

COUNCIL MINUTES

June 18, 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 June 18, 1998 at 7:30 a.m.

COUNCIL PRESENT

Mayor Wayne Brown
Jim Davidson
John Giles
Keno Hawker
Bill Jaffa
Dennis Kavanaugh
Pat Pomeroy

COUNCIL ABSENT

None

STAFF PRESENT

C.K. Luster
Neal Beets
Dennis Compton
Linda Crocker
Gerry Gerber
Joe Holmwood
Mike Hutchinson
Barbara Jones
Harry Kent
Karl Kolhoff
Wayne Korinek
Greg Marek
Frank Mizner
Keith Nath
Bryan Raines

STAFF PRESENT (CONT)

Ellen Pence
Tom Remes
Jenny Sheppard
Jan Strauss
Ursula Strehphans
Doug Tessoroff
Mindy White
Others

OTHERS PRESENT

Ron Peters
Malcolm Ross
Claudia Walters
Others

Mayor Brown excused Councilmember Jaffa from the beginning of the meeting. Councilmember Jaffa joined the meeting at 7:42 a.m.

1. Discuss and consider issues associated with the Arts and Entertainment Center.

- a. Appointment of Arts and Entertainment Center Architectural Selection and Design Committee.

Assistant City Manager Mike Hutchinson stated that the Arts and Entertainment Center Advisory Committee will provide the Council with recommendations relative to the selection of an architectural team to design the Center and will provide input regarding architectural design issues as they relate to the specifications of interior and exterior building spaces and functions. Mr. Hutchinson emphasized that the members of the Committee will focus on design-related issues.

Mr. Hutchinson stated the opinion that the proposed list of Committee appointees represents a diverse group of individuals possessing a wide range of experience pertinent to the project.

In response to a question from Councilmember Hawker relative to the fact that the list of proposed Committeemembers contains only two individuals possessing actual construction/design experience, Mr. Hutchinson discussed staff's intention to hire a construction management foreman who will assist in the construction/design area.

It was moved by Councilmember Giles, seconded by Councilmember Pomeroy, that the Council concur with the Mayor's recommended appointments to the City of Mesa Arts and Entertainment Center Architectural Selection and Design Committee as follows:

Joanie Flatt	Ron McCoy
Gerry Gerber	Keith Nath
Marie Haller	Lori Osiecki
Joe Holmwood	Paul Piazza
Mike Hutchinson	Jon Valpey
Dennis Kavanaugh	Mary Jo Whalen
Wayne Korinek	

Upon tabulation of votes, it showed:

AYES - Brown-Davidson-Giles-Hawker-Kavanaugh-Pomeroy
NAYS - None
ABSENT - Jaffa

Mayor Brown declared the motion carried unanimously by those present.

b. Request for Proposal for architectural services.

Assistant City Manager Mike Hutchinson advised that staff has prepared a Request for Proposals (RFP) for the procurement of architectural services for the Arts and Entertainment Center. Mr. Hutchinson stated that Mr. Ron Peters, representing the Arizona Chapter of the American Institute of Architects, is present in the audience and would like to address the Council relative to wording contained in the RFP regarding the selection of an architectural firm.

Mr. Peters requested that the Council consider requiring that all Mesa-related architectural contracts be awarded to Arizona resident registrants and stated the opinion that such an action would place the control of the project under the direction of local architectural firms and would ensure that a majority of tax dollars are invested in the local economy. Mr. Peters expressed the opinion that this request would not prevent the City of Mesa from obtaining quality designers and stated that Mesa could require that architectural firms either have the design talent and related project experience in-house or associate with a firm (possibly out of state) which specializes in these types of facilities. Mr. Peters emphasized the importance of ensuring the involvement of local, Arizona-based architectural firms in major projects such as the Arts and Entertainment Center.

Mr. Hutchinson discussed staff's recommendation that the RFP not limit the number of responses by

allowing Arizona-only architectural firms to respond. Mr. Hutchinson added that by permitting the proposal process to be as unrestrictive as possible, staff is anticipating the receipt of a variety of creative proposals which can then be closely evaluated prior to final recommendations and selection.

Councilmember Kavanaugh indicated that he supports the current language included in the RFP and stressed the importance of receiving the broadest possible responses from a variety of competing architects. Councilmember Kavanaugh emphasized that the Council will have the final voice in selecting the architectural team for the project.

In response to questions from Councilmember Hawker relative to the point rating system, Arts Director Gerry Gerber indicated the willingness of the Committee to adjust the point system in response to Council direction.

Councilmember Hawker stated the opinion that crediting architectural firms with an additional 150 points based solely on the fact that they are Arizona based may negatively affect the number of proposals received for the project.

Mayor Brown concurred with Councilmember Kavanaugh's remarks and stated that he supports the current language in the RFP.

Councilmember Hawker recommended that the 150-point advantage for Arizona-based firms be eliminated from the RFP and that a statement be included in the RFP attesting to the fact that the City of Mesa prefers local architects. Councilmember Hawker added that there should be a specific category in the RFP for any local presence that would be contributing to the project.

Mr. Peters requested that the Council allow the 150 local presence points to remain in the RFP and stressed the importance of providing support to local businesses. Mr. Peters also pointed out that the Committee does not include a Mesa-based architect and requested that the Council consider the additional appointment of a Mesa architect to the Committee.

Mayor Brown informed Mr. Peters that architects serving on the Committee would be disqualified from participating in the RFP process and stated that this is the reason for the omission of a Mesa architect on the Committee.

Councilmember Jaffa indicated that he supports the language as presented.

Mayor Brown stated that it is the general consensus of the Council to proceed with the RFP as presented. Councilmember Hawker reiterated his opinion that the 150-point advantage for Arizona-based firms should be eliminated from the RFP.

2. Hear an update and discuss the proposed Mesa Verde Sports Club and Resort project.

Redevelopment Director Greg Marek and Mr. Malcolm Ross, President of Interactive Resources, Inc., (ILR) addressed the Council relative to this agenda item.

Mr. Marek advised that the Downtown Development Committee has considered and approved design plans for the Mesa Verde Sports Club and Resort project. Mr. Marek highlighted a brief slide presentation and noted that the project represents a 900,000 square foot building, which will encompass 12 stories. Mr. Marek informed the Council that an in-depth presentation on the proposal will occur in the near future.

Mr. Ross stated that agreements which were approved at the last City Council meeting are currently being reviewed by ILR's attorneys. Mr. Ross advised that a four-part financial proposal, which the company has been diligently working to develop, will be completed by July 1, 1998 and added that a copy of a feasibility study and independent property appraisals should be available for review on or before the date of the next formal City Council presentation. Mr. Ross informed the Council that he has contacted a number of lenders and reported that seven organizations have expressed an interest in the project.

Discussion ensued relative to estimated time frames for receipt and review of submitted financial proposals/options, the importance of obtaining long-term established tenant agreements, ILR's intention to announce in approximately three weeks that the company has successfully secured an agreement with a professional hockey team to utilize the facility, the fact that the hockey team will manage and maintain two surface ice rinks, the fact that ILR is currently involved in discussions to solicit other professional teams including an indoor professional soccer team, and the development of joint marketing proposals to maximize exposure and foster a positive tenant relationship.

Mr. Ross stated the opinion that as a result of a partial permit/occupancy process, ILR should be able to provide access to the arena facility from a construction perspective by October 1999, providing the anticipated construction start dates are achieved. Mr. Ross noted that the company is sensitive to the impacts of the project on the community but stressed the importance of continuing with the accumulation of required land parcels for the proposed project in order to meet estimated scheduling dates.

In response to a question from Councilmember Kavanaugh, Mr. Marek discussed the challenges involved in assembling all of the required land parcels and briefly outlined a time line for acquiring properties as part of an eminent domain process. Mr. Marek reported that the City currently owns approximately 65 to 70% of the required land.

Mayor Brown indicated concerns relative to instituting eminent domain proceedings to secure properties for the project in view of the fact that ILR to date has not secured final financing for the project.

In response to a question from Councilmember Kavanaugh, Real Estate Services Director Doug Tessendorf reported that every effort is expended to reach a satisfactory agreement with the owners to purchase the properties. Mr. Tessendorf pointed out that at this point, the City is only pursuing the acquisition of 16 properties required for the footprint of the facility and stated the opinion that the City will be able to reach satisfactory settlement agreements with the owners of 10 of those parcels.

Mr. Tessendorf informed the Council that 'drive-by appraisals' will be performed on those parcels of land which the City was unable to enter into negotiations on and reiterated staff's intent to reach satisfactory agreements with all involved parties.

Councilmember Hawker stressed the importance of communicating that the site has been designated for redevelopment and that ultimately the quadrant will be developed.

Councilmember Jaffa commented that in order to meet estimated time tables, the acquisition of the required parcels of land must continue without delay.

In response to a question from Vice Mayor Giles, Mr. Tessendorf reported that 12 of the homes required for the footprint of the facility are owner occupied and added that the remaining 4 are tenant occupied.

Councilmember Davidson stated that he supports the process and stressed the importance of maintaining an inventory of affordable housing.

Mayor Brown thanked Mr. Marek and Mr. Ross for their presentation.

3. Consider appointments to boards and committees.

Mayor Brown recommended the following appointments to Boards and Committees for terms beginning July 1, 1998 and ending June 30, 2001 unless otherwise noted:

BENEFITS ADVISORY BOARD

Vice Mayor Giles
Councilmember Davidson

DESIGN REVIEW BOARD

Craig Ahlstrom

FIRE AND POLICE PENSION BOARDS

Councilmember Kavanaugh (reappointment)

GANG PREVENTION STEERING COMMITTEE

Councilmember Pomeroy

MERIT SYSTEM BOARD

Ramona M. Sepulveda

PLUMBING, MECHANICAL AND SOLAR ENERGY BOARD

Greg Turley

SELF-INSURANCE BOARD OF TRUSTEES

Councilmember Hawker

MARICOPA ASSOCIATION OF GOVERNMENTS COMMITTEES

Air Quality Policy Committee	-	Councilmember Davidson
Human Resources Coordinating Committee	-	Councilmember Pomeroy
Regional Aviation System Plan Policy Committee	-	Mayor Brown
Regional Council	-	Mayor Brown
Solid Waste Coordinating Committee	-	Councilmember Kavanaugh
Youth Policy Advisory Committee	-	Vice Mayor Giles

MAYOR'S ALLIANCE AGAINST DRUGS

Councilmember Kavanaugh (reappointment)

MESA CHAMBER OF COMMERCE BOARD OF DIRECTORS

Councilmember Jaffa

MESA CONVENTION AND VISITORS BUREAU BOARD OF DIRECTORS

Councilmember Pomeroy

MESA TOWN CENTER CORPORATION BOARD OF DIRECTORS

Councilmember Davidson

MESA UNITED WAY BOARD OF DIRECTORS

Vice Mayor Giles

SOUTHWEST PUBLIC RECYCLING ASSOCIATION

Councilmember Hawker

Mayor Brown encouraged Councilmembers Kavanaugh and Hawker to meet and discuss the

possibility of exchanging some of their Committee assignments and to advise Assistant to the City Manager Ellen Pence of any agreed upon revisions.

Councilmember Hawker advised that discussions have already occurred and the following changes in Committee assignments are requested:

MARICOPA ASSOCIATION OF GOVERNMENTS COMMITTEE

Solid Waste Coordinating Committee - Councilmember Hawker

Councilmember Hawker explained that overlapping duties exist between this Committee and the Southwest Public Recycling Association.

It was moved by Councilmember Hawker, seconded by Vice Mayor Giles, that the Council concur with the Mayor's recommendations and the appointments be confirmed as amended.

Carried unanimously.

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

Mayor Brown discussed his recent attendance at a neighborhood meeting comprised of residents concerned with the proposed siting of a juvenile sex offender group home in Mesa. Mayor Brown advised that the meeting was attended by 50 to 60 citizens. Mayor Brown requested that staff research this issue and prepare a report and recommendations for Council review and consideration.

Councilmember Hawker advised that he recently attended a Vision 2025 meeting in Phoenix. Councilmember Hawker stated that the Maricopa Association of Governments (MAG) is in the process of preparing an update for the entire metropolitan area through the year 2025 in an effort to determine future open space, transit and a variety of other needs. Councilmember Hawker noted that it will take approximately two years to complete the Vision updating process for the entire Valley and stated the opinion that the City of Mesa should initiate a similar process that can then be coordinated with the MAG proposal.

Mayor Brown advised that this item will be placed on the agenda of a future Council meeting. Councilmember Jaffa discussed his recent attendance at a neighborhood meeting on Grandview Avenue and discussed neighborhood concerns regarding the declining condition of a home in that area. Councilmember Jaffa recommended that the housing code issue be readdressed at a future meeting in an effort to provide the City with added enforcement powers.

Mayor Brown advised that this item will be placed on the agenda of a future Council meeting.

5. Scheduling of meetings and general information.

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

Wednesday, June 24, 1998, 3:00 p.m. – Utility Committee Meeting

Wednesday, June 24, 1998, 4:00 p.m. – Police Committee Meeting

Friday, June 26, 1998, 7:30 a.m. – Council Study Session

Friday, June 26, 1998 – Fire Committee Meeting immediately following the Study Session

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

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

7. Items from citizens present (maximum of three speakers for three minutes per speaker).

Mayor Brown advised that there were no items from citizens at this time.

8. Adjournment.

Without objection, the Study Session adjourned at 8:47 a.m.

Carried unanimously.

WAYNE BROWN, 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 18th day of June 1998. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 1998

BARBARA JONES, CITY CLERK