



# COUNCIL MINUTES

January 27, 2003

The City Council of the City of Mesa met in a Regular Council Meeting in the Council Chambers, 57 East 1st Street, on January 27, 2003 at 5:45 p.m.

## COUNCIL PRESENT

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

## COUNCIL ABSENT

None

## STAFF PRESENT

Mike Hutchinson  
Debbie Spinner  
Barbara Jones

Invocation by Reverend Dale Strong, Celebration of Life Presbyterian Church.

Pledge of Allegiance was led by David Robb, Boy Scout Troop No. 385.

Mayor's Welcome.

Mayor Hawker welcomed everyone to the meeting. A videotaped presentation was aired that outlined meeting procedures and provided attendees with instructions relative to addressing the Council.

Presentation of Proclamation from Salt River Project representatives.

Mayor Hawker provided a brief overview of Salt River Project's presence in the Valley and significant accomplishments and growth over the years. He noted that SRP serves over 700,000 residential, business and industrial customers and provide over a million acre feet of water. He welcomed Bill Schrader, President of Salt River Project, to the meeting.

Mr. Schrader commented on the fact that February 7<sup>th</sup> of this year will mark SRP's official 100<sup>th</sup> anniversary. He requested that Kathy Lee join him at the podium as he read and presented the Mayor a Proclamation adopted by SRP's Board of Governors in recognition of the City of Mesa's support and cooperation over the years.

Mayor Hawker, speaking on behalf of the Council and City of Mesa, thanked Mr. Schrader, Ms. Lee and SRP for this honor.

1. Consider all consent agenda items.

At this time, all matters on the consent agenda were considered or were removed at the request of a member of the Council. All items identified with an asterisk (\*) were approved with one Council action.

It was moved by Vice Mayor Kavanaugh, seconded by Councilmember Walters, that the consent agenda items be approved.

Carried unanimously.

\*2. Approval of minutes of previous meetings as written.

Minutes of the January 2, 6, 9 and 23, 2003 City Council meetings were approved

3. Consider the following liquor license applications:

\*a. DANIEL J. VOLLMER, ASSOC. PASTOR

Special Event License application of Daniel J. Vollmer, Assoc. Pastor, Christ the King Catholic Church, a one day event to be held Saturday, February 8, 2003, from 7:00 p.m. to 11:00 p.m., at 1551 E. Dana Avenue.

\*b. MICHAEL J. BASHA, AGENT

Person transfer Liquor Store License for Food City 123, 822 S. Alma School Road. This is an existing business. This transfer is from Harold E. Gaubert, Agent, SWNG LLC. This license will transfer to the applicant.

\*c. JAVIER MURRIETA-GAMEZ, INDIVIDUAL

New Beer and Wine Store License for Murrieta's Carniceria, 1109 E. Main Street. This is an existing building. No previous liquor license at this location.

\*d. PATRICK UHEGWU, MEMBER

New Beer and Wine Store License for University Farmers Market, 812 E. University Drive. This is an existing business. The Beer and Wine Store License previously held at this location by Frank J. Saco, Individual, University Farmers Market. This license will revert back to the State.

\*e. JUDY A. HAMIK, AGENT

New Restaurant License for Alaska Bistro, 1925 S. Sossaman, Ste. 101. This is a new building currently under construction. No previous liquor licenses at this location.

\*f. DAVID N. CANDLAND JR., AGENT

New Restaurant License for Papi's Pasta & Pizza, 6447 E. Southern Avenue. This is an existing building. The license previously held at this location by William Howard, Agent, Black-eyed Pea USA, Inc. was closed November 20, 2001.

4. Consider the following contracts:

- \*a. Two-year renewal of the supply contract for pipe repair clamps for gas, sewer and water service as requested by Materials & Supply Division.

The Purchasing Division recommends exercising the two-year renewal with the original low bid by Arizona Water Works at \$29,550.91 based on estimated annual requirements.

- \*b. Glass beads for traffic marking paint for warehouse inventory as requested by the Transportation Division.

The Purchasing Division recommends authorizing purchase from the Arizona Department of Transportation (ADOT) contract with Potter Industries, Inc. at \$36,356.22 based on estimated purchases for the remaining 6-month term of the contract.

- \*c. One disaster response trailer as requested by the Fire Department.

The Purchasing Division recommends accepting the only bid by Hackney Emergency Vehicles at \$127,646.11 including applicable sales tax.

- \*d. Two-year renewal of the supply contract for T-Shirts as requested by the Parks, Recreation and Cultural Division.

The Purchasing Division recommends exercising the two-year renewal with GK Sportswear and Arizona Wholesale Embroidery and Screenprinting for annual purchases estimated at \$105,000.00.

- \*e. One replacement tilt frame rolloff refuse truck for Solid Waste

The Purchasing Division recommends accepting the low bid by Cunningham Commercial Vehicles of Chandler at \$118,349.27 including applicable taxes and extended warranties on the engine and transmission.

- f. Mesa City Plaza 1<sup>st</sup> Floor Security Station. City of Mesa Project No. 01-128.1.

This project proposes to relocate the lobby security station to a more central location near the elevators.

Recommend award to low bidder, Niche Contractors Inc., in the amount of \$65,605.00 plus an additional \$6,560.50 (10% allowance for change orders) for a total award of \$72,165.50.

In response to a request from the Mayor, City Manager Mike Hutchinson provided a brief overview of this agenda item and discussed staff's efforts over the last few years to improve security in all City buildings. He commented on the fact that the need for enhanced safety

measures was heightened after the events of 9-11 and said that a review of all buildings and steps that can be taken to improve safety took place. Mr. Hutchinson stated that as part of the review, security at the Mesa City Plaza building was reviewed and discussed staff's recommendation that the entrance to the lobby be changed and the security desk be moved to the middle of the lobby in order to provide more in-depth security and enhance safety.

Additional discussion ensued relative to the fact that the proposed lobby/security desk enhancements will not result in an increase in personnel and the fact that an ongoing review of City buildings will occur in order to strengthen overall security.

Councilmember Jones emphasized that the proposed measure is not meant to separate City staff or the Council from the public, but rather just to enhance overall security and safety.

It was moved by Councilmember Jones, seconded by Councilmember Walters, that the recommendation of staff be approved.

Carried unanimously.

5. Introduction of the following ordinances and setting February 3, 2003 as the date of public hearing on these ordinances:

- \*a. **Z02-37** The northwest corner of Broadway and 63<sup>rd</sup> Street (1 ac.). Rezone from OS to OS P.A.D. This case involves a Planned Area Development (P.A.D.) overlay district to facilitate individual ownership of an existing building. Robert Scharber, owner; Paul Devers, applicant.
- \*b. **Z02-38** The 100, 200 and 300 blocks of North Fraser Drive West, North Fraser Drive and North Fraser Drive East (42.22 ac.). Rezone from R-2, R-3 and R1-9 to R-2 HP, R-3 HP, and R1-9 HP. This case involves an Historic District (H.P.) overlay of the Fraser Fields subdivision. Various, owner; City of Mesa, applicant.
- \*c. **Z02-39** The 7500 block of East Broadway, south side (2.14 ac.). Rezone from OS to C-1 and Site Plan Modification. This case involves the development of office buildings. Louis Greco, owner; Vince Di Bella; Saemisch Di Bella Architects, applicant.
- \*d. **Z02-40** The northwest corner of Stapley Drive and Inverness Avenue (1.63 ac.). Site Plan Modification. This case involves the development of a Chick-fil-a restaurant. Equilon Enterprises, L.L.C., owner; Susan Stewart, L.E.A.D.S., applicant.

6. Consider the following resolutions:

- \*a. Granting a Power Distribution Easement to Salt River Project at 10550 East Baseline Road – Resolution No. 7947.

This easement covers electric facilities needed to provide power for Fire Station 217.

- \*b. Granting an easement to Salt River Project at the intersection of Val Vista Drive and McLellan Road – Resolution No. 7948.  
  
This easement covers SRP facilities relocated at the City's request.
- \*c. Granting a Power Distribution Easement to Salt River Project for Desert Wells Pump Station at 6102 East McDowell Road – Resolution No. 7949.  
  
This easement covers facilities needed to provide power to the Desert Wells Pump Station.
- \*d. Extinguishing a 3-foot wide Public Utilities Easement on Lot 27 of Teri Estates at 1012 South Stapley Drive – Resolution No. 7950.  
  
This easement is no longer required and conflicts with the approved plat.
- \*e. Deleted.
- \*f. Authorizing the City Manager to execute a Development Agreement for City Share Reimbursement between Southern Point Casitas LLC, an Arizona Limited Liability Company, and the City of Mesa, for the reimbursement of regional offsite improvements that are being required by Mesa in conjunction with the proposed development of Southern Point Casitas located on the southeast corner of South Lindsay Road and East Southern Avenue – Resolution No. 7951.
- \*g. Authorizing the City Manager to execute a Development Agreement for City Share Reimbursement between the QuickTrip Corporation, an Oklahoma Corporation, and the City of Mesa, for the reimbursement of regional offsite improvements that are being required by Mesa in conjunction with the proposed development of a QuickTrip located at 339 North Power Road – Resolution No. 7952.
- \*h. Authorizing support for the application of A.R.M. of Save the Family to the Maricopa HOME Consortium for funding under the HOME Investment Partnerships Program – Resolution No. 7953.
- \*i. Authorizing the City Manager to execute an agreement between the City of Mesa/Mesa Police Department and the Maricopa County Sheriff's Office for the salary reimbursement of one officer assigned to the Meth Task Force – Resolution No. 7954.
- \*j. Approving and authorizing the City Manager to execute the Intergovernmental Agreement between the Arizona Department of Water Resources and the City of Mesa regarding the East Valley Water Forum – Resolution No. 7955.
- \*k. Approving and authorizing the city Manager to execute a Development Agreement for City Share Reimbursement for the development of Longbow Business Park– Resolution No. 7956.

- \*i. Approving the Memorandum of Understanding between Arizona Bronze Fine Arts Foundry and Gallery (Arizona Bronze) and the City of Mesa, regarding the property located at 260 S. Center Street – Resolution No. 7957.

7. Consider the following ordinances:

- \*a. Amending Section 8-4-10 of the Mesa City Code pertaining to sewer charges set by separate ordinance as recommended by the Utility Committee – Ordinance No. 4038.
- b. Pertaining to development impact fees for storm water drainage facilities; amending Title 5, Chapter 17 of the Mesa City Code relating to development impact fees; and providing penalties for the violation thereof – Ordinance No. 4039.

NEIL BARNA, 1800 East Laurel Street, Chairman of the Mesa Chamber of Commerce, stated that at the Chamber Board meeting last week, the City's Economic Development Director, Dick Mulligan, conducted a presentation on the City's Economic Development Strategic Plan. He said that this was followed by a presentation by Jeff Welker, Deputy Building Safety Director, regarding the updated staff recommendations on impact fee increases.

MR. BARNA said that the last time he appeared before the Council to speak in opposition to the proposed impact fee schedule, he made the point that the burden of those fees was more onerous on business development and job creation than on residential construction and sales. He said that the Chamber of Commerce recommends that the impact fees and other fee increases that might be considered by the Council be consistent with the City's General Plan and the objectives of the economic development strategies as presented by Mr. Mulligan. He added that both emphasize business development in order to achieve the City's stated goals of creating nearly 3.5 jobs for every new housing unit. He added that the members of the Chamber don't believe the proposed impact fees support that test and called for a continuing study of impact fees that would include a review of business classifications and exemption options for business owners.

MR. BARNA added that it is also his understanding that geographic districts with different fee structures is also being considered. He said that the Chamber could conceptually support that approach if it advances the job to population ratio addressed in both the City's General Plan and the Economic Development Strategy. He stated the opinion that the elimination of the General Government Fee from the Ordinance is a major step in resolving the issues expressed by the Mesa Chamber Board. He added, however, that if the Council is serious about the objective of reshaping Mesa's image from a bedroom community to a boardroom community, this revision is only one step in the process. He thanked the Council for allowing him the opportunity to address them on important issues such as this which impact the business environment.

DIAN GILMORE, representing the Southeast Valley Regional Association of Realtors, said that she would like to speak on this item as well as 7d (Pertaining to development impact fees for parks) since they are related. Ms. Gilmore said that her organization disagrees with the City's stand on this matter based on principal and the reason is that during 2000 an election took place and issues on the ballot relating to bonds for storm drains and parks were voted down by the citizens of Mesa. She said the Association questions why these two items have come back as "impact fees" when they were rejected by the voters in 2000. She added that the Association

also agrees with the Mesa Chamber of Commerce's comments relative to the fact that the fees will negatively impact the establishment of new businesses within the City of Mesa.

ALEX FINTER, 508 North 49<sup>th</sup> Way, a resident in District 2, also spoke in opposition to the proposed impact fees. He commented on current economic difficulties and said that he has many friends who are business owners and they have been negatively impacted by the economy and are already struggling to hold on to their businesses. He stated the opinion that the timing is not appropriate for any fee increases for businesses and commented on the importance of allowing "affordable housing" to remain "affordable" and expressed the opinion that additional fees may result in hardships, particularly for first time homebuyers. He requested that the Council take a closer look at reducing costs and programs in the City while still maintaining a strong Police and Fire Department presence and services. Mr. Finter thanked the Council for their efforts.

KIRK ADAMS, 1050 North Robin Lane, Mesa, Chairman of the Legislative District Republican Committee, noted that District 19 contains over 215 Precinct Committeemen and added that each Precinct Committeeman is elected by the voters in their respective precincts. He also announced that the District 19 Republican Committee was once again named the best legislative district in the State. He informed the members of the Council that he is at the meeting this evening to read a Resolution that was approved on January 7<sup>th</sup> by the Executive Board of District 19 and subsequently by the body of District 19 on January 16<sup>th</sup>. He read the following text of the Resolution into the record of the meeting as follows:

"WHEREAS new and increased impact fees are a de facto tax on the citizens of Mesa; and WHEREAS many families and small businesses continue to struggle in the sluggish economy and new and increased impact fees will make recovery even more difficult; and WHEREAS the City of Mesa has not met its obligation to the taxpayers by eliminating and reducing wasteful spending; We, the Precinct Committeemen and women of District 19 Republican Committee, do respectfully register our opposition to the impact fee proposal."

Mayor Hawker thanked Mr. Adams and the other speakers for their comments and called upon the Council for discussion and/or a motion on this agenda item.

Councilmember Griswold said that he believes that new growth should pay for itself but added that he believes that that the storm fees unfairly impact new jobs and businesses and has a much less significant impact on homes. He also clarified that the monies generated by impact fees can only be used for the purpose for which they were raised and cannot be used to balance the budget or anything else. He added that this is not a "new tax" but is a way to build future infrastructure to ensure a good, successful city.

Councilmember Walters spoke in support of the fees and noted that the desire not to bond for storm water infrastructure does not mean that the necessity no longer exists to address the issue of storm water. She added that the issue then becomes who is going to pay for that. She also emphasized that the real question isn't whether or not it's going to cost us money, the question is is everyone going to pay for it or just the people who are already here. She stated that for this reason she will cast her vote in support of adopting the ordinance.

Mayor Hawker discussed the difference between bonds and impact fees and said that the proposal is not an impact on existing businesses in Mesa, it is allocating a cost to the new dwelling unit whether it be business or residential and it's impact on the overall City of Mesa. He stated the opinion that the fees are appropriate and indicated his support for adopting the ordinance.

Vice Mayor Kavanaugh concurred with the Mayor's comments and said that he too will support the motion. He added the opinion that the fees represent a fair way to allocate costs to new businesses and new homeowners that come into the community. He added that impact fees are a fair way to help the new and future residents of the community to assist in the payment of needed infrastructure. He commented that this action is a responsible way to help future residents and future businesses pay for necessary infrastructure.

Councilmember Whalen said that although he does not disagree with any of the comments that have been made regarding this issue, he does disagree with the timing. He added the opinion that the fees would be more readily accepted once the economy improves and that imposing these fees at this time sends a message that the City is not being creative enough to look at our solutions to solve our problems. He said that he believes that if the Council brought this issue back in another year when the economy is better, there would be more community support.

Councilmember Thom stated that she would not vote in support of adopting this ordinance and expressed the opinion that a strong need does not exist for storm water retention efforts. She added the opinion that the fees will negatively impact citizens and the overall economy in Mesa.

Councilmember Jones said that a need for impact fees exists and it's to support new development as growth occurs, allowing that growth to pay its own way. He said that although he agrees with this concept, he is going to oppose the issue at this time based simply on the fact that he does not feel that timing is right to pursue this.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Walters, that Ordinance No. 4039 be adopted.

Upon tabulation of votes, it showed:

AYES - Kavanaugh, Walters, Hawker  
NAYS - Griswold, Jones, Thom, Whalen  
ABSENT - None

Mayor Hawker declared the motion failed by majority vote.

- \*c. Deleted
- d. Pertaining to development impact fees for parks; amending Title 5, Chapter 17 of the Mesa City Code relating to development impact fees; and providing penalties for the violation thereof - Ordinance No. 4039.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Walters, that Ordinance No. 4039, be adopted.

Mayor Hawker, Vice Mayor Kavanaugh and Councilmembers Griswold, Jones, Walters, and Whalen spoke in support of adopting Ordinance No. 4039.

Councilmember Thom commented that this is not a new development impact fee for parks, it is an increase. She added the opinion that when the voters approved the Quality of Life half-cent sales tax, one of the items on the list was that some of the monies would be used to build parks and maintain them. She said that she will not support the motion because she feels that the City's parks are funded by current sources and she does not see a need for an increase.

Discussion ensued among the members of the Council relative to justification in support of approving this item.

Upon tabulation of votes, it showed:

AYES -	Hawker, Griswold, Jones, Kavanaugh, Walters, Whalen
NAYS -	Thom
ABSENT -	None

Mayor Hawker declared the motion carried by majority vote and Ordinance No. 4039 adopted.

8. Consider the following recommendations from the General Development Committee:

- \*a. Moved to Item #6I.
- b. Approving possible amendments to the zoning ordinance pertaining to special events, landscaping, and screening, and signage.

Councilmember Whalen said that he wanted to bring this forward tonight for introduction so that the citizens will be made aware of what the Council is trying to do to increase business in Mesa. He discussed meetings that were held with various car dealership representatives and the City was told by the business owners that it is very difficult for them to be competitive with other cities because of some of the limitations on design, signage, setbacks and special events that they need to promote their businesses. He said that as a result of those meetings, City staff went to work and developed recommendations for changes that were presented and approved by the General Development Committee. He said that he would strongly move for approval to proceed with this issue, to draft ordinances reflecting the recommendations of staff to address the concerns expressed by those businesses in the City of Mesa.

Mayor Hawker noted that Art Pinchinotti from Sun Pontiac and Mark McNeill have submitted cards in support of the proposed changes but do not wish to speak at this time.

Discussion ensued among the members of the Council relative to the fact that the members of the General Development Committee were unanimous in their support of the proposed changes, the importance of allowing the businesses to be competitive and hopefully generate more tax revenue, sales tax monies generated by those businesses, and the anticipated positive impacts on businesses as a result of the changes.

It was moved by Councilmember Whalen, seconded by Councilmember Walters, that the recommendation of staff be approved.

Carried unanimously.

9. Consider the following recommendations from the Parks and Recreation Board:

- \*a. Approving entering into an agreement with J. P. Zachs dba Ranch House Restaurant at Dobson Ranch Golf Course with two one-year options, to commence on February 1, 2003 and terminate on December 31, 2007.
- \*b. Approving entering into an agreement with Atlasta Catering Service for a term of three years, with the possibility of two additional one-year extensions at the City's sole option, to commence February 1, 2003 and terminate December 31, 2005. **CONTINUED TO THE FEBRUARY 3, 2003 CITY COUNCIL REGULAR MEETING.**

10. Consider the following recommendation from the Police Committee:

- a. Approving a limited Neighborhood Nuisance Abatement Process and to evaluate each situation on a case-by-case basis.

Councilmember Griswold, who serves as Chairman of the Police Committee, provided a brief overview of this item and said that it represents another tool that will help the City's Police Department to reduce crime in our neighborhoods. He spoke in support of approving this agenda item.

Discussion ensued among the members of the Council relative to the fact that this will allow the Police Department to go through a series of processes that puts owners on notice about a series of criminal activities that is occurring; the fact that it gives the Police Department a chance to move through a series of screening devices that allows them to bring that tool to bear upon that owner if the property is not cleaned up in the sense that the criminal activity has moved out, various processes and stages relative to this issue, including the abatement process itself, the fact that the Police Committee voted in favor of implementing the limited plan; the fact that Councilmember Thom voted nay because she had some concerns that needed to be addressed and discussed, and the fact that the process represents an important tool for protection in neighborhoods.

In response to a question from Councilmember Thom, Police Chief Dennis Donna advised that there are only a handful of properties that the Department would like to address at this time through the process. He estimated that costs to the City would be in the range of \$30,000 to \$100,000 and added that he is not aware of any grants that are available for this purpose at this time.

Discussion ensued relative to the fact that no new personnel will be needed to implement the program, the fact that no money currently exists to fund this program and that the program may be approved without the necessary funding to implement it so that at least the process is in place should it be needed in the future.

It was moved by Councilmember Walters, seconded by Councilmember Griswold, that the recommendation of the Police Committee be approved.

Carried unanimously.

11. Items from citizens present.

There were no items from citizens present.

12. Adjournment.

Without objection, the Regular Council Meeting adjourned at 7:18 p.m.

\_\_\_\_\_  
KENO HAWKER, MAYOR

ATTEST:

\_\_\_\_\_  
BARBARA JONES, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting of the City Council of Mesa, Arizona, held on the 27<sup>th</sup> day of January 2003. I further certify that the meeting was duly called and held and that a quorum was present.

\_\_\_\_\_  
BARBARA JONES, CITY CLERK

lgc

**Scope of Work (DRAFT)**  
**Maricopa Association of Governments**  
*Planning Analysis Assistance For*  
*Southeast Mesa, Eastern Maricopa County*  
*and Northern Pinal County Planning Issues*

**ISSUE ONE**

Mesa recently adopted the Mesa 2025 General Plan, including a transportation plan. that shows a network of future arterial streets and a "Gateway Parkway" to serve Southeast Mesa. We are also aware that southeast of Mesa in Northern Pinal County there are a large number of subdivisions have been planned and approved (collectively known as the Johnson Ranch) - upon completion, this area could greatly affect future land development in both southeast Mesa and surrounding communities. In the area of transportation in southeast Mesa, a large number of additional vehicle trips may need to be anticipated and accommodated as Pinal County residents drive from their homes to Maricopa County jobs and shopping centers.

**QUESTION ONE**

Will the transportation system currently shown in the Mesa 2025 General Plan be adequate to meet the needs of Mesa's residents as well as the "through traffic" that significant new Pinal County development may generate by the year 2025 - or should Mesa anticipate additional transportation demands that may lead to enhanced arterial streets, additional parkways or freeways and additional public transit (bus, BRT, rail, etc) facilities to serve the area?

**REQUEST ONE**

The City of Mesa requests that MAG analyze this issue using the population growth data it has recently developed for northern Pinal County, its new REMI software, and small area socioeconomic models and transportation models to evaluate whether Mesa's currently proposed transportation system for southeast Mesa will be adequate or if changes, and what type of changes, will be needed to accommodate the anticipated additional growth?

## ISSUE TWO

During the development of the Mesa 2025 General Plan, a recurring issue was the amount of land set aside in southeast Mesa surrounding Williams Gateway Airport for future employment use. The area designated in the plan for employment use is a combination of:

- Acreage to provide adequate space for employment-oriented uses for Mesa and the southeast valley, offering a major employment center that would capitalize on the airport location and two potential freeways
- Areas that would be subject to heavy future aircraft overflight

Some still believe the amount of land shown on our plan is excessive and part of the area could be converted for residential use. Others believe that, in order for Mesa to reach a long-term jobs-to-housing balance, all the land designated for employment use on the General Plan will be needed.

## QUESTION TWO

How will the anticipated housing and population growth in northern Pinal County affect employment-oriented development in Mesa - and the amount of land that may be needed in southeast Mesa for these uses - to serve the employment and retail needs of the expected population in eastern Maricopa and northern Pinal counties in 2025?

Closely-related questions are: What can Mesa expect its "market share" of the metro-Phoenix employment market to be; and what is the likely mix of "employment-oriented" land uses likely to be in this area as both the metropolitan area and the southeast Valley continue to mature and develop.

## REQUEST TWO

The City of Mesa requests that MAG research this issue using the population growth data developed for northern Pinal County with its new REMI software plus other information to evaluate whether Mesa's current land use plan for southeast Mesa will provide adequate space for the anticipated employment opportunities and adequately protect Williams Gateway Airport - or will changes be needed to either increase the employment use area designated in the Mesa 2025 General Plan to meet the increased employment and retail needs expected growth in northern Pinal County, or to reduce the employment area if data shows that it may not be needed.

## **KEY POINTS**

- It is anticipated that the City of Mesa will be expected to contribute staff time and share local data files with MAG as part of this project - but it is not anticipated that Mesa will be expected to provide additional financial support.
- A mutually-agreeable time line will be developed between the City and MAG to complete this project and present the findings to the City Council by July 25, 2003, to allow the study results to be incorporated into the anticipated General Plan amendment process that will begin in August 2003.

## **STUDY TEAM MEMBERS**

### **City of Mesa**

Wayne Balmer, Williams Gateway Office, Chair  
Wahid Alam, Planning  
Jim Huling, City Manager's Office  
Jeff Martin, Development Services  
Richard Mulligan, Economic Development  
Keith Nath, Engineering  
Julie Rice, Mayor's Office  
Kevin Wallace, Transportation

### **MAG**

Eric Anderson  
Jack Tomasik