

#### **COUNCIL MINUTES**

March 2, 2023

The City Council of the City of Mesa met in a Study Session in the lower-level meeting room of the Council Chambers, 57 East 1st Street, on March 2, 2023, 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 March 6, 2023, 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 question from Mayor Giles regarding Item 5-a, (Accepting the American Rescue Plan (ARP) Act of 2021 funding under the HOME Investment Partnership Program - ARP (HOME ARP) in the amount of \$5,605,694, approving the HOME ARP Allocation Plan (Plan) and submitting the Plan to the U.S. Department of Housing and Urban Development (HUD) for the use of HOME ARP funds, and authorizing the City Manager to administer eligible activities. (Citywide)), on the Regular Council meeting agenda, Housing and Community Development Director Michelle Albanese displayed a PowerPoint presentation. (See Attachment 1)

Ms. Albanese stated that the ARP HOME Allocation Plan funds come from the 2021 American Rescue Act. She advised the plan identifies the needs in the community and the categories to place City dollars. She reported the City will receive \$5.6 million from HUD specific to one-time funding, adding these funds are distinct from the regular HOME dollars and are primarily for affordable housing. She noted the funds can be used for services and non-congregate transitional housing. She outlined the qualifying populations and eligible activities. (See Pages 2 and 3 of Attachment 1)

Ms. Albanese highlighted the community outreach efforts including stakeholder interviews, an online survey and four community meetings. She commented that feedback from all outreach sources indicated the need for permanent affordable housing and a non-congregate transitional shelter. (See Page 4 of Attachment 1)

Ms. Albanese described non-congregate shelter as non-traditional type housing or prefabricated housing, small communities, or a hotel. She declared the goal is to leverage existing HOME dollars for developing affordable housing and continue to use Community Development Block Grant (CDBG) public services to fill gaps. (See Page 5 of Attachment 1)

Ms. Albanese reported this item would come before Council on March 6, 2023, for approval of the allocation plan and would then be submitted to HUD by March 31, 2023. She pointed out the steps to follow and remarked the City has until 2030 to plan and utilize these funds. (See Page 6 of Attachment 1)

City Manager Christopher Brady pointed out the gap in transitional housing is identified in the City's Pathway to Recovery. He explained the goal is to find a solution after considering the various funding opportunities.

Responding to questions from Councilmember Spilsbury, Mr. Brady discussed the HUD due diligence process. He confirmed the City would partner with a non-profit organization to combine resources, determine a project, and create a greater impact.

Ms. Albanese added the plan does not allocate funds to any specific project or agency, rather it identifies how the City would use these dollars.

Mayor Giles thanked staff for the presentation.

Responding to a request for clarification from Councilmember Freeman on Item 4-a, (Central Mesa Reuse Pipeline - Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 (Districts 1 And 2)), on the Regular Council Meeting Agenda, City Engineer Beth Huning and Water Resources Department Director Christopher Hassert displayed a PowerPoint presentation. (See Attachment 2)

Mr. Hassert explained the City's 99-year agreement with the Gila River Indian Community (GRIC) in that the City delivers recycled water for irrigation of tribal farmland in exchange for a minor reduced exchange of high priority Colorado River rates. He noted that currently, the City provides approximately 10,000-acre feet of water each year and receives 8,000-acre feet. He reported this project will tie in the third reclamation plant to create a complete system that doubles the GRIC delivery. He anticipated as the system grows and more wastewater is generated, the City will near its goal of delivering approximately 29,400-acre feet of recycled water. (See Page 1 of Attachment 2)

Ms. Huning announced the first action of the project is the procurement of the large diameter 36-inch pipe to be installed in Districts 1 and 2. She explained there are 31 miles of underground pipe that will be tapped into to take the water from the reclamation plants south to the GRIC. She stated that existing pipelines are older and will undergo inspection, and noted the need for additional improvements are always considered when going into an arterial to avoid cutting pavement twice. She reported a series of contracts will be coming before Council, including the pipeline portion of the project, the replacement of the 16-inch water lines, and road reconstruction.

She outlined the project timeline, noting that construction is scheduled to be completed in the fall of 2025. (See Pages 2 through 4 of Attachment 2)

Responding to a question from Mr. Brady, Ms. Huning referred to a similar project where tunneling would occur on each side of an intersection and under every major arterial along the alignment to avoid restricting traffic.

Responding to a question from Councilmember Freeman, Mr. Hassert reported that for every acre foot of water the City delivers to GRIC, it receives .8 of Colorado River supplies in return.

In response to a question from Mayor Giles, Mr. Hassert stated the City's exchange rate is \$60 per acre foot, whereas the normal municipal rights are \$300 per acre foot.

Responding to comments from Councilmember Spilsbury, Ms. Huning stated a series of public meetings will be held to discuss the project and display the equipment. She noted staff would be working with a public relations firm to conduct outreach and launch the project website.

In response to an inquiry from Councilmember Freeman, Mr. Hassert explained that the total project cost has increased to approximately \$180 million due to added components.

Mayor Giles thanked staff for the presentation.

In response to a question from Councilmember Somers regarding Item 5-b, (Approving and authorizing the City Manager to enter into an Advance Construction Authorization Agreement with Maricopa Association of Governments and the Arizona Department of Transportation for the Elliot Road: East Maricopa Floodway to Ellsworth Road Arterial Improvement Project to secure the reimbursement process under the Arterial Life Cycle Program and request additional federal funding. (District 6)), on the Regular Council meeting agenda, Transportation Department Director RJ Zeder introduced Deputy Transportation Director Erik Guderian and provided an update.

Mr. Zeder reported the funding agreement with Maricopa Association of Government is setting up the reimbursement mechanism for Proposition 400 dollars to come back to the City.

Mr. Guderian advised that the long-planned project is part of the Mesa Moves Transportation Bond for 2020 and provided a brief overview of the project, indicating the project would go to construction in approximately two to three years.

In response to additional questions and concerns from Councilmember Somers related to the construction of Elliott Road, staff explained the detailed plans of the project.

Discussion ensued on pedestrian and bicycle pathways in the roadway design.

Responding to a question from Councilmember Freeman on Item 4-d, (Purchase of Five Pumper Trucks (Replacements) for the Mesa Fire and Medical Department (Citywide)), on the Regular Council meeting agenda, Assistant Fire Chief James Johnson introduced Fire Maintenance Administrator Jason Nickelson and provided an update.

Assistant Fire Chief Johnson reported that the Mesa Fire and Medical Department has begun a more competitive process to ensure the City receives the highest quality vehicle with the best price possible.

Mr. Nickelson reported that due to long build times and the end of the current contract, staff conducted research and visited multiple manufacturers to review their processes for building trucks. He noted the decision to purchase the trucks through E-ONE and confirmed there is a three-year timeline which has changed the replacement schedule dramatically.

Assistant Fire Chief Johnson stated the electric truck is currently being constructed and scheduled to arrive in Mesa in September 2023. He reported that although technology of the electric trucks has caused delays, Mesa's trucks would come with the newest upgrades at no additional cost.

In response to a question from Councilmember Somers on Item 8-a, (SUB22-01231 "Tech Center @ Ellsworth" (District 6) Within the 7200 to 7400 blocks of South Ellsworth Road (east side). Located south of Pecos Road on the east side of Ellsworth Road. (10.6± acres). NEC E&G, LLC, Developer; James A. Loftis, 3 Engineering, Surveyor.), on the Regular Council meeting agenda, City Attorney Jim Smith confirmed that the plat approval is an administrative act. He reported that State Legislators are considering changes to the State Statute, adding that staff is awaiting results to determine changes to the City Code.

\*2-a. Hear a presentation and discuss a high-level overview of Mesa's water and wastewater systems, resources, and water shortage management plan.

Mr. Hassert introduced Water Resources Advisor Brian Draper and displayed a PowerPoint presentation. (See Attachment 3)

Mr. Hassert highlighted some facts about Mesa's water resources. He reported Mesa has a service area of 170 square miles made up of 158,000 metered customer connections with approximately 141,000 residential, 10,000 commercial, and 5,000 multi-family. (See Page 2 of Attachment 3)

Mr. Hassert recalled Mesa received its 100-year assured water supply designation in 2010 and is working to renew for 2025. He pointed out that the designation is a regional type of interactive approach with Arizona Department of Water Resources (ADWR). He explained ADWR allocates water in the shared aquifer to ensure there is equitable use.

Responding to a question from Councilmember Somers, Mr. Draper explained that many wells in the County areas are considered exempt and pumping is limited to 35 gallons per minute to supply a home.

In response to an inquiry from Mr. Brady, Mr. Draper remarked the City has a water hauling station that is limited to existing farmland customers in far East Mesa.

Mr. Hassert stated Mesa's water portfolio is made up of different sources and is acquired and used in different ways. He discussed the three primary zones and noted the city zone is water from the Salt River and Verde River systems. He explained that surface water is treated at the Val Vista Water Treatment Plant, which Mesa co-owns with Phoenix and is the biggest water treatment plant in the state. He explained the origins of the Salt River Project (SRP) water is attached to the lands and there are specific designated lands called "on-project" lands, with some exceptions. He pointed out the New Conservation Space (NCS) water is an exception and can be used anywhere in the city. He reported that when Roosevelt Dam was raised there was additional storage created behind the dam and Mesa bought into that storage volume. He commented that as water levels on Lake Roosevelt rise and fall, the ADWR determines Mesa's

100-Year Assured Water Supply. He noted that NCS is a valuable backstop the City can draw upon to bridge shortages. He stated the City is intent on acquiring volume behind the Bartlett Dam which the City could draw upon and use anywhere in Mesa. (See Page 5 of Attachment 3)

Mr. Brady stated the City is working with SRP and the Bureau of Reclamation to raise the Bartlett Dam, create more storage, and deliver Skifwater into the system. He indicated the City has begun participating financially and in studies toward this long-term vision.

Responding to a question from Councilmember Freeman, Mr. Hassert discussed skiff design alternatives.

In response to an inquiry from Councilmember Somers, Mr. Hassert stated SRP side water would be similar to the proposed NCS water behind Roosevelt Dam and could be used anywhere in the city.

Mr. Hassert reported that in 2022, Mesa averaged 87 million gallons or 98,000-acre feet of water each day. He added that 37% or 37,000-acre feet of water delivered last year went to the city zone and those on project.

Mr. Hassert indicated the Colorado River water supply can be used anywhere. He explained the main components of Colorado River and remarked that water levels are always fluctuating, so the City is developing strategies to increase the amount of water in that bucket. He noted one example is the agreement with GRIC. He explained that each time the City builds an additional pipeline to direct more water to GRIC or the City generates more recycled water for GRIC, that bucket is filled further. He commented that 55% of all Mesa water consumption came from the Colorado River. (See Page 6 of Attachment 3)

Mr. Hassert continued by saying the situation is different in the Salt River and Verde River. He stated that the latest U.S. drought map shows that most of Arizona is not in a drought and only 10% is abnormally dry. He noted that Nevada, Utah, and Colorado are predominantly in a drought, yet that data frequently changes.

Responding to comments from Mayor Giles, Mr. Hassert stated that the Phoenix area imports a substantial amount of water. He explained that Arizona relies on precipitation and snowpack from Wyoming to eastern Utah and western Colorado. He commented that the Colorado River water has two treatment plants, including Signal Butte in the southern zone and Brown Road in the eastern zone. He said the plants sit nestled close to the Central Arizona Project (CAP) Canal and take water and deliver it to customers in those zones.

Mr. Hassert reported that approximately 8% of water served comes from groundwater. He explained that due to the 100-Year Assured Water Supply, ADWR permits the City to pump up to approximately 12,000 acre-feet per year and 8% of the hundred thousand delivered is around two-thirds of what could be pumped. He noted the importance of relying on surface water sources as those are renewable versus aquifer water which is harder to replenish. He reported that there are two acts that allow Arizona to prosper, including the 1980 Ground Water Management Act which limits the amount of groundwater that may be pumped, and the development of the CAP Canal. He pointed out that Mesa sits over the east Salt River Valley subbasin which is a large aquifer. (See Page 7 of Attachment 3)

Responding to a question from Vice Mayor Heredia, Mr. Hassert indicated that East Mesa has seen a higher demand in recent years. He stated that the strategy is to keep groundwater pumping

low. He explained that growth is addressed by increasing the Colorado River bucket. He remarked that there were between 61,000 and 62,000-acre feet in total. He said the organic demand in the eastern and southern zones is less than 55,000-acre feet, resulting in a buffer. He stated that surface water supplies exceed demand; however, the concern is future cuts on the Colorado River. He noted the goal is to build that Colorado River bucket to have adequate surface water supplies that require very little groundwater augmentation.

Additional discussion ensued on viable scenarios to address a potential water shortage.

Mr. Hassert commented that staff developed a monthly operational plan for 2024 in order to sustain Colorado River reductions. He said if Lake Mead drops another 100 feet and a dead pool occurs that would result in Stage 2 or 3 of the water shortage plan. He explained that Stage 1 of the water shortage plan consists of actions by the City to operate more efficiently. He explained that if deeper cuts occur, the community will need to cooperate. He discussed mandatory conservation measures and financial components like surcharges.

Mr. Hassert displayed existing and future well sites. He stated there are 35 wells and the City will likely get up to 20 to 25 new wells in the next 10-12 years. He highlighted the large amount of development and growth happening in Mesa. He pointed out that wells are necessary if a plant closes down for maintenance. He indicated there are over half a million long-term storage credits for emergency purposes. (See Page 8 of Attachment 3)

Responding to multiple questions from Councilmember Duff, Mr. Hassert discussed the strategy used in pumping wells and preserving the aquifer.

Mr. Draper stated that the Valley gets a bit of recharge from the frontal range when it rains and snows, especially Southeast Mesa. He said there has not been significant declines in the groundwater table due to the City's strategies. He explained a large portion of the recharge credits in Southeast Mesa have been banked over the years from the ongoing natural recharge.

Mr. Draper outlined the important benefits of the Central Reuse Pipeline. (See Pages 9 and 10 of Attachment 3)

Mr. Hassert added that once the pipeline is connected to the Northwest Reclamation Plant, the bucket of water would increase to 72,000-acre feet; as cuts come to the Colorado River, that puts Mesa in a much better position.

Mr. Draper discussed water banking and reported the Granite Reef Underground Storage Project (GRUSP) is one area in Mesa that has long-term storage credits that can be recovered through permitted recovery wells. (See Page 11 of Attachment 3)

Mr. Hassert stated that there are 540,000-acre feet of long-term storage credits. He explained if cuts are greater than 75%, the City would use 10,000-acre feet per year of long-term storage credits. He noted that would equal 50 years of pumping long-term storage credits if those cuts were sustained that long.

Mr. Brady pointed out the long-term storage credits are similar to a multi-generational savings account. He noted the water is there for future generations but is available now in a worst-case scenario situation.

Mr. Draper stated the main reason the City went to Stage 1 in the Water Shortage Management Plan was to ramp up messaging and encourage customers to reduce water consumption. He pointed out that there are no mandatory reductions at this time. He noted the goal of this plan was to reduce City facilities by 5% and to date has exceeded that goal. (See Page 12 of Attachment 3)

Mr. Draper outlined the demand management examples. He highlighted the four-tiered rate structure with the drought commodity charge that was effective in January. (See Page 13 of Attachment 3)

Mr. Hassert highlighted the technology used to inspect large transmission mains and look for leaks and provided an example. He said the City has been using technology for years to identify issues and continues to expand upon that program. (See Page 14 of Attachment 3)

Mr. Draper emphasized the City is focused on water quality and federal standards. He remarked the Consumer Confidence Report in 2021 won several awards. (See Page 15 of Attachment 3)

Mr. Hassert concluded by saying that conversation and outreach must continue. He emphasized the importance of relationships with other cities and states. He stressed the need for community involvement and cooperation to understand more about these challenges.

Responding to a question from Mayor Giles, Mr. Hassert stated staff is updating the Water and Wastewater Master Plans which will integrate with the General Plan.

Mr. Brady clarified Mesa's water and the backup is not the same in other communities and their dependency on Colorado may be very different.

Responding to additional questions from Councilmember Duff, Mr. Draper indicated the City of Apache Junction's Water District will be supplying the water to Superstition Vista for the first couple phases. He added there is ample CAP currently and a large amount of water is recharged at the Superstition Mountain Facilities Community District. He noted several wells going in will recharge as they pump. He indicated there would not be an immediate impact on the aquifer but noted that could change if the Colorado River supplies are cut.

Councilmember Duff emphasized the importance of weather smart drip systems and recommended looking at rebates or incentives.

Councilmember Spilsbury highlighted the mesaaz.gov water website.

Mayor Giles thanked staff for the presentation.

3. Current events summary including meetings and conferences attended.

Councilmember Spilsbury – Women's History Month

Chicago Cubs Game

Community Literacy Summit - Dobson Ranch

Library

Councilmember Duff – Citizen of The Year Recognition

Morrison Impact Showcase – Arizona State

University

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Scheduling of meetings.
City Manager Christopher Brady stated that the schedule of meetings is as follows:
Monday, March 6, 2023, 5:00 p.m. – Study Session
Monday, March 6, 2023, 5:45 p.m. – Regular Council meeting
Adjournment.
Without objection, the Study Session adjourned at 9:39 a.m.
JOHN GILES, MAYOR
ST:
MOSELEY, CITY CLERK
by certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session City Council of Mesa, Arizona, held on the 2 <sup>nd</sup> day of March 2023. I further certify that the meeting ly called and held and that a quorum was present.
HOLLY MOSELEY, CITY CLERK

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# Allocation Plan

Michelle Albanese, Housing and Community Development Director March 2, 2023

# Purpose of Plan

of qualifying populations

Identify needs

Categorize use of funds

Receive funds from HUD

# **HOME-ARP Funding**

# American Rescue Plan of 2021 (ARP)

- \$5.6m to City
- One-time funding
- Distinct from annual funding

## **Qualifying Populations**

- Homeless
- At risk of homelessness
- Fleeing violence, sexual assault, human trafficking
- Families in need of homeless prevention

## Eligible Activities

- Non-Congregate
   Shelter
- Supportive Services
- Affordable Housing
- Tenant-Based Rental Assistance (TBRA)

Plan Development Requirements

# Stakeholder Interviews

Survey

Community Meetings

Feedback & Data Analysis

Outreach



#### Proposed Activities

Non-Congregate Shelter (Transitional)

HOME-ARP

Permanent Affordable Housing

Annual HOME Funds

Supportive Services

Annual CDBG Funds

## **Next Steps**

## **Activity options** Plan due to HUD by March 31, 2023 HUD – review and approval of Plan

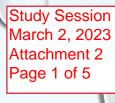
Project evaluation and selection

**Funding Recommendations** 

# Allocation Plan

# City Council Approval March 6, 2023







Council Update
March 2, 2023

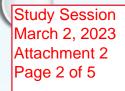
#### **Purpose**

Secure high priority Colorado River water rights by exchanging reclaimed water with the GRIC for these rights.

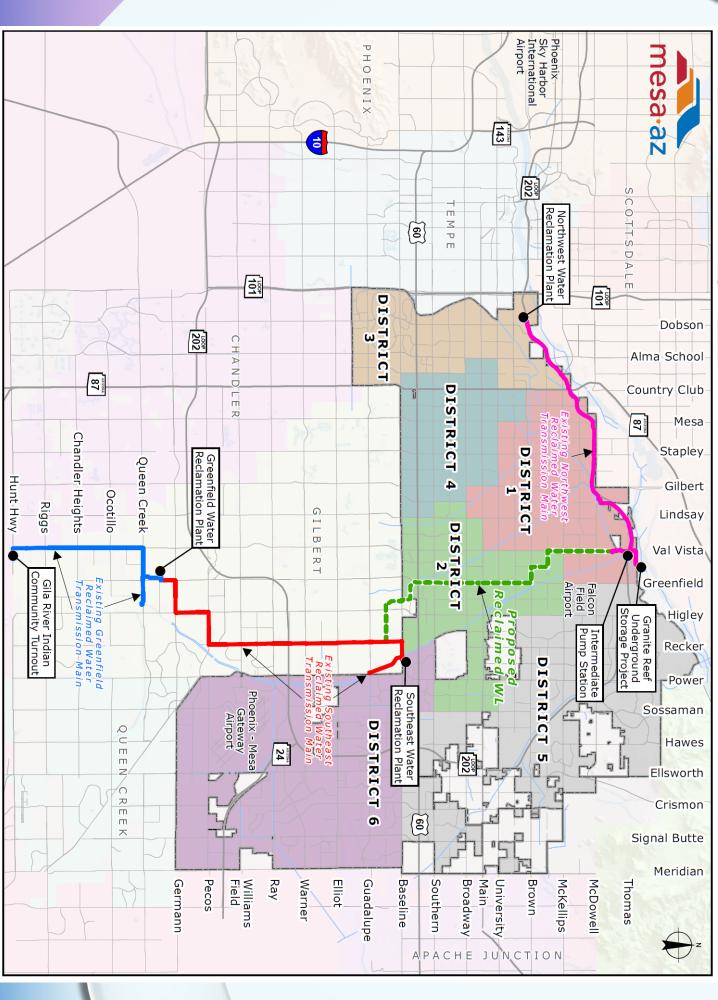
#### **Overall Project**

10.5 miles new 36inch pipe, 2 miles road construction, 4 miles of 16inch



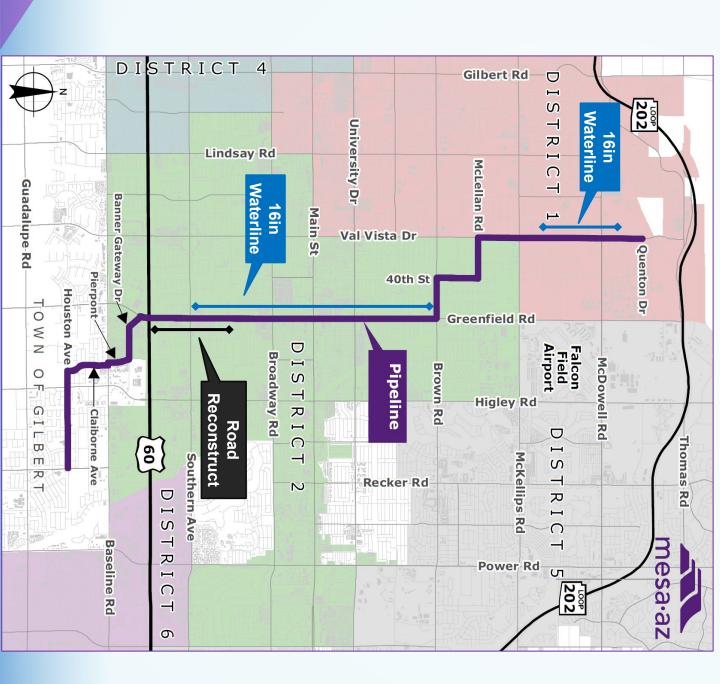








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#### **Next Steps**

- 1. March 2023 Approval of GMP 1 for procurement of 36inch CMRP pipe
- 2. April 2023 Approval of GMP 2 purchase of equipment for intermediate pump station & water reclamation plant modifications
- May 2023 Approval of GMP 3 construction of CMRP & other utilities
- August 2023 Approval of GMP 4 construction of intermediate pump station & water reclamation plant modifications
- <u>.</u> November 2023 - Approval of GMP 5 inspection / rehab of existing pipe
- Fall 2025 Construction completion

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#### Mesa Water Resources

Presented by Chris Hassert and Brian Draper

## Page 2 of 17 CK Facts

- wastewater services for over 500,000 people in a 170 square-mile service Provide safe, reliable and environmentally responsible water and
- Generate revenue through rates and fees to help pay for essential City-wide services and infrastructure
- Average Mesa household uses about 140 gallons of water per day.
- Over 2,500 miles of pipe in the water distribution system.
- Up to 186 million gallons per day is treated at the Val Vista, Brown Road and Signal Butte Water Treatment Plants using conventional treatment, filtration, fluoridation and chlorine disinfection. The Signal Butte plant also uses the latest in water treatment technology, including ozone disinfection.
- Over 1,750 miles of sanitary sewer system mains.
- Over 27 million gallons per day of wastewater is treated at the Northwest, Southeast and Greenfield Water Reclamation Plants

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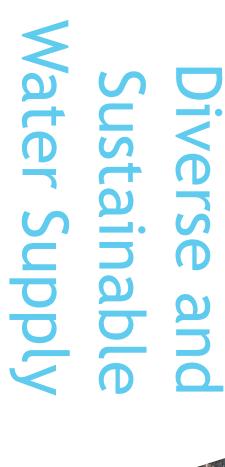
# Assured Water Supply

Mesa has a 100-Year Assured Water Supply designation from the Arizona Department of Water Resources.

and financial capability standards to maintain water supplies. availability of water along with water quality Mesa has shown continuous physical and lega

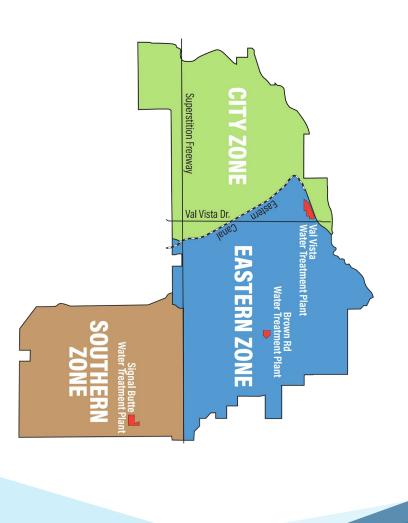
this year for renewal by 2025. Water Resources is applying for redesignation The designation is renewed every 15 years.

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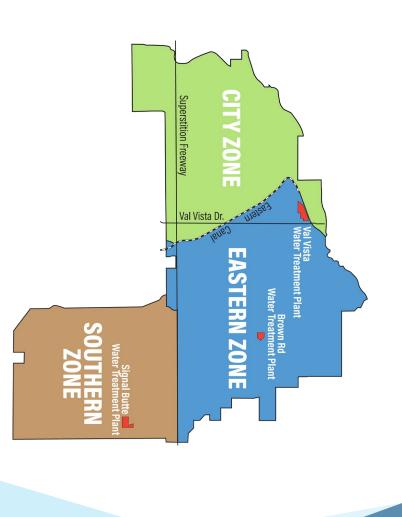


#### Salt River Project -Salt and Verde Rivers

Salt and Verde Rivers - SRP (City Zone) Salt River Project (Salt and Verde Rivers) 37% - Reserved for On Project Use

Exceptions exist such as New Conservation Space (NCS) water which can be used anywhere in the city

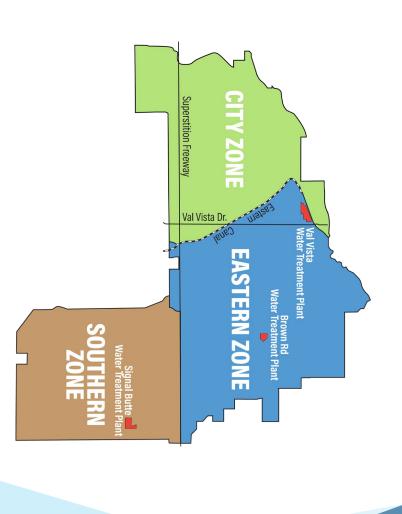
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#### Central Arizona Project - Colorado River

Colorado River - CAP (Eastern and Southern Zones) 55% - Can be used anywhere in the City. Limited by canal capacity and water availability

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## Groundwater

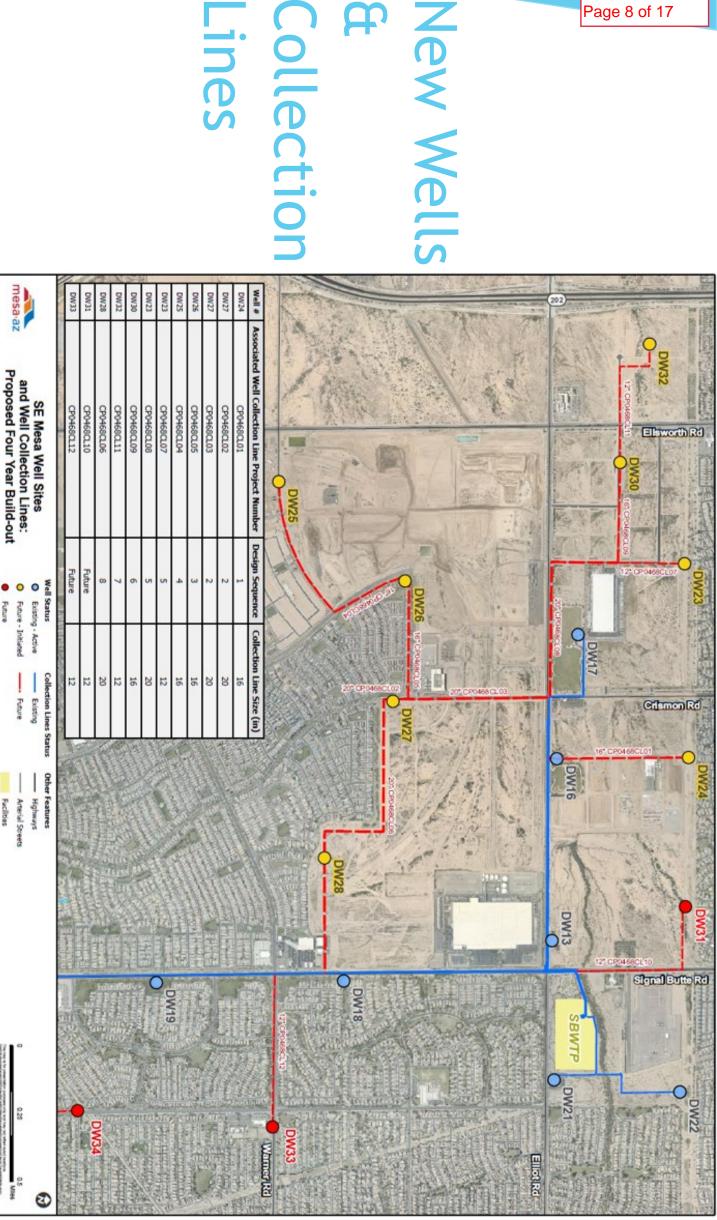
Groundwater (all zones) 8% from 35 deep aquifer wells
Restricted by 1980 Groundwater
Management Act

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# Collection

Future

Facilities



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# Beneficial Reuse

Treated wastewater (effluent) delivered from the Mesa's Reclamation Plants to the Gila River Indian Community for crop irrigation in exchange for vital Colorado River supplies.

Exchange is a ratio of one acrefoot of Mesa reclaimed water to 0.8 acre-foot of Colorado River water.

Irrigating with effluent is cheaper than river water and Mesa can use the potable water supplies - also it is a beneficial reuse of effluent.





# Beneficial Reuse

The 10.5-mile Central Mesa Reuse Pipeline will make available effluent produced at the Northwest Water Reclamation Plant.

The new pipeline will help Mesa meet the conditions of the exchange agreement by maximizing deliveries and gaining an additional 12,000 acre-feet of Colorado River water supplies.



# Water Banking - GRUSP

- Recharge (putting water back into the aquifer) increases Mesa's water supply through long-term storage credits.
- Class A+ effluent is locally recharged at the **Granite Reef Underground Storage Project.**
- On average, Mesa recharges about 8,000 acre-feet of water a year (seven million gallons a day). Water is stored underground (banked) for recovery later when needed most.

540,000+ acre-feet of water stored in the aquifer city-wide.



affect Mesa Trigger - Prolonged surface water shortage is predicted to

- No mandatory water use reductions
- Efficient water use highly encouraged for all customers
- 5% reduction at City facilities, including parks
- Complete Water Shortage Management Plan can be found online at www.mesaaz.gov/water

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## Demand Management Examples

Expanding customer outreach and conservation programs to help residents and businesses take an active part in using water efficiently.

Increasing monetary incentives for turf removal and irrigation efficiency improvements.

Utilizing a four-tiered rate structure and implementing a drought commodity charge to encourage water conservation.

Managing and balancing the needs of new growth, including policy changes to manage large water users and working with commercial/industrial customers on water sustainability plans.



# Maximizing Operational Efficiency for Sustainable Water Supply

- Mesa Water Resources builds and maintains one of the largest water pipe infrastructure systems in Arizona.
- Mesa has less water loss from main breaks and leaks than the national average due to a rigorous pipe inspection and replacement program.
- The latest technologies are used to detect leaks before they happen so repairs can be made.
- Mesa conducts water loss audits to identify, document, evaluate and address water losses using industry-recognized and best management practices of the American Water Works

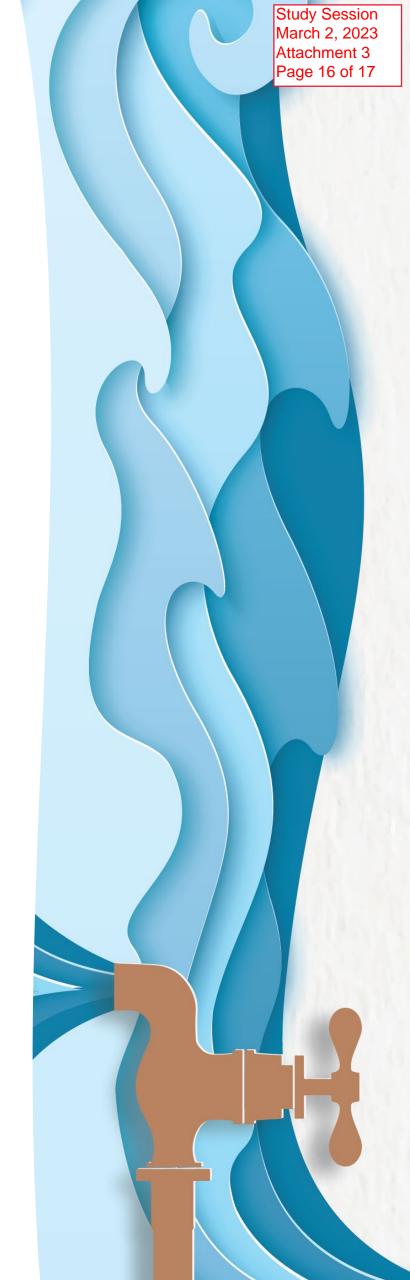
  Association's M36 methodology.



## Water Quality

- The City of Mesa vigilantly safeguards its water supplies.
- For over 100 years, the City of Mesa has committed to provide water that meets more than 100 state and federal water quality standards.
- Mesa's award-winning Water Quality Consumer Confidence Report can be found online at www.mesaaz.gov/ccr and in Spanish at www.mesaaz.gov/ccrespanol





Find fact sheets and more resources online at **mesaaz.gov/water** 

