

COUNCIL MINUTES

November 30, 2000

The City Council of the City of Mesa met in a Study Council Meeting in the lower level meeting room of the Council Chambers, 57 East 1st Street, on November 30, 2000, at 7:30 a.m.

COUNCIL PRESENT

Mayor Keno Hawker
Jim Davidson
Bill Jaffa
Dennis Kavanaugh
Pat Pomeroy
Claudia Walters
Mike Whalen

COUNCIL ABSENT

None

OFFICERS PRESENT

Mike Hutchinson
Neal Beets
Barbara Jones

1. Review items on the agenda for the December 4, 2000 Regular Council meeting.

All of the items on the agenda were reviewed by Council and staff with no formal action taken.

2. Discuss and consider the relocation of Fire Station #1 to the northwest corner of Mesa Drive and 1st Street.

Assistant Fire Chief Paul Wilson, Chris Miller, representing the Wilbur Historic District Homeowners' Association, Redevelopment Director Greg Marek and Dan Block, the architect on the project addressed the Council relative to this agenda item. Mr. Marek provided the Council with a brief overview of the project and said that in order to find an appropriate location, the Fire Department conducted a site search within the area bounded by 6th Street to the north, Center Street on the west, Hobson on the east and 1st Street on the south. He noted that this area was selected based upon emergency response time criteria.

Mr. Marek said that the Fire Department considered four sites within the search area and three sites outside of the area and stated that based on the analysis of the sites, the Fire Department's recommended site is the northwest corner of 1st Street and Mesa Drive. He commented on the fact that fire stations are being repositioned throughout the City in order to provide the best response times and said in order to do this, Fire Station #1 must be moved approximately one half mile to the east.

Mr. Marek noted that the recommended site is adjacent to the Wilbur Historic District, which has both the Local Historic District Overlay and National Register designations. Mr. Marek said that this particular site is just outside of the Historic District boundaries but is adjacent to the neighborhood. He informed the Council that the site currently contains the Berge Ford wholesale car storage lot, a vacant parcel, and

one home at 124 N. Pomeroy. Mr. Marek commented that the Downtown Concept Plan showed this corner as the location for the Fire Station but only a portion of the site, between Pomeroy and Mesa Drive, and because of growth, the entire site is required.

Discussion ensued relative to meetings that were held between Redevelopment staff, members of the Historic Preservation Committee, Fire Department staff, and the architect with representatives of the Wilbur Historic District, the fact that the neighborhood expressed a number of serious, valid concerns, including the appropriateness of a Fire Station in their neighborhood, the fact that after extensive meetings and site plan revisions, an agreement has been reached that addresses all of the concerns of the neighbors, and historic preservation issues that have been addressed, including preservation of the Mendoza House.

Chief Wilson said that the Department is proud to present this proposal to the Council and said that it appears to meet the needs of everyone involved.

Ms. Miller stated the opinion that significant progress has been made over the past several months and said that the residents' concerns have been addressed, including landscape buffers that are sensitive to the neighborhood. Ms. Miller said that the residents greatly appreciate the fact that the footprint of the building was reconfigured and said the originally the structure was approximately 38 feet from one of the homeowner's bedroom windows and it was redesigned and is now 78 feet away from the property line to the building, and the bays will be even farther away.

Ms. Miller also discussed the fact that the Mendoza House will be preserved and said she greatly appreciates all of the effort and cooperation that has been demonstrated regarding this project.

Councilmember Pomeroy said that the compromise appears to be a wonderful example of cooperative efforts and commended everyone on their efforts to reach this accomplishment. Councilmember Pomeroy stated that when the Fire Committee reviewed this issue, they identified the following important issues to be addressed: ensuring that an adequate piece of property was identified to house the station; the cost of the property; and the egress and ingress issues in terms of safety and response time. Councilmember Pomeroy stated the opinion that all of the criteria has been met.

Vice Mayor Davidson concurred with Councilmember Pomeroy's comments and thanked Ms. Miller for all of her efforts in this regard.

In response to a question from Vice Mayor Davidson as to whether property values will decrease as a result of being located near a Fire Station, Real Estate Services Director Doug Tessoroff advised that a few years ago, an appraisal study was done on homes that were included in the street widening project to determine the impact on those properties. Mr. Tessoroff reported that the results did not indicate that property values decreased in any way and expressed the opinion that the same will be true in this case. Mr. Tessoroff added the opinion that based on the amenities that are going into this project, he does not believe that the property owners will be negatively impacted by the siting of the Fire Station.

Councilmember Kavanaugh said that this issue brings together two of his biggest interests, historic preservation and public safety service. Councilmember Kavanaugh stated that he understands the need for this station to transition to a site in the downtown area and added that historic districts still have a need for modern, municipal services and the services have to be tailored in a way that will fit in with the context of the neighborhood. Councilmember Kavanaugh said that he believes that a design will be

developed that will enhance the historic flavor of the area while retaining the modern conveniences necessary to provide public safety services.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Pomeroy, that staff's recommendations relative to the relocation of Fire Station #1 to the northwest corner of Mesa Drive and 1st Street, be approved.

Councilmember Walters also expressed her appreciation to everyone who has been involved in this process and said that it was necessary and appropriate for the footprint of the building to be moved. She stated the opinion that the presence of the Fire Station will positively impact the area. Councilmember Walters commented on the fact that the design for the station will be presented to the Design Review Committee prior to Council consideration and stressed the importance of ensuring that the design fits in with the historic neighborhood but also is aesthetically and architecturally attractive.

Mr. Brock assured the Council that the input that has been received from the neighbors and staff will be used to design a building that will be consistent with a facility in a historic district such as this.

Councilmember Whalen congratulated everyone on their accomplishment and commented on the development of a community room that will be available for use by the neighbors.

Councilmember Jaffa said that he has had the opportunity to meet with the Fire Department on this issue and the importance of creating a park-like buffer in the area. Councilmember Jaffa said that he hopes that efforts will continue regarding noise abatement and asked whether the building could be "dropped" further into the ground to lessen the height of the building. He emphasized the importance of reducing the visual impact of the station on the neighborhood.

Mr. Brock discussed difficulties associated with "dropping" the building farther into the ground and commented on the need to accommodate apparatus bays.

Carried unanimously.

Mayor Hawker thanked staff and the representatives from the Wilbur Historic District for their input and attendance at the meeting.

3. Hear an update and consider issues associated with the joint Mesa/Tempe multipurpose stadium project.
 - a. Discuss various site issues.

City Manager Mike Hutchinson, Assistant to the City Manager Jeff Martin, Finance Director Larry Woof and Real Estate Services Director Doug Tessoroff addressed the Council regarding this agenda item. Mr. Hutchinson commented that a number of departments are working on this complex issue and asked staff to update the Council on their activities.

Mr. Martin informed the Council that due diligence efforts are continuing regarding the proposed site and said that a number of issues are being addressed, including: the 43-acre ASU property; working with Maricopa County to move the Animal Control Shelter; staff met with Phoenix yesterday regarding a 90" water line and sewer line that runs under 8th Street and the possibility of moving the water line during the dry-up season, and relocating two and a half holes at the Riverview Golf Course. Mr. Martin said that the biggest challenge is relocating the various activities that take place on ASU's 43-acre property located in

Tempe on the southern portion of the 108 acre site. He advised that the activities at that site include a surplus property yard, a plant nursery for the ASU campus, research activities and an animal care facility.

Mr. Martin also commented on the fact that the City of Tempe is now looking at another site located entirely in Tempe at the corner of Washington Street and Priest Drive, north of the 202. He added that the Tempe City Council has adopted a Letter of Intent at a Special Council Meeting last night, indicating their interest in the second site. He said that the Council plans to forward that Letter of Intent on to the Tourism and Sports Authority but also have indicated their intention to continue to work with the City of Mesa on the joint site.

Mr. Martin stated that the Tourism & Sports Authority has modified the schedule slightly and the revised date for submitting site proposals is now the first week in January. He said he will notify the Council of the exact date as soon as it is determined. Mr. Martin stated that on January 18th, the Authority plans to select two sites that will be considered in more detail. He added that construction would begin in August.

Mr. Tessendorf discussed efforts to relocate Maricopa County's Animal Control Shelter and stated the opinion that an appropriate site will be identified.

Mr. Martin added that Mr. Woolf has spent a significant amount of time developing a financing plan for the stadium project and stated the opinion that that whichever site is ultimately selected for the stadium, Mr. Woolf's financing plan will surely be used. Mr. Martin said that staff still believes that the site is a good one for this project and should be pursued.

Mr. Hutchinson commended Mr. Woolf on the excellent job he has done to date on developing a financing plan for this project.

- b. Consider a resolution urging the continued pursuit of the joint Mesa/Tempe site for the multipurpose stadium facility and declaring the intent of the Mesa City Council to continue to work judiciously in this joint effort.

Councilmember Jaffa read the proposed resolution into the record (See Attachment).

It was moved by Councilmember Jaffa, seconded by Vice Mayor Davidson, that a resolution urging the continued pursuit of the joint Mesa/Tempe site for the multipurpose stadium facility and declaring the intent of the Mesa City Council to continue to work judiciously in this joint effort, be adopted.

Councilmember Kavanaugh thanked staff for all of their time and effort they have dedicated to this project and stated the opinion that because of their hard work, the infrastructure costs can be significantly reduced and the financing plan will be revenue neutral.

Councilmember Pomeroy asked whether the City of Tempe has indicated a preference for one site over the other. Mr. Martin said that the purpose of the meeting last night was merely to give approval to sign and forward to the Authority another Letter of Intent. He added that members of the Tempe Council have indicated that the new site in Tempe will be their top priority although they want to continue the joint partnership, with Mesa performing a majority of the work necessary to put the proposal together.

Councilmember Pomeroy expressed disappointment in Tempe's position and said in order to make the joint site work, the cooperation of Tempe is paramount. He added that the City must continue to move forward and do whatever it can to encourage Tempe to join with us in promoting the joint site.

Vice Mayor Davidson commented on the significant amount of work that has gone into this project and said he hopes that the City of Tempe will recognize that the City of Mesa is still serious about this site. He stated concerns regarding the development of a stadium in Tempe in close proximity to the zoo and agreed with Councilmember Kavanaugh's comments relative to the importance of making visible the tremendous efforts that have been expended by staff. Vice Mayor Davidson added that he is not sure that a resolution is necessary but said if the Council wants to adopt the resolution, he would recommend wording changes and said more thought should go into the actual language.

Councilmember Walters commented on the fact that one of the questions raised by the City of Tempe was the feasibility of moving the water line, in terms of the timeline in building the stadium, and asked whether staff agrees that this is a major issue. Mr. Hutchinson stated that Assistant Utilities Manager Bill Haney has met with the Utilities Director for the City of Phoenix to discuss this matter. He said that moving the water line does present a significant challenges because of the timing of the canal dry up, but noted that utility lines are moved all the time. Mr. Hutchinson stated the opinion that the issue will not be an impediment but added that staff will continue to pursue this matter and report their findings to the Council.

Councilmember Whalen spoke in strong support of proceeding forward with this issue and stated the opinion that the City of Mesa showed foresight in committing to this project before the issue went before the voters. He said that the alternative site under consideration by the City of Tempe is a very limited site, 68.5 acres, and added that there is not sufficient land around it for development. Councilmember Whalen discussed the significant economic impact that would occur as a result of the joint stadium and said that he hopes the City of Tempe will continue to work with Mesa on the development of the stadium on the joint site.

Mayor Hawker said that he views the resolution as the City's reaffirmation of their interesting in maintaining the joint site as a viable option for the stadium. He added that the City has demonstrated that they are in the process of looking at any restraints in order to make a joint proposal to the Tourism & Sports Authority Board in January. Mayor Hawker commented that staff will continue to gather information up until the meeting in January and expressed the opinion that all of the sites will have certain restraints. He said that the bottom line will be that the Arizona Cardinals, who are significantly supporting this proposal, will determine which site offers their team the overall best opportunities for signage and overall team benefits.

It was moved by Councilmember Jaffa, seconded by Vice Mayor Davidson, that the resolution that was read into the record be adopted urging the continued support of the joint Mesa/Tempe site for the multipurpose stadium facility and declaring the intent of the Mesa City Council to continue to work judiciously in this joint effort.

Vice Mayor Davidson commented that Councilmember Jaffa has addressed his previous concerns regarding certain wording in the resolution.

Mayor Hawker and Councilmember Jaffa both indicated concerns regarding the language contained in the fourth paragraph.

In response to a request for clarification from Councilmember Kavanaugh, Mr. Beets advised that the motion may be amended by striking the language that is of concern. He said the modification can be considered at this time or can be worked on after this meeting.

Councilmember Jaffa recommended that the fourth paragraph be amended as follows:

"WHEREAS the Mesa City Council declares that the proposed site is the most suitable Valley-side site for the stadium."

Councilmember Jaffa noted that the rest of the wording in that paragraph will be stricken from the resolution. He agreed to amend his motion to reflect this change. Vice Mayor Davidson said that he will second the amendment to the motion.

Carried unanimously.

4. Appointments to boards and committees.

Mayor Hawker recommended the following appointments to boards and committees:

FRIENDS OF TONTO COMMITTEE

Tom Culp

JOINT MASTER PLANING COMMITTEE, MESA 2025: A SHARED VISION

David Robson (To replace Jack Sellers)

NATIONAL ORGANIZATION ON DISABILITY

Judy Taussig (Two-year reappointment)

It was moved by Councilmember Pomeroy, seconded by Vice Mayor Davidson, that the Council concur with the Mayor's recommendations and the appointments be confirmed.

Carried unanimously.

5. Acknowledge receipt of minutes of various boards and committees.

- a. Downtown Development Committee meeting held November 16.
- b. Library Advisory Board meeting held November 7.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Pomeroy, that receipt of the above-listed minutes be acknowledged.

Carried unanimously.

(Councilmember Jaffa was excused from the remainder of the meeting at 10:01 a.m.)

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

Councilmember Walters stated that she represented the Council at the turning on of the lights ceremony at the Temple and thanked everyone who volunteered their time to put up the lights.

Councilmember Walters also stated that she chairs the MAG Senior Mobility Work Group and said that the group is very interested in regional transportation issues.

Vice Mayor Davidson discussed his attendance at a recent Industrial Development Authority meeting.

Councilmember Kavanaugh advised that he attended a Public Safety Fair at Fiesta Mall

7. Scheduling of meetings and general information.

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

Monday, December 4, 2000, 5:45 p.m. Regular Council Meeting

Monday, December 18, 2000, 3:00 p.m. – Police Committee Meeting

8. Prescheduled public opinion appearances.

There were no prescheduled public opinion appearances.

9. Items from citizens present.

There were no items from citizens present.

10. Adjournment.

Without objection, the Study Session adjourned at 10:14 a.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 Study Session of the City Council of Mesa, Arizona, held on the 30^h day of November, 2000. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 2000

BARBARA JONES, CITY CLERK