

COUNCIL MINUTES

April 25, 1997

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 April 25, 1997 at 7:32 a.m.

COUNCIL PRESENT

Mayor Wayne Brown
Pat Gilbert
John Giles
Dennis Kavanaugh
Wayne Pomeroy
Jim Stapley

COUNCIL ABSENT

Joan Payne

STAFF PRESENT

C.K. Luster
Wayne Balmer
Neal Beets
Fred Conway
Mike Hutchinson
Lars Jarvie
Harry Kent
Ron Krosting
Greg Marek
Jeff Martin
Mark Meyers
Keith Nath
Ellen Pence
Bryan Raines
Tom Remes
Becky Richardson

STAFF PRESENT (CONT.)

Joe Schroeder
David Spaur
Debbie Vickman
Mindy White
Others

OTHERS PRESENT

Roger Carlin
Theresa Carmichael
Lamoine Gunnell
Chris Moeser
Dan Nowicki
Tom Verploegen
Others

1. Acknowledge receipt of minutes of meetings of various boards and committees.

a. Economic Development Advisory Board meeting - March 27, 1997

It was moved by Councilmember Stapley, seconded by Councilmember Pomeroy, that the receipt of the above listed minutes be acknowledged.

Mayor Brown declared the motion carried unanimously by those present.

2. Hear from FAA representatives and discuss airspace control in the east valley area.

Community Development Manager Wayne Balmer advised that representatives from the Federal Aviation Administration (FAA) were unable to attend the meeting but have requested that a letter be forwarded to them indicating Council's position.

Airport Director Mark Meyers briefed Council relative to changes proposed by the FAA for Phoenix Class B Airspace. Mr. Meyers emphasized that FAA has stated existing operations would not change but added that the FAA's request is for approval of a procedure to contain the existing glide slope and other operations. Mr. Meyers stated that staff supports the request.

In response to questions from Councilmember Stapley and Vice Mayor Gilbert, Mr. Meyers advised that the FAA recently requested to move the surface control Class B Airspace from approximately the Price Road/Pima Freeway east to Dobson Road in order to contain the glide slope. Mr. Balmer commented that the proposed change should not create an increase in noise to the Dobson Road area.

Roger Carlin, Airspace Coordinator for McDonnell Douglas Helicopter Systems said that since the closure of Williams Air Force Base, McDonnell Douglas has utilized the airspace for training and operations. Mr. Carlin explained that the extension of Class B Airspace would lower the outboard tabs 1,000 feet allowing commercial airliners to depart and descend at lower altitudes and require smaller aircraft to fly closer to the ground. Mr. Carlin acknowledged support of moving Area A to Dobson Road, but advised that an alternate plan has been developed which would eliminate a portion of the shelf in the east valley to provide McDonnell Douglas the ability to start their climb and continue testing over the desert.

Mayor Brown expressed support relative to the needs of Williams Gateway Airport Authority and McDonnell Douglas and requested that a letter be prepared for delivery to the FAA stating Council's concurrence with the recommendations.

2.1. Consider award of contracts for McKellips Road widening from Country Club Drive to the Consolidated Canal, Project No. 95-12 and from the Consolidated Canal to Gilbert Road, Project No. 95-12.1.

Public Works Manager Harry Kent outlined requirements that must be met by the successful bidders of Phase 1 and 2 of the McKellips Road widening project. Mr. Kent said that C. S. & W Contractors, Inc. (low bidder for Phase 1) notified staff that they would be unable to meet the requirements and requested that they be removed from consideration. Mr. Kent asked that Council approve the awarding of both contracts to Hunter Contracting Co., the second low bidder of Phase 1, and the low bidder of Phase 2 (project numbers 95-12 and 95-12.1).

It was moved by Vice Mayor Gilbert, seconded by Councilmember Stapley, that staff's recommendation to award contracts to Hunter Contracting Co. for the widening of McKellips Road from Country Club Drive to the Consolidated Canal, Project No. 95-12, (Phase 1) and from the Consolidated Canal to Gilbert Road, Project No. 95-12.1, (Phase 2), be approved.

Mayor Brown declared the motion carried unanimously by those present.

3. Discuss and consider proposed Main Street median cuts and alley improvements in the Town Center area.

Vice Mayor Gilbert indicated that he had a potential conflict of interest in connection with the matter now under discussion which he wanted recorded in the minutes of the meeting, and because of such conflict of interest, he would refrain from voting upon or otherwise participating in any manner in connection with same.

Councilmember Pomeroy indicated that he had a potential conflict of interest in connection with the matter now under discussion which he wanted recorded in the minutes of the meeting, and because of such conflict of interest, he would refrain from voting upon or otherwise participating in any manner in connection with same.

Redevelopment Director Greg Marek informed Council that the Redevelopment Office was recently approached by Noel Candland, President of Comida Corporation, regarding a proposal that the City provide assistance with his plans to locate a family Italian restaurant at 25 and 29 West Main Street. Mr. Marek explained that Mr. Candland requested that the City install a left turn lane on Main Street to provide access to the north/south alley which leads from Main Street south to the rear public parking lot (Drew Lot), and widen the alley to accommodate two lanes for ingress and egress traffic.

Mr. Marek stated that staff does not recommend approving Mr. Candland's request relative to the proposed left turn lane median cuts. Mr. Marek stated the opinion that the median cuts would not enhance pedestrian traffic and noted that the Downtown Development Corporation recommends the median cuts and a one-way access into the alley. Mr. Marek added that Main Street business owners located between Macdonald and Robson Streets have requested median cuts to provide access to parking lots.

Transportation Director Ron Krosting informed Council that the requested median cuts violate the City's guidelines and would create a traffic safety hazard. Mr. Krosting advised that the proposal for a two-way alley by Mr. Candland is not recommended due to poor visibility and safety hazards that arise from pedestrians and vehicular traffic.

In response to questions from Councilmember Giles, Mr. Krosting explained that a median opening would not assist in reducing the speed of the vehicles but noted that vehicular speed could be reduced through an increased amount of vehicle and pedestrian traffic. Mr. Krosting stated that in his opinion left turn arrows are not warranted.

Theresa Carmichael, President of the Mesa Town Center, spoke in support of the median cuts and a two-way alley. Ms. Carmichael informed Council that a survey was conducted among the downtown business owners resulting in support (6 to 1) for the proposed median cuts and a two-way alley.

Tom Verploegen, Executive Director of the Mesa Town Center, noted the economic importance of the median cuts in creating a viable downtown for both pedestrians and vehicles.

Mr. Verploegen emphasized that currently there are 21 median cuts into businesses between Stapley Drive and Alma School Road on Main Street.

In response to a question from Mayor Brown, Mr. Verploegen explained that the Mesa Town Center recommends that a "right turn only" sign be permitted upon exiting the alley. Mr. Verploegen stated that Mr. Candland requested that the alley be two-way to provide an exit which would allow individuals to utilize Main Street when leaving the downtown area creating a positive final impression of downtown Mesa.

Discussion ensued relative to the long-term effects of the median cuts and relocation of the existing walkways.

Councilmember Kavanaugh stated opposition to the requested median cuts due to safety issues.

Mayor Brown expressed concerns relative to the cost of the project and safety issues.

Councilmember Stapley stated opposition to the proposed median cuts noting Council's responsibility to provide a safe environment for the citizens of Mesa, the danger of vehicles turning onto a sidewalk, and setting a precedence.

It was moved by Councilmember Stapley, seconded by Councilmember Kavanaugh that the proposed median cuts on Main Street and the alley improvements, be denied.

Councilmember Giles expressed support for the proposed median cuts and alley improvements.

Mayor Brown stated that as a result of declared conflicts by Vice Mayor Gilbert and Councilmember Pomeroy, Councilmember Payne's absence, and Councilmember Giles' opposition to the motion, a majority vote by the Council can not be obtained at this time. Mayor Brown advised that this agenda item will be rescheduled for further Council consideration at a future meeting.

4. Consider accepting a proposal to redevelop Site 16.

Redevelopment Director Greg Marek provided an overview relative to the retention and expansion of four businesses located between Robson Street, Second Avenue, Macdonald Street, and First Avenue (Cox Communications, Hogue Printing, Scott Blueprint, and Spencer's TV & Appliances). Mr. Marek indicated that the property owners have submitted a proposal outlining their needs and added that staff is requesting approval of the proposal and the issuance of a Redevelopment Agreement.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Stapley, that staff's recommendation to accept a proposal to redevelop Site 16, be approved.

Mayor Brown declared the motion carried unanimously by those present.

5. Review and discuss priorities for proposed projects in the Downtown area.

Mr. Balmer advised Council that the Redevelopment staff, the Downtown Development Corporation members, and the Mesa Town Center Corporation Business Development Committee have compiled a list of proposed Town Center projects to assist Council in the upcoming budget review process.

City Attorney Neal Beets noted proposed projects that may create a conflict of interest for Councilmembers.

Mr. Marek said that 20 projects totaling \$15.4 million have been proposed for the Town Center and explained that only \$3.4 million has been allotted for redevelopment projects during the 1997/1998 fiscal year.

Vice Mayor Gilbert asked staff to provide Council with a report on the proposed projects, their relation to the Connection Report, and proposed objectives.

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

Mayor Brown advised that there were no reports on meetings and/or conferences attended.

7. Scheduling of meetings and general information.

City Manager Charles Luster advised that the meeting schedule is as follows:

Thursday, May 1, 1997, 4:00 p.m. - Policy Session

Friday, May 2, 1997, 7:30 a.m. - Study Session

Monday, May 5, 1997, 7:00 a.m. - Budget Review

Tuesday, May 6, 1997, 7:00 a.m. - Budget Review

Wednesday, May 7, 1997, 7:00 a.m. - Budget Review

Vice Mayor Gilbert suggested that the Transportation Committee, scheduled for Friday, May 2, 1997 to discuss proposed medians on Gilbert Road, be canceled.

Mayor Brown concurred with Vice Mayor Gilbert's suggestion that the Transportation Committee meeting be canceled and explained that the Council has discussed concerns relative to the placement of medians on Gilbert Road and does not anticipate Council reversing their decision at this time.

8. Prescheduled public opinion appearances (maximum of three speakers for five minutes per speaker).

Mayor Brown advised that there were no prescheduled public opinion appearances.

9. Items from citizens present (maximum of three speakers for five minutes per speaker).

Lamoine Gunnell, Owner, Big O Tires, 1950 North Gilbert Road, spoke regarding the concerns of the business owners on Gilbert Road relative to the installation of a median.

Mayor Brown thanked Mr. Gunnell for his comments and noted that the Council is sensitive to the needs of business owners and the community. Mayor Brown invited Mr. Gunnell to return to a future Council Meeting if the Gilbert Road business owners determine that the median is negatively impacting their businesses.

10. Adjournment.

It was moved by Councilmember Stapley, seconded by Councilmember Pomeroy, that the Study Session adjourn at 9:12 a.m.

Carried unanimously.

WAYNE BROWN, MAYOR

ATTEST:

BARBARA JONES, 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 25th day of April 1997. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of May 1997

BARBARA JONES, CITY CLERK