

# COUNCIL MINUTES

March 29, 1996

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 29, 1996 at 7:30 A.M.

## COUNCIL PRESENT

Mayor Willie Wong  
Jerry Boyd  
Pat Gilbert  
T. Farrell Jensen  
Dale Johnson  
Jim Stapley

## COUNCIL ABSENT

Joan Payne

## STAFF PRESENT

Wayne Balmer  
Neal Beets  
Linda Crocker  
Mike Hutchinson  
Rich Lorig  
Jeff Martin  
Frank Mizner  
Ruth Ann Norris  
John Oliver  
Ellen Pence  
Bryan Raines  
Kevin Snow  
Harold Stewart  
Doug Tessendorf  
Mindy White  
Ralph Wisz  
Larry Woolf  
Others

## OTHERS PRESENT

Fred Williams  
Others

Mayor Wong excused Councilmember Payne from the meeting.

### 1. Hear an update on the Spring Training Facilities.

Assistant City Manager Mike Hutchinson provided the Council with a brief update on the status of the Spring Training Facilities. Mr. Hutchinson advised that the City of Mesa has been negotiating with Maricopa County relative to a 2/3 County funding partnership for the project. Mr. Hutchinson added that Assistant Finance Director Larry Woolf and Fred Williams, of Gus Rosenfeld, the City's outside financial consultant, have been working on the finalization of an Intergovernmental Agreement, which was previously approved in concept by both the Council and Maricopa County. Mr. Hutchinson noted that the agreement will be signed by the City of Mesa and the Chairman of the Board of the Maricopa County Board of Supervisors.

Discussion ensued relative to the Chicago Cubs lease agreement which will be in effect over the next twenty years, use periods, and concessionaire breakdowns.

Mr. Hutchinson recommended that the lease agreement be placed on the agenda of the April 1, 1996 Regular Council Meeting for consideration by the Council.

Discussion ensued relative to scheduling, the fact that the project will be developed in two separate phases, the bidding process and the fact that bids received amounted to \$1.8 million below previously estimated project costs, Fitch Park, and February 1997 estimated stadium completion.

In response to a question from Councilmember Gilbert, Public Works Manager Harry Kent advised that the construction contract completion date is January 31, 1997. Mr. Kent added that the contract is based upon working from 6 a.m. to 10 p.m. six days a week. Mr. Kent noted that the receipt of required steel will be a major factor in meeting scheduled deadlines.

Discussion ensued relative to the bid prequalification process, the competent reputation of the low bidder, project costs, contract extensions, and liability issues.

Mayor Wong expressed appreciation to staff for their efforts and presentation.

2. Further discussion and consideration of funding for the CDBG program, the HOME program and the Emergency Shelter program.

Community Development Manager Wayne Balmer advised that a resolution adopting the proposed Community Development Block Grant Program (CDBG) has been placed on the agenda of the Monday, April 1, 1996 Regular Council Meeting. Mr. Balmer advised that staff is required to forward Council funding recommendations to HUD and added that HUD approval is anticipated to be received by July 1, 1996.

Discussion ensued relative to a project at Jefferson Elementary School for the joint use of a gymnasium and neighborhood center, proposed CDBG projects,

MEGACORP Director Harold Stewart referred to maps and overheads displayed in the chambers and discussed economic development focal points, land availability, international trade, and the importance of available infrastructure to support job growth.

In response to a question from Councilmember Boyd, Mr. Ellars advised that comments received from prospects and companies which have actually relocated to Mesa have been extremely positive. Councilmember Boyd recommended that the comments be utilized as testimonials in an effort to attract other businesses and enhance Mesa's standing as a 'business friendly' community.

Councilmember Gilbert suggested that 'exit interviews' also be conducted among companies which choose not to relocate in Mesa in order to gain valuable information and improve the City's image.

Mayor Wong thanked Mr. Stewart for his presentation.

3. Hear a report on meetings and/or conferences attended.

Mayor Wong advised that there were no reports on meetings and/or conferences attended to report on at this time.

4. Scheduling of meetings and general information.

Assistant City Manager Mike Hutchinson advised that the meeting schedule is as follows:

Thursday, March 28, 1996, 7:30 A.M. - Utility Committee Meeting

Friday, March 29, 1996, 7:30 A.M. - Council Study Session

5. Prescheduled public opinion appearances. (Maximum of three speakers for five minutes per speaker.)

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

6. Items from citizens present. (Maximum of three speakers for five minutes per speaker.)

Mayor Wong advised that there were no items from citizens present.

7. Tour of Northeast Mesa.

At 8:35 a.m. the Council adjourned the Study Session to participate in a tour of Northeast Mesa. The tour adjourned at 10:30 a.m.

Carried unanimously.

WILLIE WONG, 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 29th day of March, 1996. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 30<sup>th</sup> day of May 1996

BARBARA JONES, CITY CLERK