

# COUNCIL MINUTES

March 30, 2004

The City Council of the City of Mesa met in a joint meeting with the Dobson Ranch Homeowners' Association Board of Directors at the T.C. Eggington's Brunchery, 1660 Alma School Rd., on March 30, 2004 at 7:30 a.m.

## COUNCIL PRESENT

Mayor Keno Hawker  
Rex Griswold  
Kyle Jones  
Dennis Kavanaugh  
Janie Thom  
Claudia Walters  
Mike Whalen

## MESA STAFF PRESENT

Mike Hutchinson  
Dennis Donna  
Michael Dvorak  
Jack Friedline  
Lenny Hulme  
Barbara Jones  
Saul Larsen  
Eric Norenberg  
David Plumb  
Mark Woodward

## DOBSON RANCH BOARD OF DIRECTORS PRESENT

Tom Minor, Board President  
Philip Lowry, Boardmember  
Judy Miller, Boardmember  
Sandra Murray, Board Vice President  
Amanda Sihler, Boardmember  
Guy Wolf, Board Secretary

## DOBSON RANCH BOARD OF DIRECTORS ABSENT

Kelly Boycks, Board Treasurer  
Kathy Henderson, Boardmember  
Gaby Mathes, Boardmember

## DOBSON RANCH STAFF PRESENT

Frank Mizner, Executive Director  
Lynda Bailey, CC& R Director  
Faye Bristow, Executive Assistant  
Donna Chapman, Roundup Editor  
Bob Dowle, Business Manager  
Joe Timm, Recreation Coordinator

## DOBSON RANCH BOARD CANDIDATES PRESENT

Walter Switzer

### 1. Welcome and introductions.

Dobson Board President Tom Minor welcomed everyone to the meeting and commented that the annual meetings provide a great opportunity to discuss concerns, exchange information and formulate plans for the future.

President Minor introduced Vice Mayor Kavanaugh and thanked him for his dedication to the Dobson Ranch Homeowners Association over the past twenty years in his initial service as a Boardmember followed by his contributions as a Councilmember for that district.

## 2. Update on various Dobson Ranch Area Issues.

Vice Mayor Kavanaugh commented on the unique partnership that exists between Dobson Ranch and the City of Mesa and stated that the items that will be discussed at this meeting reflect those issues that have been accomplished as a result of cooperative efforts between the City of Mesa and the Dobson Ranch Association.

Vice Mayor Kavanaugh said that the ongoing partnership between Dobson Ranch and the City of Mesa has resulted in positive progress regarding financing for the fencing at the Dobson Ranch Golf Course and various landscaping issues in and around the Dobson Ranch area.

Vice Mayor Kavanaugh provided an update regarding Arizona Department of Transportation (ADOT)'s tentative schedule for rubberized asphalt and stated that the 101 northbound freeway lanes are scheduled for the weekend of April 9<sup>th</sup> through the 12<sup>th</sup> and the southbound lanes for the weekend of the 16<sup>th</sup>. Councilmember Kavanaugh pointed out that the expected climate in April provides the optimum temperature for rubberized asphalt.

Vice Mayor Kavanaugh announced that the Target Store located near Fiesta Mall is scheduled for its grand opening on July 25<sup>th</sup>. Chairman Kavanaugh spoke regarding the design review process for this Target and commented on the aesthetic improvements in landscaping, lighting and overall design over the current Target location at Dobson Road and Broadway.

Vice Mayor Kavanaugh discussed the anticipated public art projects for two transit shelters, a bus shelter at Alma School and Southern and a transit shelter to be located along a rose garden pathway site at Mesa Community College. He also provided information regarding the retention of a consultant contracted to study the Fiesta Mall area and present recommendations to the City Council for the preservation of the mall and surrounding retail investments. He advised that some of the recommendations outlined in the report include the formation of a super regional district, redefining the Fiesta Mall Area, improving code enforcement in surrounding neighborhoods, additional infill housing opportunities, landscaping, lighting and various other aesthetic improvements. Vice Mayor Kavanaugh spoke of the importance of obtaining a linkage between the hotels, the mall, the college and the hospital and commented on the necessity for the creation of traffic calming measures and the development of pedestrian-friendly cross walkways.

## 3. Update on Dobson Patrol District.

Vice Mayor Kavanaugh introduced Police Commander Michael Dvorak, and commented that he was recently assigned to the Dobson Substation. Commander Dvorak announced that although he was assigned to the Dobson Substation just three months ago, he has been working for the Police Department for sixteen years and was previously assigned to the Dobson Ranch area in his capacity as a police officer and a Sergeant. Commander Dvorak stated that because of his previous experiences with the area he was pleased with his recent assignment and added that he was very familiar with a lot of the issues associated with Dobson Ranch.

Commander Dvorak reported that eighty-nine officers work out of the Dobson substation and stated that opinion that the police substation is very busy with calls for service. Commander Dvorak spoke regarding the project involving the expansion to the substation parking lot and a security fence system. Commander Dvorak indicated that these measures are required in order to increase security in and around the substation. He reported that crimes in general have decreased this past year in Mesa and surrounding communities, especially violent crimes. He stated that in the Dobson Ranch area there has been a significant decrease in residential and commercial burglaries. Commander Dvorak

commented that vehicle thefts continue to be a major issue for the area and stated the opinion that high-density residential properties induce this type of criminal activity.

Commander Dvorak discussed the "bait car program" and its successes with the removal of criminals off the street. He also explained that the decrease in the residential and commercial burglaries may be contributed to the collaborative efforts of the five agencies (Mesa, Chandler, Apache Junction, Tempe, Gilbert) that meet on a regular basis to exchange information on the top ten target lists of individuals involved in that type of criminal activity.

Commander Dvorak announced that the calls for service in Dobson Ranch have decreased slightly from last year but commented that oftentimes a call for service may be for an officer to check on the welfare of an individual or a report of suspicious activity, not necessarily a criminal incident.

#### 4. Update on Development Services Department Issues.

- a. Upcoming City construction projects
- b. Arterial street landscaping
- c. Maintenance of the medians on Baseline Road
- d. Street sweeping schedule

Development Services Director Jack Friedline introduced Street Maintenance Superintendent Lenny Hulme and the new Planning Director John Wesley. Mr. Friedline pointed out that a Transportation Information Sheet has been distributed for review and stated that the information may also be shared with residents. He mentioned that this information sheet outlines funding issues associated with the following: 1) City's construction projects (reconstruction of Dobson Road – funding not fully in place as yet), 2) arterial street landscaping – no projects allocated, awaits funding, 3) street maintenance – no projects identified but patching and repairs will continue to occur, 4) street sweeping – no changes, sweeping continues every 6 weeks on residential and 2 weeks on arterial and 5) transit - one bus shelter for construction on the northeast corner of Baseline Road and Alma School, a positive funding impact if proposed transportation tax election is successful.

Dobson Ranch Executive Director Frank Mizner commented on the positive working relationship with Superintendent Hulme and also reported on the joint efforts between the City and Dobson Ranch, with Dobson Ranch purchasing the landscaping materials and the City assuming responsibility for planting and maintaining the foliage.

Mayor Hawker discussed the upcoming transit ½ cent sales tax extension on the ballot in November 2004 and stated that Mesa projects such as transit, arterial street improvements, road improvements in the Williams Gateway area and extra capacity on the San Tan freeway and a freeway loop connecting into Williams Gateway will be undertaken if the tax is passed by the voters.

#### 5. Update on Dobson Golf Course.

Parks and Recreation Administrator Mark Woodward provided a visual aid (map) that outlined the fencing projects in the Dobson Golf Course. Mr. Woodward commented that the fencing project for holes, 8, 9 and 10 has presented challenges, however, it is anticipated that the completion of the project should occur in May.

Mr. Woodward pointed out that revenues for the Dobson Ranch Golf Course have decreased similar to other golf courses throughout the Valley based on the economy. Mr. Woodward stated that the golf shop construction project was completed approximately one year ago and commented on the

completion of the two million dollar irrigation project. Mr. Woodward stated the opinion that the golf course is currently in excellent condition.

In response to a question posed by City Manager Mike Hutchinson, Mr. Woodward stated that approximately 80,000 rounds of golf are expected to be played this year compared to the highest record of 103,000 in the mid 1980's. He pointed out, however, that Dobson Ranch Golf Course continues to be rated as one of the top municipality golf courses. Mr. Woodward reported on the restricted enterprise fund started in 2001 which is a fund strictly utilized for equipment and capital outlay for the course.

Mr. Woodward also discussed the drainage problems on the golf course and stated that progress has been made to resolve the sediment problems.

6. Update on the sewer smell along Baseline Road.

Utilities Department Manager David Plumb provided some background information regarding this sewer system and stated that when the Arizona Department of Transportation (ADOT) built the US 60 freeway, they installed a triple barrel siphon. Mr. Plumb commented on the issues associated with bacteria, contamination and deterioration and discussed a temporary solution involving a biofilter. Mr. Plumb stated the opinion that the system will be rebuilt in April and pointed out that a consultant will be reviewing the system and making suggestions for long term solutions.

7. Other questions.

Dobson Ranch Board President Minor stated that since there were no further questions, in closing he would like to thank everyone for their attendance, specifically Vice Mayor Kavanaugh for his past and current exceptional support and dedication. Special Assistant to the City Manager Eric Norenberg stated that on June 3<sup>rd</sup> a farewell celebration for outgoing Councilmembers will be held at the Dobson Ranch House Restaurant.

8. Adjournment.

Without objection, the Joint Meeting with the Dobson Association Board of Directors adjourned at 8:56 a.m.

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KENO HAWKER, MAYOR

ATTEST:

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BARBARA JONES, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Joint Meeting with the Dobson Ranch Homeowners' Association Board of Directors held on the 30<sup>th</sup> day of March 2004. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_ 2004

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BARBARA JONES, CITY CLERK