

# COUNCIL MINUTES

March 16, 1998

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 16, 1998 at 5:00 p.m.

## COUNCIL PRESENT

Mayor Wayne Brown  
Pat Gilbert  
John Giles  
Dennis Kavanaugh  
Joan Payne  
Wayne Pomeroy  
Claudia Walters

## COUNCIL ABSENT

None

## STAFF PRESENT

C.K. Luster  
Pauline Backer  
Wayne Balmer  
Neal Beets  
Denise Bleyle  
Dennis Compton  
John Gendron  
Steve Hancock  
Mike Hutchinson  
Lars Jarvie  
Barbara Jones  
Harry Kent  
Peter Knudson  
Wayne Korinek  
Ron Krosting  
Larry Lines  
Rich Lorig  
Tom Mattingly  
Keith Nath  
Terri Palmberg  
Ellen Pence  
Bryan Raines  
Andrea Rasizer

## STAFF PRESENT (CONT.)

Tom Remes  
Ross Renner  
Becky Richardson  
Kathleen Savagian  
Sharon Seekins  
Jenny Sheppard  
John Smoyer  
Doug Tessendorf  
Debbie Vickman  
Mindy White  
Debbie Yukolis  
Others

## OTHERS PRESENT

Keno Hawker  
Bill Jaffa  
Jason Norris  
Vern Payne  
Ralph Pew  
Pat Pomeroy  
Robbie Sherwood  
Others

### 1. Review items on the agenda for the March 16, 1998 Regular Council Meeting.

All of the items on the agenda were reviewed by Council and staff with no formal action taken. There was specific discussion relative to the following agenda items:

#### 5. Consider the following contracts.

- \*d. SCADA (Supervisory Control and Data Acquisition) system software for use at the Northwest Water Reclamation Plant as requested by Utility Operations.

The Purchasing Division recommends accepting the bid by Summit Electric Supply at \$10,880.00 plus 6.80% sales tax of \$739.84 for a total of \$11,619.84.

Vice Mayor Gilbert requested that staff provide an overview of anticipated future hardware and software needs.

- \*k. Aerial mapping of the City.

This project involves acquiring current aerial photographs of the entire City of Mesa.

Recommend award to low bidder, Kenney Aerial Mapping, Inc., in the amount of \$60,632.08.

In response to a question from Vice Mayor Gilbert, Community Development Manager Wayne Balmer explained that the current aerial maps are from 1970 through 1991.

- \*l. Southern Avenue drainage improvements from Hawes Road to Sossaman Road.

This project involves the construction of a box culvert to replace an existing, deteriorated concrete lined channel.

Recommend all bids be rejected and the project be rebid.

Mayor Brown stated that this item would be removed from the consent agenda to provide Council the ability to choose from two alternatives.

- 8. Consider the following ordinances.
  - b. Code Amendment: Pertaining to the zoning ordinance and the building regulations of the Mesa City Code, amending Title 11, Chapter 13, Section 2 regarding swimming pool enclosures; and adopting a new Chapter 7 of Title 4.

Councilmember Giles requested that staff provide an overview of the proposed amendment at the Regular Council Meeting.

- 10. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding ordinances.
  - b. **297-99** 2704 East McKellips Road. Rezone from R1-9 to C-2 (1± acre). This case involves development of an Auto Zone. Auto Zone, owner; Curtis Howell, Architect, applicant.

In response to concerns expressed by Councilmember Giles, Mr. Balmer advised Council that the City is not able to request a written guarantee from applicants that the proposed project(s) will be developed.

Discussion ensued regarding whether a stipulation could be placed on Zoning Cases Z97-99 and Z98-7 restricting Zoning Case Z97-99 from being developed if it is determined that Zoning Case Z98-7 will not be developed. City Attorney Neal Beets advised that the City can not control when and if a zoning case will be developed and expressed the opinion that a stipulation requiring the developer to construct the facility would not be acceptable.

- e. **Z98-2** The 5400 block of East McLellan Road (north side). Rezone from R-4-DMP to R-2-PAD-DMP (10± acres). This case involves the development of a 112-unit condominium subdivision. Mirage Homes, owner; Beus, Gilbert, Deavitt, applicant. **A 3/4 VOTE IS REQUIRED TO APPROVE THIS REQUEST.**

Mr. Balmer informed Council that staff has received a letter from Spencer Krueger, Vice Chairman of Citizens Against Rezoning Alta Mesa, indicating that the majority of the Alta Mesa residents support the zoning request. Mr. Balmer noted that the residents to the south of the project remain in opposition.

In response to a question from Councilmember Giles, Mr. Balmer explained that a signature may only be withdrawn from a legal protest through the submission of a letter requesting that the name be removed. Mr. Balmer advised that currently the City has not received any letters requesting that a signature be removed from the legal protest.

- h. **Z98-12** The northwest corner of Elliot Road and Meridian Road. Rezone from AG to R1-7, R1-6, and R1-6-PAD as part of a DMP (160± acres). This case involves the development of a single-residence development master plan. LKY Development, owner; Coe and Van Loo, applicant.

In response to questions from Councilmember Giles, Mr. Balmer advised that the applicant for Zoning Case Z98-12 will not be the developer of the project. Mr. Balmer stated that the applicant has submitted a revised site plan and noted that a memo dated March 12, 1998 indicates that six of the proposed revisions will be included under stipulation No. 1. Mr. Balmer expressed the opinion that the inclusion of the six proposed revisions under stipulation No. 1 would address concerns of Planning and Zoning Boardmembers and noted that the actual preliminary plat would be addressed upon the submission of the plat by the developer.

Councilmember Giles expressed the opinion that the zoning case should be referred back to the Planning and Zoning Board and indicated opposition to the approval of the case.

2. Discuss and consider adoption of the 1997-2000 Mesa Bike Plan.

Parks and Recreation Administrator Terri Palmberg presented a slide illustration of existing bike routes and bike lanes located within the City of Mesa and neighboring communities. Ms. Palmberg stated that currently the City of Mesa has 62.4 miles of bike routes and 10.2 miles of streets with bike lanes. Ms. Palmberg explained that the proposed 1997-2000 Mesa Bike Plan would increase bike routes by 23.8 miles and bike lanes by 23.6 miles. Ms. Palmberg added that the plan would initiate the development of bike paths along canal banks on the Western Canal from Dobson Road to Alma School Road and the Cross-Cut/Consolidated Canal from Center Street to 8th Street.

In response to a question from Vice Mayor Gilbert, Assistant City Manager Mike Hutchinson expressed the opinion that a future bike route may be developed along 8th Street that would provide a direct route into Arizona State University.

Vice Mayor Gilbert suggested that staff work with the City of Chandler to include bike facilities along the Cities' borders and that staff research flood control facilities that could support amenities for bikes and pedestrians. Vice Mayor Gilbert commended staff for their efforts in developing the 1997-2000 Mesa Bike Plan.

In response to a question from Councilmember Giles, Mr. Hutchinson explained that Salt River Project (SRP) has expressed concern regarding the cost to develop the canal banks and indicated that they are unwilling to accept any liability associated with the development of bike paths on canal banks and will require full indemnification. Ms. Palmberg informed the Council that staff has identified various sources that may be utilized to assist in funding the proposed bike paths.

Councilmember Giles recommended that staff consider extending the bike paths to include Princess Park.

Councilmember Pomeroy expressed support for the installation of bike paths along canal banks and suggested that staff consider extending the bike paths to Country Club Drive and utilizing HoHoKam Park for bike events.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Giles, that the 1997-2000 Mesa Bike Plan be adopted.

Vice Mayor Gilbert suggested that the presentation on the 1997-2000 Mesa Bike Plan be added to a future Regular Council Meeting agenda.

Carried unanimously.

3. Discuss and consider extending the term of the current lease agreement for the property at 234 South Extension.

Community Development Manager Wayne Balmer briefly explained that the City currently leases property at 234 South Extension to the Kellwood Company. Mr. Balmer noted that the Kellwood Company sublet the property to American Advertising Distributors, Inc., who vacated the property in 1990. Mr. Balmer stated that the Kellwood Company has continued to maintain the monthly lease payments of \$1,000. Mr. Balmer advised Council that T&L Company has recently negotiated a purchase price for the leasehold interest from the Kellwood Company. Mr. Balmer briefly outlined the proposed lease agreement and requested Council's support for the proposal, review of the legal documents, and approval of the resolution extending the term of the current lease agreement.

Mayor Brown commended Mr. Balmer for the excellent job in negotiating the proposed amendment to the lease.

It was moved by Councilmember Giles, seconded by Councilmember Walters, that the term of the current lease agreement for the property at 234 South Extension be extended.

Carried unanimously.

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

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

5. Scheduling of meetings and general information.

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

Friday, March 20, 1998, 7:30 a.m. - Special Session

Friday, March 20, 1998, 7:35 a.m. - Study Session

Friday, March 27, 1998, 7:30 a.m. - Tour of Industrial Sites

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

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

7. Adjournment.

Without objection, the Study Session adjourned at 5:40 p.m.

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WAYNE BROWN, 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 Study Session of the City Council of Mesa, Arizona, held on 16th day of March 1998. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_ 1998

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BARBARA JONES, CITY CLERK