

COUNCIL MINUTES

January 6, 1997

The City Council of the City of Mesa met in a Regular Council Meeting in the Council Chambers, 57 East 1st Street, on January 6, 1997 at 5:45 p.m.

COUNCIL PRESENT

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

COUNCIL ABSENT

None

POLICE OFFICER
PRESENT

Robert Daily
Sheri Johnson

OFFICERS PRESENT

C.K. Luster
Neal Beets
Barbara Jones

The Invocation was given by Pastor Ed Petersen, First Evangelical Lutheran Church.

The Pledge of Allegiance was led by Matt Ouzts, Troop 590.

Presentation of 1996 Annual Report and State of the City remarks by Mayor Brown.

"When I was sworn into office seven months ago, I had little clue what I was getting into.....wow! Did I learn fast!! With all the excitement we've had around here, I can't believe it has only been 7 months. From the very beginning I pledged it was going to be fun; I can honestly say most of it has been. One of the most enjoyable experiences I have is when I am invited into your neighborhoods and see the good things that are happening with you who are going forward with a positive approach.

One thing I learned early on --- City Hall can do nothing without the support of you the citizens. I've seen first hand what good can happen in a run down neighborhood ----- if you will get involved. Thanks to all of you who have been doing that. It feels really good to me as your Mayor to see you getting involved and to witness the progress made.

We have a great City Council, and I'm very proud to work with them. Together we have been through some challenging issues ... some were very difficult, some were highly emotional. As a result, we have emerged as a team, respectful of each other's opinions, mindful of our duties to represent the public as best we can.

Regardless of the challenges thrown their way, they were willing to lead with their chins by asking what you thought about your City services. We asked staff to conduct a survey to see what you the citizens thought about how City Hall was doing.

Here's what we learned:

You thought our fire fighters and paramedics were doing a great job.

You also thought our police officers were doing a pretty darn good job too.

You like our libraries.

But when it comes to a balanced transportation system--- well, I'll say more about that in a minute when I talk about what we need to concentrate on in our new year.

Tonight, I'm pleased to report on how our community is doing and what we accomplished last year. During the short time I've been allowed -- since I only allow everyone else three minutes -- I'd like to present the City's Annual Report.

For 1996, the theme incorporates the City's new motto: Great people, quality service. The report focuses on how the Council and employees live up to this new motto.

My thanks to the hard-working City management team, skillfully guided by our City Manager "CK" and his chief assistant, Mike Hutchinson.

My sincere appreciation to **all** the City employees, who work hard to provide the best service possible.

My personal thanks to the employees on the seventh floor -- I'm sure it was quite a shock for them when I started camping out there every day. They keep track of my daily schedule and handle more phone calls and letters than you can imagine.

And, most especially, I want to recognize the citizens and businesses who call Mesa "home," for you are the ones whom we serve. I also want to acknowledge our winter visitors, who are an important part of our community.

Our City is truly a community with terrific citizens and employees who strive for excellence. Whether it's providing electric service to 15,000 customers, or helping a homeowner with a remodeling project, or attracting a new business -- Mesa employees go the extra mile to make our City a great place to live and work.

Let me give you just a brief review of some of the items in our report.

This booklet offers wonderful examples of how quality services are provided by our employees to residents, businesses and visitors.

You'll read about the efforts to improve our quality-of-life: extended hours at our libraries; extended bus routes; setting up a neighborhood office to jointly revitalize your neighborhoods; additional public safety personnel along with new technology; the construction of our new baseball stadium and training facilities; and helping Mesa businesses stay in Mesa and to grow along with our City. **These were all done without increasing your utility rates or increasing taxes.**

You'll read about Jerry Gastelum, who took the time to dig through the garbage in his truck to help a Mesa woman find her house keys.

You'll read about the efforts of Officer Tina Nesbitt, who helped a Mesa couple when their car was broken down. And you'll read about Patrick Lindbergh, who took the time to unlock a gate so a Mesa visitor could take some pictures of Red Mountain Park.

You'll read about how we prepared for and helped nearly 10,000 new residents who moved into our city, bringing the population at year's end to 350,000.

You'll read about the progress we made in transportation issues, acceleration of freeway funding, and air quality concerns.

You'll read about a new energy in our Town Center and our progress in moving along the idea of an arts and entertainment facility.

You'll read about how we used community policing and state-of-the-art technology to help make our city one of the safest places in which to live and work.

You'll read about our innovative Center Against Family Violence, which provides a one-stop, calming environment for victims of crime. The Center was the idea of two police detectives who saw how traumatic it was for victims of domestic violence and sexual abuse to be interviewed over and over again. Their idea became a reality, and the Center is giving Mesa national attention for its uniqueness.

We've tackled some difficult and controversial issues as well, such as the smoking ordinance, the pool fence ordinance and the photo safety program.

These are just a few of many examples of how we have worked each day to make Mesa a great community. I encourage you to read about our progress we made by getting a copy of the City's 1996 Annual Report. Call our Public Information Office at 644-3770 during office hours, and we'll send you a copy. Again, that number is 644-3770.

As we look forward to 1997, there are some exciting projects on the drawing board as well as some desperately needed transportation systems and infrastructure. Moving forward on a balanced transportation system is one of our main objectives.

There are many opinions on what our transportation needs are. Some would say "if we only could complete our freeways, our needs would be met." Some would say that an upgraded transit or bus system would cure most of our problems. Some would say that what we really need is light rail. I am convinced that we should look into all three of these options. We are acting and will continue to act on all three of these possibilities.

The quality of our air, or should I say "the lack of quality in our air" compels us to look to alternative sources of transportation in addition to our freeways. The poor quality of our air can be improved by each of us being involved. Car pooling, riding bicycles and walking are too often ignored by us as ways to improve the quality of the air we breathe daily.

We have some great beautification projects coming in 1997 and 1998. Trees and flowers will be planted along Gilbert and McKellips Roads as they are improved. We also will beautify one of our major gateways to the City: Country Club Drive from the Red Mountain Freeway, all the way to the south of Town Center.

The cultural side of our City needs to continue to grow. Having our libraries open longer, making progress with the arts and entertainment facility, expanding the Mesa Southwest Museum, providing new facilities for the Galeria and the Mesa Arts Center; and preserving historical sites are but a few of the cultural projects that will go forward in 1997.

Improving neighborhoods is a focus and goal of our entire country, and Mesa Arizona is one of the leaders in this effort. More and more of you are getting involved, and with our new Neighborhood Office, we have additional staff to assist you.

In 1997, economic development will be concentrated on some of our existing assets, such as Falcon Field and Williams Gateway. Without a property tax, we must work on attracting new business as well. We've hired some outstanding professional staff to accomplish this need.

Relationships between citizens and businesses are important. We need both. We need to work together. Businesses need to be mindful and appreciative of the residents near them. In turn, residents need to be mindful of the economic value of businesses and jobs in our community. There needs to be a balance.

Before I close, I want to remind the audience, both here and at home, that we, the City Council and staff, are here to serve you, Mesa citizens. We are here to listen to your concerns; to work with you and your neighbors to help improve your neighborhood; and to seek out and receive your participation in the process of government.

I'm proud of our accomplishments, our ability to work as a team, and our pursuit to make Mesa even better. It's what great people, quality service is all about."

1. Approval of minutes of previous meetings as written.

It was moved by Councilmember Giles, seconded by Councilmember Pomeroy, that the minutes of December 16, 19, and 20, 1996 be approved.

Carried unanimously.

2. 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 in these minutes with an asterisk (*) were approved with one Council action.

It was moved by Councilmember Stapley, seconded by Councilmember Pomeroy, that the consent agenda items be approved.

Carried unanimously.

3. Consider the following liquor license applications.

a. Deleted.

*b. JOMARIE LEONE GURNOW, TRUSTEE

Special Event License application of Jomarie Leone Gurnow, Trustee, for Leukemia Society of America, Inc., a one-day charitable event to be held Tuesday, February 11, 1997, from 11:00 a.m. to 5:00 p.m., at 7555 E. Eagle Crest Drive, Las Sendas Golf Club.

*c. WILLIAM G. MEEKS, JR., COMMITTEE MEMBER

Special Event License application of William G. Meeks Jr., Committee Member, for Mickey Hatcher Celebrity Golf Classic, a one-day charitable event to be held Monday, February 10, 1997, from 8:00 a.m. to 4:00 p.m., at 1460 N. Alta Mesa Drive, Alta Mesa Country Club.

*d. BETH LADLEY, COMMUNICATIONS DIRECTOR

Special Event License application of Beth Ladley, Communications Director, for Prehab of Arizona, Inc., a one-day charitable event to be held Saturday, February 22, 1997, from 6:00 p.m. to 12:00 Midnight, at 1011 W. Holmes Avenue, Mesa Hilton.

*e. WEIMING LI, AGENT

Person and Location transfer Beer and Wine Bar License for Best Hong Kong Dining, 1116 S. Dobson Road, Suites 123-125. This transfer is from Gene Shields, Agent, Genie G's, 7349 W. Indian School Rd., Phoenix to Weiming Li, Agent, Best Hong Kong Dining, 1116 S. Dobson Road, Suites 123-125, Mesa.

*f. DOUG W. THOMPSON, ETAL

New Restaurant License for Carrabba's Italian Grill, 1740 S. Clearview Drive. This is a new business, no previous liquor licenses at this location.

4. Consider the following contracts.

*a. 13 modular employee workstations as requested by the City Court.

Council is requested to authorize purchase from the State of Arizona contract with Goodman's Inc. for a total of \$42,275.92 including materials, design services, delivery, installation. and applicable sales tax.

*b. Annual supply contract for tire recapping of truck tires in warehouse inventory. This contract covers sixteen different sizes and types of truck tires.

The Purchasing Division recommends accepting the lowest overall bid meeting specification by Roberts Tire for annual purchases estimated at \$92,160.00 plus 7.45% sales tax of \$6,865.92 for a total of \$99,025.92.

- *c. Conventional pole top transformers for warehouse inventory to be used for various projects by Electric Utility.

The Purchasing Division recommends authorizing an additional purchase option with the lowest bid meeting specification from our previous RFB #96023. Items 1 and 4 were originally awarded to Border States Electric, and the proposed purchase is for **\$35,860.00** plus 7.05% sales tax of \$2,528.13 for a total of \$38,388.13.

- *d. 27 Electric golf cars for the Riverview Golf Course as requested by the Golf Course.

The Purchasing Division recommends accepting the low bid meeting specifications by Desert Golf Cars at \$71,307.00 plus 5.75% sales tax of \$4,100.15 for a total of \$75,407.15.

- *e. Annual supply contract for sign posts and anchor assemblies for warehouse inventory to be used by the Transportation Division.

The Purchasing Division recommends accepting the low bid meeting specification by Unistrut Arizona (base bid) at \$32,481.18 plus 7.05% sales tax of \$2,289.92 for a total of \$34,771.10 based on estimated requirements.

- *f. Modular workstations for employees on the 8th floor of the Mesa City Plaza building as requested by the Public Works Department.

Council is requested to authorize purchase from the State of Arizona contract with Goodman's Inc. for a total of \$44,706.42 including materials, design services, delivery, installation and applicable sales tax.

- *g. Coated steel gas pipe for various construction projects as requested by the Utility Construction Division.

The Purchasing Division recommends accepting the low bid by McJunkin Corporation at \$295,770.00. Gas pipe 4" and larger is exempt from sales tax.

- *h. 19 one-ton trucks for various City departments. 16 of these trucks are replacements; 3 are additions to the fleet.

The Purchasing Division recommends authorizing purchase from the State of Arizona contract with Lou Grubb Ford for \$377,642.53 including applicable sales tax and an extended warranty on each vehicle.

- i. Deleted.

j. Falcon Field T-Hangars.

This project will construct six (6) new general aviation, pre-engineered, T-hangar buildings at Mesa's Falcon Field Airport.

Recommend award to low bidder, Superior Steel Buildings, Inc., in the amount of \$1,139,649.00.

Airport Director Mark Meyers presented information relative to the expansion of Falcon Field Airport which is currently experiencing rapid growth.

Discussion ensued relative to the fact that there is currently a 600-name waiting list of individuals interested in basing their aircraft at Falcon Field; Federal Government funding and City costs; Falcon Field's ranking of fifth out of 17,000 in the nation and positive impacts of the airport on the City of Mesa.

Vice Mayor Gilbert expressed appreciation to Mr. Meyers and his staff regarding the excellent efforts they have expended.

Luulu Brandofino, 61 South Macdonald, spoke in opposition to the project and expressed concern relative to the close proximity of the airport to residential neighborhoods.

It was moved by Councilmember Pomeroy, seconded by Councilmember Stapley, that staff's recommendation to award a contract to Superior Steel Building, Inc., in the amount of \$1,139,649.00 to construct new T-hangars at Mesa's Falcon Field Airport, be approved.

Carried unanimously.

*k. Baseline Road Water and Gas Main Extensions (Power Road to Sossaman Road).

This project will install a 24" water line on East Baseline Road between South Power Road and South Sossaman Road. The project also includes the installation of a 6" high pressure gas line on Baseline Road between Superstition Springs Boulevard and South Sossaman Road. The new water and gas lines will improve service and accommodate new development in the area.

Recommend award to low bidder, Downey Construction, in the amount of \$612,855.82.

*l. Mesa Cemetery Road Improvements.

As a part of an overall Cemetery upgrade program, this project will improve interior roads at the Mesa Cemetery at 1212 North Center Street.

Recommend award to low bidder, Gunsight Construction Corporation, in the amount of \$79,834.00.

5. Introduction of the following ordinances and setting January 21, 1997, as the date for the public hearing on these ordinances.

(Note: City Council introduction of ordinances does not necessarily reflect City Council approval of these ordinances. Introduction of ordinances sets in motion the public posting and advertising process for ordinances so that the City Council can hear from concerned citizens at the public hearing.)

- *a. **CZ96-4TC** A portion of the 100 Block of North Pomeroy Street (Parcels 138-63-53, and 54). Rezone from TCR-2-PAD (restricted multiple residential with a Planned Area Development for a 14-unit townhouse project) to TCB-1 (limited commercial/general multiple residential zoning).
- b. **Z96-64** The southwest corner of Brown Road and Greenfield Road. Rezone from AG to R1-15 (17± acres). This case involves a proposed 26-lot single-residence subdivision.

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.

It was moved by Councilmember Giles, seconded by Councilmember Stapley, that Option B to develop 23 lots at the southwest corner of Brown Road and Greenfield Road be approved.

Upon tabulation of votes, it showed:

AYES - Brown-Gilbert-Giles-Payne-Stapley
NAYS - Kavanaugh
ABSTAIN - Pomeroy

Mayor Brown declared the motion carried by majority vote.

- *c. **Z96-97** 1452 South Ellsworth Road. Modification of an approved R-2-PAD (125± acres). This case involves a modification to the permitted setbacks of "Valle Del Oro."
- *d. **Z96-107** The 11000 thru 11400 blocks of East Baseline Road (south side, south of frontage). Rezone from R1-6-DMP to R-2-PAD-DMP (23± acres). This case involves the development of a 196-unit condominium subdivision.
- *e. **Z96-108** The 400 block of West Baseline Road (south side). Rezone from M-1 to M-1-BIZ (2.2 acres). This case involves the development of a three story Extended Stay America hotel.
- *f. **Z96-109** The 1900 block of North Mesa Drive (west side). Rezone from R-3 to R-2-PAD (4.6 acres). This case involves the development of a 35-lot patio home project.

- *g. **Z96-110** The 3700 block of East Baseline Road (north side). Site Plan Modification (4.3 acres). This case involves the development of a mini-storage facility with manager's quarters.
- *h. **Z96-112** The northeast corner of North Power Road and East McKellips Drive. Rezone from R1-35 to C-2 and Site Plan Review (1± acre). This case involves the development of a Circle K with gas pumps.
- *i. Prohibiting parking from 7:00 a.m. to 4:00 p.m. on school days on the south side of Pueblo Avenue from Longmore to a point 280 feet east of Sycamore; from 8:00 a.m. to 4:00 p.m. on school days on Grandview Circle from Lindsay Road to a point 210 feet east of Lindsay Road; from 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays, on Second Street from Mesa drive to Lesueur, and on the west side of Lesueur from Second Street to a point 112 feet south of Second Street; prohibiting parking on the north side of Hermosa Vista Drive from 56th Street to a point three hundred thirty feet (330') east of Snead Drive, on the south side of Hermosa Vista Drive from 56th Street to a point four hundred ninety-five feet (405' east of 56th Street, on the north side of Monterey Avenue from Power Road to Sossaman Road, on the south side of Monterey Avenue from Power Road to a point 105 feet west of Revolta, on the south side of Monterey Avenue from Brighton to Sossaman Road, on 72nd Street from Monterey Avenue to Superstition Springs Boulevard, and on 74th Street from Monterey Avenue to Guadalupe Road; and designating Mountain Road as a through street from the north City limits to the south City limits, all as recommended by the Traffic Safety Committee.

6. Consider the following resolutions.

- *a. Supporting an application by Housing for Mesa (HFM) to the Maricopa HOME Consortium for federal funding through the HOME Investment Partnerships Program - Resolution No. 6982.
- *b. Supporting an application by A.R.M. of Save The Family's, to the Maricopa HOME Consortium for federal funding through the HOME Investment Partnership Program - Resolution No. 6983.
- *c. Authorizing the City Manager to execute an agreement between the City of Mesa and Southwest Museum Foundation relating to a more structured fund raising process - Resolution No. 6984.

7. Consider a Request For Proposal (RFP) for Redevelopment of Cox, Hogue, Spencer's Block.

Councilmember Pomeroy explained that the Request For Proposal (RFP) was initiated through the General Development Committee. Councilmember Pomeroy indicated the request was forwarded to full Council based on the redevelopment plan for the Town Center area and the cooperative plan between private and public sectors to clean-up a blighted area. Councilmember Pomeroy introduced Redevelopment Director Greg Marek.

Mr. Marek informed Council that four businesses located in the area between First Avenue, Second Avenue, Robson and Macdonald have contacted the City and requested assistance in the acquisition of land to enable them to expand and create new jobs. Mr. Marek reported that Cox Communications, Spencer's Appliances, Scott Blueprint and Hogue Printing constitute the four involved businesses. Mr. Marek explained that the expansion will assist in creating 47 new jobs, will be a master planned area, and will create an attractive environment for the proposed Downtown Education Center/Urban High School. Mr. Marek noted that staff is seeking approval from Council to issue an RFP.

Mr. Marek indicated that the project will cost approximately \$4.5 million and that the City's contribution will range between \$700,000 to \$900,000.

In response to a question from Vice Mayor Gilbert, Mr. Marek explained that staff has had discussions with the business owners relative to working together and planning for present and future needs.

In response to a question from Councilmember Kavanaugh, Mr. Marek said that based on preliminary fiscal analysis, increased sales tax revenue, and the retention of the businesses, staff anticipates that in 5 to 6 years the City should recuperate costs.

Bill Brandofino, 61 South Macdonald, spoke in opposition to the proposed redevelopment project. Mr. Brandofino expressed concern relative to the issue of redeveloping the area and stated the opinion that all businesses in the downtown area should be provided similar opportunities.

It was moved by Councilmember Pomeroy, seconded by Councilmember Kavanaugh, that staff's request to issue a Request For Proposals (RFP) for the redevelopment of Cox, Hogue, and Spencer's Block, be approved.

Carried unanimously.

*8. Write-off of utility and miscellaneous accounts.

9. Consider the following subdivision plats.

- *a. "PARKWOOD RANCH PARCEL 1" - The 10400 through 10600 blocks of East Southern Avenue (north side) 96 R1-7 PAD-DMP single residence lots (22.0 acres). Signal Butte Ranch, L.L.C., developer; Standage and Truitt Engineering, Ltd., engineer.
- *b. "PARKWOOD RANCH PARCEL 4" - The 10300 block of East Southern Avenue (north side) 83 R1-9 PAD-DMP single residence lots (17.16 acres). Signal Butte Ranch, L.L.C., developer; Standage and Truitt Engineering, Ltd., engineer.
- *c. "PARKWOOD RANCH PARCEL 5" - The 800 and 900 blocks of South Cheshire (east side) 106 RI-7 PAD-DMP single residence lots (31.54 acres). Signal Butte Ranch, L.L.C., developer; Standage and Truitt Engineering, Ltd., engineer.

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- *d. "PARKWOOD RANCH PARCEL 7" - The 700 through 900 blocks of South Signal Butte Road west side) 97 R1-6 DMP single residence lots (23.19 acres). Signal Butte Ranch, L.L.C., developer; Standage and Truitt Engineering, Ltd., engineer.
- *e. "BOULDER MOUNTAIN HIGHLANDS UNIT I" - The 9300 block of East McKellips Road (north side) 95 R1-15 PAD single-residence lots (46.18 acres). Pulte Home Corporation, developer; Standage and Truitt Engineering, Ltd., engineer.
- *f. Map of Dedication "LAS SENDAS, EAST MCDOWELL ROAD" - The 7000 through 7500 blocks of East McDowell Road (both sides). Various Limited Partnerships and CRM Holdings, L.L.C., developers; GeoDimensions, engineer.
- *g. "APACHE WELLS II, UNIT I" - The 5800 block of East McKellips Road (north side) 75 R-2 PAD patio home lots (12.16 acres). Nations Title Insurance of Arizona, Inc., developer; Standage and Truitt Engineering, Ltd., engineer.

10. Adjournment.

It was moved by Councilmember Stapley, seconded by Vice Mayor Gilbert, that the Regular Council Meeting adjourn at 6:34 p.m.

Carried unanimously.

WAYNE BROWN, MAYOR

ATTEST:

BARBARA JONES , CITY CLERK

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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 6th day of January, 1997. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 28th day of January 1997

BARBARA JONES, CITY CLERK