

COUNCIL MINUTES

July 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 July 25, 1997 at 7:30 a.m.

COUNCIL PRESENT

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

COUNCIL ABSENT

None

STAFF PRESENT

C.K. Luster
Tom Albright
Wayne Balmer
Neal Beets
Dan Brewer
Tanya Collins
Fred Conway
Dennis Compton
Harold Decker
John Geier
John Gendron
Sharon Joyce
Tom Hedges
Steve Hook
Mike Hutchinson
Barbara Jones
Harry Kent
Wayne Korinek
Karen Kurtz
Tom Mattingly
Paul Medlock
Dave Nichols
Ellen Pence

STAFF PRESENT (CONT.)

David Ramirez
Tom Remes
Becky Richardson
David Spaur
Doug Tessororf
Debbie Vickman
Mindy White
Paul Wilson
Jim Wright
Tom Wright
Debbie Yukolis
Christine Zielonka
Others

OTHERS PRESENT

Bernie Deutsch
Stephen Mittenthal
Susan Shattuck
Chris Moeser
Jason Morris
Dan Nowicki
Others

(Items on the agenda were discussed out of order but for purposes of clarity, will remain as listed on the agenda).

Councilmember Giles arrived at the meeting at 7:32 a.m.

Councilmember Payne arrived at the meeting at 7:47 a.m.

1. Hear and consider the final report of the Continuous Quality Improvement Technical Services team concerning successfully competing in attracting new and retaining existing high-tech industrial and complex commercial developments.

Building Inspection Superintendent Tom Mattingly introduced members of the Continuous Quality Improvement Technical Services team.

Economic Development Director David Spaur provided a brief overview of the Continuous Quality Team and noted that City management requested that the team be formed to evaluate Mesa's performance and competitiveness in customer service. Mr. Spaur informed Council that of the 146 companies assisted during the past five years by the Greater Phoenix Economic Council (GPEC) none of the companies chose to locate in Mesa. Mr. Spaur said that the Continuous Quality Team interviewed industry representatives, reviewed competing cities' programs, evaluated the current permitting process, and developed recommendations for management. Mr. Spaur shared the team's vision to provide quality services to the entire development community.

Fire Division Chief, David Nichols provided an overview of the team's assessment of the current status and recommended improvement to the City's existing permit and inspection process. Mr. Nichols spoke of significant factors impacting the process, the current status within the Building Inspections Division workload to staff ratio, expertise of staff members, and an expedited plan review service. Mr. Nichols noted three recommendations to provide an improved consistent level of quality basic service; 1) place emphasis on quality and customer service instead of volume and cost effectiveness, 2) hire additional plans examiners and a plans review coordinator, and 3) hire additional qualified personnel to properly staff the field inspection section and provide on-call inspection service.

Development Services Engineer David Ramirez stated that the plans examiners and building inspectors currently employed by the City do not have specific areas of expertise. Mr. Ramirez noted the importance of employing registered engineers to provide a better understanding of the complexities of applying building codes and being competitive in attracting leading edge industries. Mr. Ramirez explained additional existing barriers affecting the ability of the Building Inspections Division to provide optimum quality customer service for reviewing and permitting construction projects. Mr. Ramirez stated that the team recommends the following: hire a Systems and Procedures Analyst, develop enhanced computer automated capability, increase efficiency, consistency, and predictability through shared information, and provide additional training. Mr. Ramirez noted that if recommendations are implemented a reduction in overtime would result. Mr. Ramirez explained a proposed Customized Plans Review (CPR) method and emphasized that the primary goal of the Continuous Quality Team is to implement the CPR method to expedite high-tech projects.

Environmental Coordinator Christine Zielonka emphasized the importance of increasing staff levels and stated projected hire dates for the proposed positions.

Mayor Brown commended the team for their efforts and noted the importance of departments working together. Mayor Brown suggested that a similar process be completed within each City department.

Vice Mayor Gilbert noted the report and scope of work and stated the importance of quality customer service.

In response to a question from Vice Mayor Gilbert, Mr. Mattingly explained that currently the City is unable to compete with neighboring communities to attract large corporations.

Bernie Deutsch of Deutsch and Associates informed Council that the proposed improvements to the Building Inspections Division would assist the City to be competitive with surrounding cities.

Discussion ensued relative to the program which is designed for both small and large businesses, current cost of expediting a request, type of businesses the City would like to attract, and the department's ability to cover the cost of the program.

Councilmember Kavanaugh commended the Committee for their efforts.

Mayor Brown thanked the Committee for their report and presentation.

Assistant City Manager Mike Hutchinson indicated that the funding for the program was not included in the 1997-1998 budget and requested that necessary funding for 1997-1998 be paid through contingency funds.

It was moved by Vice Mayor Gilbert, seconded by Councilmember Pomeroy that staff proceed with plans as outlined.

Councilmember Giles expressed support for the proposed project but indicated concern relative to the use of contingency funds.

Carried unanimously.

1.1. Hear a presentation from representatives of the Arizona Community Foundation.

Steve Mittenthal President and Executive Director of the Arizona Community Foundation informed Council relative to the history of the foundation and operational procedures.

Susan Shattuck Director of Affiliate Development for the Arizona Community Foundation explained affiliate systems, variety of grant services available for the community, and the City's ability to develop grants unique to the communities needs.

Mayor Brown requested that two staff members meet with Mr. Mittenthal and Ms. Shattuck and bring recommendations back for Council's review at a future Council meeting.

Vice Mayor Gilbert and Councilmember Giles indicated areas of concern and requested that staff thoroughly research this issue prior to presenting recommendations to the Council.

Mayor Brown thanked Mr. Mittenthal and Ms. Shattuck for the presentation.

2. Hear and consider a report on recommendations from the Halfway House Regulation Group.

Human Services Coordinator Karen Kurtz provided a brief overview of the Halfway House Regulation Group and stated that the purpose of the group was to determine the optimum way to regulate halfway houses in Mesa. Ms. Kurtz informed Council that the group is requesting Council approval to proceed with implementation of the proposed new halfway house regulations.

Ms. Kurtz discussed the five new halfway house regulations and noted the proposed regulations would include the following features: 1) creates a definition for two distinct types of facilities: Recovery Homes and Supervised Living Facilities; 2) creates a Recovery Home and Supervised Living Facility business license that would apply to all existing and new facilities; 3) amends the zoning code to allow recovery homes in all multiple residence districts (R2, R3, R4) and restrict supervised living facilities to only the R4 zones; 4) creates a separation of not less than 1,200 feet from another recovery home or supervised living facility; and 5) amends the zoning code to remove halfway houses from the definition of social service facility. This will have the effect of eliminating the need for a Council Use Permit and instead will require the issuance of a Special Use Permit.

Discussion ensued relative to annual renewal fees, amendment to the zoning code, removal of the Council Use Permit requirement, and citizen input relative to this issue.

Councilmember Stapley stated opposition to the removal of the Council Use Permit requirement.

Vice Mayor Gilbert indicated acceptance of the removal of the Council Use Permit. Vice Mayor Gilbert commended the group for their efforts.

Councilmember Kavanaugh commended the group and stated support of the recommendations.

Mayor Brown spoke about concerns relative to the removal of the Council Use Permit requirement. Mayor Brown expressed opposition to the recommendation and added that additional research may be necessary.

Mayor Brown complimented the group on their efforts.

Councilmember Giles concurred with Mayor Brown and added that regulation of halfway houses is an important issue. Councilmember Giles stated the opinion that the requirements should be increased.

Ms. Kurtz advised Council that overly restrictive requirements could create operators running halfway houses without proper licensing.

It was moved by Vice Mayor Gilbert, seconded by Councilmember Kavanaugh that Council adopt the recommendations as proposed.

Mayor Brown and Councilmember Giles expressed opposition to the motion due to the recommendation to remove the Council Use Permit requirement.

Councilmember Pomeroy indicated opposition to the motion and requested additional direction before proceeding.

Upon tabulation of votes, it showed:

AYES - Gilbert-Kavanaugh
NAYS - Brown-Giles-Payne-Pomeroy-Stapley
ABSENT - None

Mayor Brown declared the motion failed.

City Manager Charles Luster requested that Council allow staff additional time for research to provide recommendations for Council consideration at a future Council Meeting.

Mayor Brown stated that the proposal was a step forward and commended staff for their work.

(Vice Mayor Gilbert left the meeting at 9:07 a.m.)

3. Consider appointments to various boards and committees.

Mayor Brown recommended the following appointment to boards and committees:

MUSEUM AND CULTURAL ADVISORY BOARD

Delmar Kent Layton - term ending June 30, 2000

It was moved Councilmember Kavanaugh, seconded by Councilmember Stapley, that the Council concur with the Mayor's recommendation and the appointment be confirmed.

Mayor Brown declared the motion carried unanimously by those present.

4. Discuss a proposal to establish a code of ethics for citizen board members.

Councilmember Kavanaugh requested that Council consider developing an ad hoc committee to review materials related to an ethics code for board members and to propose and recommend a code, including steps to implement training for existing and new board members. Councilmember Kavanaugh expressed an interest in chairing or working with the proposed ad hoc committee.

Mayor Brown thanked Councilmember Kavanaugh and noted Council support and recommended that Councilmember Kavanaugh proceed with the development of an ad hoc committee and submit the names of recommended members for Council consideration.

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

Councilmember Giles spoke of City swim meets and commended the Parks, Recreation and Cultural Department and Community Services Manager Wayne Korinek for the outstanding program.

Mayor Brown concurred with Councilmember Giles.

6. Scheduling of meetings and general information.

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

Wednesday, July 30, 1997, 7:30 a.m. - Transportation Committee

Friday, August 1, 1997, 7:30 a.m. - Study Session

Monday, August 4, 1997, 5:45 p.m. - Regular Council Meeting

Mr. Luster informed Council that National Night Out will be held on Tuesday, August 5, 1997.

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

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

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

Jason Morris, 3200 North Central, representing Albertsons Food Stores, spoke regarding a recent Request for Proposals for Site 17. Mr. Morris informed Council that Albertsons has been working with Arizona Ice and requested that they be allowed the opportunity to open a store in conjunction with the proposed ice rink.

Mayor Brown thanked Mr. Morris and suggested that he coordinate his efforts with Redevelopment Director Greg Marek.

Darrell Colvin, 313 West Olive, representing Republicans of District 30 spoke in opposition to photo radar. Mr. Colvin informed Council that District 30 will request that the Arizona State Legislature institute legislation that declares photo radar and similar practices illegal and requested that the City of Mesa terminate the photo radar program.

Mayor Brown thanked the speakers for their input.

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9. Adjournment.

Without objection the Study Session adjourned at 9:21 a.m.

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

Dated this 6th day of August 1997

BARBARA JONES, CITY CLERK