

COUNCIL MINUTES

June 27, 1997

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 27, 1997 at 7:30 a.m.

COUNCIL PRESENT

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

COUNCIL ABSENT

None

STAFF PRESENT

C.K. Luster
Wayne Balmer
Lars Jarvie
Harry Kent
Ron Krosting
Greg Marek
Ellen Pence
Bryan Raines
Tom Remes
Becky Richardson

STAFF PRESENT (CONT.)

Debbie Vickman
Mindy White
Others

OTHERS PRESENT

Jim Davidson
Chris Moeser
Wayne Ohland
Others

1. Consider adoption of a plan to close Center Street and to acquire certain land for a downtown education center in cooperation with the school district.

Redevelopment Director Greg Marek noted Council's consensus at the June 23, 1997 Study Session to adopt a plan to close Center Street and to acquire certain land for a downtown education center in cooperation with the Mesa School District. Mr. Marek advised that the School District has requested an official position from the City and said that it is recommended that Council vote on the requested actions.

It was moved by Vice Mayor Gilbert, seconded by Councilmember Kavanaugh, to adopt a plan to close Center Street and to acquire certain land for a downtown education center in cooperation with the Mesa School District.

Upon tabulation of votes, it showed:

AYES - Brown-Gilbert-Giles-Kavanaugh-Pomeroy-Stapley
NAYS -None
ABSENT - Payne

Mayor Brown declared the motion carried unanimously by those present.

2. Consider an appeal of a Downtown Development Committee decision regarding the design review associated with a proposed retail development located at 359 West University Drive (Case No. ZA97-57TC).

(Councilmember Payne arrived at the meeting at 7:35 a.m.)

Mr. Marek provided background information regarding Case No. ZA97-57TC (Batteries Plus). Mr. Marek advised that at their June 12, 1997 meeting, the Downtown Development Committee (DDC) denied the design review application for the project by a vote of 5-2, citing concerns that the proposal is not an appropriate design or use as an entrance to Town Center.

Mr. Marek noted difficulties in development in view of the parcel's depth. Mr. Marek expressed the opinion that the proposed layout is the only type of design that will conform to City requirements for rights-of-way, setbacks, etc. Mr. Marek commented that if the proposal is not approved, the property will likely remain vacant. Mr. Marek related the suggestion from the DDC that the City consider acquiring the property and assembling adjacent land to enable more extensive development to occur as an entry project for the Town Center area.

Wayne Ohland, applicant, outlined the proposal and commented that numerous designs have been considered to position the building in conformance with City regulations. Mr. Ohland indicated that the present plan attempts to incorporate design components utilized in surrounding facilities that have recently been approved by the City. Mr. Ohland spoke concerning the primary products and customer base for Batteries Plus.

Discussion ensued regarding difficulty in development given the depth of the subject parcel, the impact of the adjacent electric utility substation on land assembly, expense to acquire land, and downtown development priorities.

Vice Mayor Gilbert noted the significance of the parcel to the Town Center area and the importance of long-term development. Vice Mayor Gilbert encouraged consideration of land assembly.

Mayor Brown stated the opinion that the proposal will benefit the neighborhood and increase sales tax revenue. Mayor Brown expressed concern that the parcel may remain vacant if not developed at this time.

Councilmember Kavanaugh stated that the plan conforms to City requirements and may serve as a stimulus to surrounding businesses. Councilmember Kavanaugh spoke relative to the importance of land assembly but noted the City's current emphasis on the Northeast Quadrant.

Councilmember Pomeroy commented on the significance of the property as an entry point to Town Center. Councilmember Pomeroy stated the opinion that land assembly will allow more appropriate development of the site.

In response to a question from Councilmember Pomeroy, Jim Davidson, Chairman of the DDC, highlighted concerns expressed by the DDC regarding the current proposal. Mr. Davidson spoke regarding the importance of establishing boundaries for Town Center, the significance of the subject parcel as an entry to Town Center, and the commitment and priorities of the DDC.

It was moved by Councilmember Giles, seconded by Vice Mayor Gilbert, to recommend denial of the appeal from the Downtown Development Committee decision regarding the design review associated with a proposed new retail development located at 359 West University Drive (Case No. ZA97-57TC).

Upon tabulation of votes, it showed:

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

Mayor Brown declared the motion carried by majority vote.

3. Consider appointments to various boards and committees.

Mayor Brown recommended the following appointments to boards and committees:

JUDICIAL ADVISORY BOARD

Marilyn Wilson - Term of July 1, 1997 - June 30, 2000
Dr. John Kerr - Term of July 1, 1997 - June 30, 1999
Sylvia Garcia-Suttle - Term of July 1, 1997 - June 30, 1998
Robert D. Myers - Term of July 1, 1997 - June 30, 2000
Ruth V. McGregor - Term of July 1, 1997 - June 30, 1999
James R. Hart, II - Term of July 1, 1997 - June 30, 1998
Judith C. R. O'Neill - Term of July 1, 1997 - June 30, 2000

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

Carried unanimously.

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

Mayor Brown reported on the MEGACORP breakfast and tour held on Thursday, June 26, 1997. Mayor Brown expressed appreciation to everyone involved for their efforts. Mayor Brown requested information relative to comments/suggestions expressed by attendees.

5. Scheduling of meetings and general information.

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

Friday, June 27, 1997, 8:30 a.m. - Utility Committee Meeting

Monday, July 7, 1997, 5:45 p.m. - Regular Council Meeting

Thursday, July 10, 1997, 4:00 p.m. - Policy Session (rescheduled from July 3, 1997)

Friday, July 11, 1997, 7:30 a.m. - Study Session

Tuesday, July 15, 1997, 7:30 a.m. - Councilmember Seminar (followed by a General Development Committee Meeting)

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

There were no prescheduled public opinion appearances.

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

There were no items from citizens present at this time.

8. Adjournment.

Without objection, the Study Session adjourned at 8:04 a.m.

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 27th day of June 1997. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11th day of July 1997

BARBARA JONES, CITY CLERK