from Maricopa County. (See Page 4 of Attachment 2)

Ms. Cannistraro summarized the renovation project for the Mesa Historical Museum Lehi Auditorium. She pointed out that the museum is not a City of Mesa (COM) asset and is owned by the Mesa Historical Society, which partners with the COM. She stated that the City provides annual funding for operations for public events at the museum, and the City is partnering with Maricopa County on a community restoration campaign. (See Page 5 of Attachment 2)

Ms. Cannistraro expressed appreciation to Maricopa County for the partnership. She added that the Lehi Auditorium will become the permanent location for the Play Ball exhibit that highlights the history of baseball in the State of Arizona. (See Page 6 of Attachment 2)

Mayor Giles thanked staff for the presentation.

Water Resources Director Christopher Hassert introduced Water Resources Planning Advisor Kathy Macdonald and displayed a PowerPoint presentation regarding Items 5-a, **(Approving and authorizing the City Manager to enter into a grant agreement with the United States Environmental Protection Agency to accept and administer Community Project Grant Funds in the amount of \$800,000 for the City's Smart Meters Project. (Citywide))**; 5-b, **(Approving and authorizing the City Manager to enter into a grant agreement with the United States Environmental Protection Agency to accept and administer Community Project Grant funds in the amount of \$959,752 for the Water Main Improvements Project in the Falcon Field water service zone. (Citywide))**; and 5-c, **(Approving and authorizing the City Manager to enter into a grant agreement with the United States Environmental Protection Agency to accept and administer Community Project Grant Funds in the amount of \$1,000,000 for Desert Well Water Infrastructure Upgrades. (Citywide))**, on the Regular Council meeting agenda. **(See Attachment 3)**

Ms. Macdonald provided an overview of the grant funding that the City is requesting authorization to receive through the congressional directed spending process. She expressed her gratitude to the federal delegation that supports the COM, Representative Stanton and Senators Kelly and Sinema. She explained that members of Congress are able to submit funding requests for community projects in their states through congressional directed spending. She indicated that three projects were awarded to Mesa for Fiscal Year (FY) 24 appropriations, and the City was able to secure \$2.76 million in funding. She noted that the funds are administered through the Environmental Protection Agency (EPA). She commented that the COM received \$1 million towards the Desert Well project, specifically for Southeast Mesa. She noted that the City is applying for Desert Well 24; however, if the funds are not received on time, the funds can be applied to other new wells in the area. (See Page 2 of Attachment 3)

Mr. Hassert stated the location of Desert Well 24 will be west of Signal Butte Road and north of Elliot Road.

Ms. Macdonald commented that the COM is receiving \$800,000 towards the purchase of 9,560 three-quarter inch residential smart meters. (See Page 3 of Attachment 3)

Mr. Hassert explained that the installation of smart meters will begin in the west and proceed towards the center of the City. He indicated that the strategy is to eliminate routes as efficiently as possible and reposition meter readers; the results will be a significant amount of savings operationally.

Councilmember Somers shared an example of a misread meter and the advantages of having a smart meter.

In response to a question from Councilmember Somers, Mr. Hassert stated that all the meters will be replaced by 2026.

Ms. Macdonald stated that the City is receiving \$959,752 towards water main inspection and improvements projects, which will be for the City's Falcon Water Service area, approximately eight miles of water transmission main to inspect and replace. She emphasized that the improvements would help the City maximize operational efficiency in the Falcon Water Service area. (See Page 4 of Attachment 3)

Mr. Hassert described the process for the main water improvements and water transmission main.

In response to a question from Councilmember Freeman, Mr. Hassert replied that the cost for the water main improvements will be approximately \$8 million, of which \$1 million would be offset by the funding support for congressional directed spending.

Ms. Macdonald reported that the City has submitted applications for next fiscal year appropriations for two projects. She shared that \$1.5 million in funding for sewer line inspection and replacement is pending approval and that the City will not be notified until the appropriations process is completed.

In response to multiple questions from Councilmember Goforth, Mr. Hassert reported that there will be some disruption near the Val Vista Water Treatment Plant. He indicated that staff would work with Councilmembers on updates and notices to the public regarding traffic control in their districts.

Ms. Macdonald emphasized that Mesa's water system has a lower water loss rate than the national average for mainline breaks with a loss of less than 5%. She mentioned the City is always seeking ways to improve, and funding helps to further projects.

Mayor Giles thanked staff for the presentation.

2-a. Hear a presentation, discuss, and provide direction on proposed building code amendments for electric vehicle chargers.

Development Services Director Nana Appiah introduced Development Services Deputy Director John Sheffer and displayed a PowerPoint presentation. **(See Attachment 4)**

Mr. Sheffer defined the Level 1 electric vehicle (EV) charger as a plug-in into a typical outlet and can take over a day to fully charge, a Level 2 charger is included with the purchase of EVs and plugs into the same type outlet as an electric dryer with extra power for an overnight full charge, and a Level 3 is a supercharger similar to Tesla and can be located in parking lots and takes minutes to charge up half a battery. He emphasized the presentation will focus on Level 2 chargers. He discussed the three levels of charger installations and the advantages. (See Page 2 of Attachment 4)

In response to a question from Mayor Giles, Mr. Sheffer described the process for an EV capable installation, which is related to the infrastructure of a property.

In response to a request for clarification from Councilmember Freeman, Mr. Sheffer confirmed that a dryer electrical outlet may be converted to a charging outlet; however, the outlet is required to be a dedicated circuit and cannot be used for both capacities. He noted that an additional outlet for EV charging would require a new circuit breaker. He explained the process for being EV capable with regard to multifamily or apartment complexes.

Mr. Sheffer compared surrounding cities that have requirements for single-family and multi-family properties related to amended codes for EV charger installations. (See Pages 3 and 4 of Attachment 4)

In response to a question from Councilmember Somers, Mr. Sheffer answered that the City of Scottsdale requires EV capable, while Flagstaff requires EV ready, which is the full trim out of the circuit breaker, the circuit, and the outlet.

In response to multiple questions from Mayor Giles, Mr. Sheffer advised of significant cost savings for retrofitting. He explained that the majority of builders install the electrical panel on the exterior of the garage for a convenient practical location, but that is limited for EV capable, which is going through a wall. He added that builders have the option of installing either gas dryers or electric dryers and it is not a requirement to have both.

In response to a question from Councilmember Somers, Mr. Sheffer indicated that the location of the electrical panel is up to the builder and is generally attached to the garage, but that is not a requirement. He noted the cost would be the same for an installation of an EV ready charger or a 240-volt outlet dedicated for EV; however, there would be an additional charge after construction of approximately \$200.

Mr. Sheffer identified preferences for builders on the type of EV installation on single-family and multi-family residential properties. (See Page 5 of Attachment 4)

Mr. Sheffer outlined the recommendations for single-family and multi-family residential properties. He advised that the proposal for single-family residential is to have EV capable available per dwelling unit, and multi-family properties are required to have 5% of their parking spaces EV installed and 10% of the parking spaces are required to be EV capable. He noted these percentages are not in addition to their regular parking spaces, which continue to count towards their parking requirements. (See Page 6 of Attachment 4)

In response to a question from Mayor Giles, Mr. Sheffer clarified that the total percentage of EV-required parking for multi-family properties is 15%.

Mr. Appiah pointed out that the proposal is to amend the building code to capture the developments submitting building permits through the City and require installation of EV chargers, and to include the code in the City's zoning ordinance. He mentioned that staff will return to Council at a future date to address additional items.

Discussion ensued relative to the demand and market trends for EVs, the number of EV parking spaces, EV regulations, permit fees, the impact on rental rates, and the growth rate of EVs.

In response to a question from Vice Mayor Heredia, Assistant to the City Manager Ian Linssen stated that in rural areas across the country, gas stations are adding EV charging stations. He noted some local gas stations must add infrastructure to have EV charging stations, which is cost prohibitive. He mentioned that gas stations will be prime candidates in the future for lower-level EV chargers. He emphasized that there is nothing that the City is doing that is prohibiting gas stations from adding EV chargers.

Mayor Giles thanked staff for the presentation.

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

3-a. Human Relations Advisory Board meeting held on April 24, 2024.

3-b. Economic Development Advisory Board meeting held on June 4, 2024.

It was moved by Councilmember Somers, seconded by Councilmember Freeman, 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, September 9, 2024, 5:15 p.m. – Study Session

Monday, September 9, 2024, 5:45 p.m. – Regular Council meeting

6. Convene an Executive Session.

It was moved by Councilmember Goforth, seconded by Councilmember Somers, that the Council adjourn the Study Session at 9:21 a.m. and enter into an Executive Session.

Upon tabulation of votes, it showed:

AYES – Giles-Heredia-Duff-Freeman-Goforth-Somers-Spilsbury  
NAYS – None

Carried unanimously.

6-a. Discussion or consideration of employment, assignment, appointment, promotion, demotion, salaries, discipline, dismissal, or resignation of a public officer, appointee or employee of the City. (A.R.S. §38-431.03A (1)):

1. City Auditor Review
2. City Clerk Review
3. City Attorney Review
4. City Manager Review

7. Adjournment.

Without objection, the Study Session adjourned at 10:55 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 5<sup>th</sup> of September 2024. I further certify that the meeting was duly called and held and that a quorum was present.

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HOLLY MOSELEY, CITY CLERK

lr  
(Attachment – 4)



# Hibbert Garage Renovations Project

City Council Update – September 5, 2024

Beth Huning, City Engineer and Lance Webb, Assistant City Engineer





HIBBERT ROAD – EAST VIEW AT DUSK

## Project Improvements

- 871 Parking Stalls – 600 Spaces for City Staff
- New Storefront entrances at the southwest and southeast corners
- Exterior architectural features screened with color-changing LED lighting
- Electrical upgrades and stubs for future charging station potential



HIBBERT ROAD – EAST VIEW AT DUSK

## Project Improvements

- CCTV Cameras for the Interior and Exterior
- Updated Mechanical and Fire Protection Systems
- All New Vehicular Access and Entry
- Structural Improvements to the Existing Infrastructure
- Landscaping Improvements Along the Exterior on Hibbert
- Installation of New Elevator

# Total Project Cost Estimate

(Based on 100% Plans and GMP Cost)

Construction Renovation  
Costs Total = \$7,230,031

Funding from Brown and Brown  
Parking Garage Sale Proceeds and  
One Time Revenues Set Aside for  
Downtown Parking = \$5,000,000

Additional Funding from  
General Fund = \$2,230,031



MAIN STREET – NEW SOUTHWEST ENTRY



HIBBERT ROAD – EAST SIDE PERSPECTIVE



HIBBERT ROAD – NEW SOUTHEAST ENTRY

# chedule

## Project Schedule Milestones:

- Hibbert Garage Purchased – December 2023
- Design Completed – August 2024
- GMP to Council – September 9, 2024
- Phase 1 - Operational Garage – March 2025
- Phase 2 – Coiled Wire Fabric – May 2025
- Phase 3 – Electrical/Elevator – December 2025



MAIN STREET – SOUTHEAST PERSPECTIVE

# **MariCopa County Community Solutions Funding**

**Overview of City of Mesa Allocations  
September 5, 2024**

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**Candace Cannistraro, Deputy City Manager**

# Projects Funded

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- Mesa Fire Fighters Memorial Park
- i.d.e.a. Museum Exhibit Enhancements
- Mesa Historical Museum





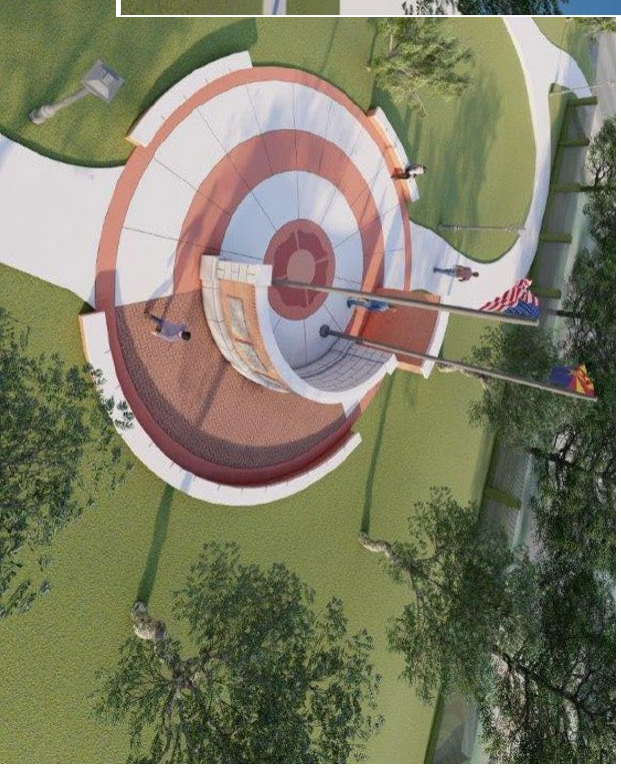
# Mesa Fire Fighter Memorial Park \$100,000

- \$480,000 total cost of Phase One renovations/improvements
- Addition of flag poles, seat walls, lighting upgrade, Maltese cross, bronze memorial plaques, monolith pilaster

Area to be  
designated as a  
City park

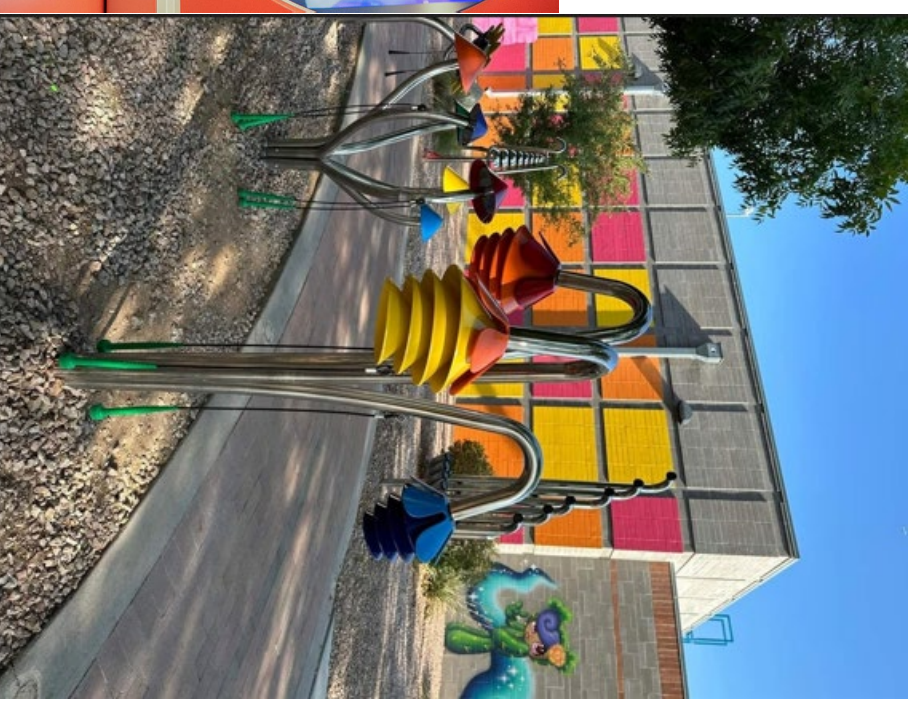


Located north of Fire Station 201



# d.e.a. Museum Exhibit Enhancements \$200,000

- Stop Motion Animation Station: Kids create animated stories using props and backgrounds
- Possible Interactive Ceiling: Still under review. Visitor activated light projections on the ceiling
- Exterior Spaces: Mural on column, interactive sculpture, musical instruments



# Mesa Historical Museum Lehi Auditorium Renovation \$50,000

City of Mesa will also be covering the new interior and exterior paint.

- Renovation and new exhibit space for the history of baseball in Arizona – “Play Ball: Th Arizona Baseball Museum”
- County funds to cover the cost of new air conditioner units. City to cover the cost of the installation.



2345 N. Horne

Owned and Operated by  
Mesa Historical Society



**We appreciate our partnership  
with Maricopa County.**

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**We are thankful to County Supervisor  
Thomas Galvin for his interest and  
assistance with projects in the City of Mesa.**

# Congressional Directed Spending for Water Infrastructure



Grateful for funding support from  
Congressman Stanton and  
Senators Kelly and Sinema

# Desert Well Project \$1,000,000

- Well equipment purchase for 2.8 million gallons per day capacity to serve as backup during treatment plant maintenance, canal outage, or to meet increased water demand.



# Smart Meters \$800,000

- Purchase of Smart Meters to give customers greater stewardship over their water use, quickly identify high consumption, and save money.



# Water Main

## Improvements \$959,752

- Equipment purchase for inspection and replacement of aging pipes to increase reliability and minimize water loss in the distribution system.





- FY24 grants help maximize operational efficiency and manage water demand as we anticipate further cuts to Colorado River supply.
- FY25 \$1.5 million in funding pending approval for Sewer Line Inspection and Replacement.



# City Council Study Session

## Potential EV Parking

Presented by:

Nana Appiah – Development Services Director

John Sheffer – Building Official

Mary Kopaskie-Brown – Planning Director



# Current EV Chargers

**Level 1** - 120V (3-5 miles/hr)

**Level 2** - 240V (10-20 miles/hr)

**Level 3** - 480V (20 miles/min)

## Definitions

### EV-Capable

Infrastructure to add outlets for chargers

### EV-Ready

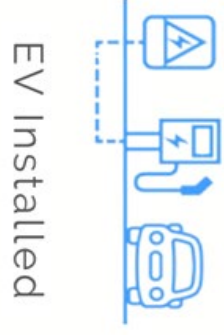
Outlet ready to plug in a charger

### EV-Installed

Full charger installation



## EV READINESS



# Single-family residential as required by other cities

City	EV Installed	EV Capable	EV Ready
Scottsdale	-	1 space per dwelling unit	-
Flagstaff	-	-	1 space per dwelling unit

# Multi-family residential as required by other cities

City	EV Installed	EV Capable	EV Ready
Scottsdale	4% of min. parking	20% of min. parking	-
Avondale	4% of resident parking + 1% of visitor parking	16% of resident parking + 3% of visitor parking	-
Flagstaff	-	3% of min. parking	-
Tucson	-	20% of min. parking	10% of min. parking

# Builders - current installation

## Single-Family Builders

Blandford = EV-Ready (Varies)

Taylor Morrison = EV-Ready (Varies)

Toll Brothers = EV-Ready (Varies)

Lennar = EV-Ready

## Multi-Family Builders

5-10% EV – Installed

5-10% EV – Capable

Applies to most apartments and condos due to market demand, not city requirements



# Recommendations

## Single-Family Residential

EV-Capable = 1 per dwelling unit

## Multi-Family Residential

EV-Installed = 5% of required parking

EV-Capable = 10% of required parking

## Commercial

Continue conducting research for  
future amendments

