

# COUNCIL MINUTES

January 27, 2000

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 January 27, 2000 at 7:45 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  
Kevin Adam  
Wayne Balmer  
Neal Beets  
Denise Bleyle  
Mark Brennan  
Linda Crocker  
Stacey Damp  
Bob DeLeon  
Jerry Dillahey  
Jo Ferguson  
G. T. Fowler  
Jack Friedline  
Joe Holmwood  
Barbara Jones  
Karen Kille  
Wayne Korinek  
Ron Krosting  
Rich Lorig  
Greg Marek  
Jeff Martin  
Keith Nath  
Eric Norenberg

## STAFF PRESENT (CONT.)

Joe Padilla  
Ellen Pence  
Bryan Raines  
Regan Robbins  
Sharon Seekins  
Jenny Sheppard  
Jan Strauss  
Lois Underdah  
Kim West  
Mindy White  
Paul Wilson  
Mark Woodward  
Others

## OTHERS PRESENT

Beverly Beard  
Alex Finter  
Bob Galley  
Lynn Kusy  
Barrett Marson  
Jim Ripley  
Bob Saemisch  
Darrel Smith  
Tom Verploegen  
Mary Jo Waits  
Dave Wier  
Fred Williams  
Others

- Hear a presentation by Mary Jo Waits of the Morrison Institute regarding Quality of Life.

Community Development Manager Wayne Balmer introduced Mary Jo Waits, Acting Director of the Morrison Institute, to the members of the Council. Mr. Balmer noted that the Morrison

Institute recently published two documents, one pertaining to the reasons people locate in Phoenix, what they like about the area and why they leave, and a second document which relates to the "new economy" and focuses on the utilization of technology to enable companies to increase productivity and revenue and also to enhance their connection to their customers.

Ms. Waits thanked the Council for allowing her an opportunity to address them and briefly outlined the two documents referred to above. Ms. Waits provided the Council with an overview of the "new economy" concept and said that a distinguishing characteristic of the new economy is the utilization of technology to increase productivity and revenue growth. Ms. Waits stressed the importance of forming alliances and said that today's competitors should be tomorrow's partners.

Discussion ensued relative to quality of life issues, business rankings, transportation and infrastructure issues, Internet sales versus physical plants, the fact that tax breaks are a part of the new economy and the benefits to be derived from data that has been collected.

Mayor Brown and the members of the Council thanked Ms. Waits for her input.

2. Hear a presentation and consider approving a conceptual native plant preservation plan relation to Adobe Estates.

City Engineer Keith Nath addressed the members of the Council relative to this agenda item and introduced Bob Galley, representing Brown Family Communities, and Darrel Smith, a consulting engineer involved in the Adobe Estates project. Mr. Nath stated that staff recently met with Mr. Galley and Mr. Smith to discuss conceptual modifications to the approved plans in three separate areas: 1) native plant preservation; 2) landscaping plan and 3) drainage plans and the wash area.

Mr. Galley briefly outlined the proposed conceptual modifications and discussed the action plan that was agreed upon between Brown Family Communities and the City of Mesa. Mr. Galley informed the Council that effort has been expended to "soften" the impact of the approved plans on the Adobe Estates project.

Discussion ensued relative to retention areas, the wash area and the fact that the bottom of the wash will remain native sand as it is today; stabilization on side slopes; plantings on the higher elevations close to the banks; three-box culvert structures designed to carry water under the roads; the applicant's willingness to add color to the concrete that forms the head wall and reduce the size of the head walls so they enter the ground at a more natural slope; conceptual landscaping plans that have been improved and the applicant's efforts to introduce back into the landscaping all of the plant materials that survived the salvage operation; additional saguaro cactus that will be replaced, and the applicant's opinion that the proposed modifications are appropriate and help to "soften" the overall landscaping in that area.

In response to a question from Councilmember Pomeroy, Mr. Balmer stated that the applicant's efforts represent a substantial improvement over the previous plan and are more in line with the spirit of what the Council intended from the beginning.

It was moved by Councilmember Pomeroy, seconded by Councilmember Jaffa, that the conceptual native plant preservation plan relating to Adobe Estates be approved.

Mayor Brown commended staff and the Brown Family Communities on their efforts to reach an acceptable compromise.

Councilmember Jaffa concurred with Mayor Brown's comments and noted that the property is located in the expanded desert uplands. Councilmember Jaffa said that although the property is zoned 2 to 5 units per acre, the developer has agreed to construct 2 units per acre, and commended the builder on his efforts to maintain low-density levels in this unique area.

In response to a question from Vice Mayor Giles, Mr. Galley explained the developer had a 70% success rate with regard to the trees that were identified as salvageable and capable of surviving the "boxing" operation.

Mr. Balmer stated that pending Council approval of this agenda item, it is the intention of the staff to formulate a set of guidelines with City regulations which will be provided to prospective developers to assist them in adhering to the native plant preservation plan.

Councilmember Hawker indicated support for the motion.

Carried unanimously.

Mayor Brown thanked everyone for their presentation.

3. Discuss and consider proposals on the J. Seward Johnson Jr. statues, holiday lighting, and Main Street events.

Assistant to the City Manager Ellen Pence, Redevelopment Director Greg Marek, Jim Ripley, Editor of the East Valley Tribune, and Executive Director of the Mesa Town Center Corporation (MTCC) Tom Verploegen addressed the Council relative to this agenda item.

Mr. Ripley explained that the Tribune has received a positive and enthusiastic response from its readers relative to the J. Seward Johnson, Jr. sculpture exhibition in downtown Mesa.

Mayor Brown expressed appreciation to Mr. Ripley and the Tribune for their unwavering support and advertising sponsorship.

Mr. Verploegen expressed appreciation to the City of Mesa for its \$10,000 sponsorship relative to the sculpture exhibition. Mr. Verploegen also acknowledged private sponsorships from Brown and Brown Chevrolet, Archon, Inc., General Contracting, Lenhart's Ace Hardware, the Mesa Convention & Visitors Bureau, Norwest/Wells Fargo and the Mesa Town Center Corporation. Mr. Verploegen added that the highly publicized event has drawn a phenomenal number of visitors to downtown Mesa and that it has generated community pride, national recognition and goodwill.

Discussion ensued relative to Council approval of a \$10,000 sponsorship for a proposed second annual sculpture exhibition which would consist of 20 or more sculptures; the fact that different J. Seward Johnson, Jr. sculptures may be displayed or, alternatively, works of art of local artisans may be incorporated into the exhibition; the fact that the private sector must be made aware there is a public sector partnership and City support for this event. Further discussion ensued relative to the City's acquisition of J. Seward Johnson, Jr. sculptures and the expenses associated therewith.

Mr. Marek addressed the members of the Council relative to the success of the holiday lighting program. Mr. Marek commented that it is the recommendation of staff to expand the program for FY 2000/01. Mr. Marek stated that staff will conduct further research relative to a year-around light display in the trees located along Main Street in the Town Center and will subsequently issue a report to Council on their findings.

Ms. Pence indicated that staff has made the recommendation that the Merry Main Street event be held annually. Ms. Pence requested direction from the Council relative to the agenda item.

Councilmember Kavanaugh spoke in support of staff's recommendations. Councilmember Kavanaugh said that the sculpture exhibition is an illustration that the citizens of Mesa are receptive to public art programs. Councilmember Kavanaugh also noted that the sculptures are only one element of public art programs and encouraged other local and Arizona artists to collaborate on future City-sponsored projects.

Mayor Brown recommended that Wayne Pomeroy be appointed honorary chairman of a committee to solicit public funds.

Councilmember Jaffa concurred with the recommendations of staff.

Vice Mayor Giles expressed his support for staff's recommendations. Vice Mayor Giles also commented that relative to the purchase of sculptures, he has concerns with regard to the City's ability to fund such a project.

Councilmember Davidson concurred with the opinions expressed by Vice Mayor Giles. Councilmember Davidson also encouraged staff to consider alternative public art programs in addition to the sculpture exhibition.

Councilmember Pomeroy spoke in support of staff's recommendations.

It was moved by Vice Mayor Giles, seconded by Councilmember Hawker, that Wayne Pomeroy be appointed Chairman of a citizens' committee for the purpose of raising funds and exploring the purchase of statues similar in kind to those currently on Main Street for the purpose of developing a downtown art walk plan; that the Council approve staff's recommendation relative to scheduling a second annual sculpture exhibition, and that the City commit to a \$10,000 sponsorship for said event.

Councilmember Hawker concurred with the opinions of the other Councilmembers. Councilmember Hawker encouraged the City to pursue private funding with regard to public arts programs.

Carried unanimously.

Mayor Brown spoke in appreciation of staff for their presentation.

4. Discuss and consider approval of process for the Mesa Day Labor Task Force and consider approving membership to the Task Force.

Due to time constraints, this item will be continued until a future Study Session.

5. Discuss and consider design aspects of the Northwest Water Reclamation facility and consider proceeding with bidding.

Bob Saemisch, an architect with Saemisch, DiBella & Murphy, provided the Council with an overview of this agenda item. Mr. Saemisch explained that the Northwest Water Reclamation facility is located at one of the entryways to the City of Mesa and that concerns have arisen with regard to visually camouflaging the 60 foot processing unit and the 70 foot solids unit.

Mr. Saemisch referred to graphics displayed in the Council Chambers and provided a brief overview of three possible design alternatives including: Concept 1, a curtain wall system, at a cost of \$2.1 million; Concept 2, a closed up bridge structure, at a cost of \$2.8 million, and Concept 3, a series of pylons, which would create a screen effect, at a cost of \$8 million. Mr. Saemisch noted that Concepts 1 and 2 would not affect the proposed construction completion schedule and could be accomplished during or after the facility's construction. Mr. Saemisch added that the estimated costs could be reduced with the substitution of materials and/or alterations in the height of the structures.

Mr. Saemisch requested Council approval relative to proceeding with the current engineering proposal, eliminating the landscaping and the site walls from the bidding process and allowing the City to investigate further possibilities and present additional designs to the Council for their consideration.

It was moved by Councilmember Pomeroy, seconded by Councilmember Jaffa, that the Council give authorization to proceed with the project as stated by Mr. Saemisch.

Discussion ensued relative to the fact that due to the necessity of the massive buildings to accommodate the applications of the water reclamation facility, a redesign of the plans is not an option; the fact that due to capacity problems at the 91<sup>st</sup> Avenue water reclamation facility, it is imperative that construction commence.

Councilmember Hawker spoke in support of the motion, but expressed concerns relative to the exorbitant costs for the curtain wall.

Mayor Brown expressed concerns with regard to the location of the water reclamation plant at an entryway to the City.

Councilmember Davidson concurred with the opinions of Mayor Brown and expressed concerns relative to the additional costs for the plant construction.

In response to a question from Mayor Brown, City Manager Charles Luster clarified that the total cost of the project is estimated at \$45 million.

Councilmember Kavanaugh spoke in support of the motion and also stated he looks forward to reviewing the revised plans for the curtain wall, landscaping and screening devices.

Vice Mayor Giles expressed appreciation of staff's efforts and also stated he will support the motion. Vice Mayor Giles also requested additional input from a landscape architect relative to visual enhancement of the percolation ponds adjacent to the subject property.

Councilmember Jaffa concurred with the comments of Mayor Brown and also spoke in support of the motion.

Carried unanimously.

Mayor Brown thanked Mr. Saemisch for his presentation.

6. Discuss the status of the preparation of the FY 2000-01 budget and the impact of various local and state initiatives.

Assistant City Manager Mike Hutchinson addressed the Council relative to this agenda item. Mr. Hutchinson explained that the City will potentially experience a \$17 million loss in revenue if Mesa voters pass the sales tax, food tax and real property rentals tax propositions at the March General Election. Mr. Hutchinson indicated that staff has commenced preparation of the FY 2000/01 budget and that all department heads have been requested to factor this projected loss into the individual department budgets. Mr. Hutchinson added that such a loss would severely impact City services, including police and fire.

Mayor Brown recommended that the proponents of such initiatives be apprised of such information and its effect on City services.

Mr. Hutchinson also highlighted two State initiatives on the ballot which may result in a loss of City revenue, including a State vehicle tax initiative, in which the City's loss of funds could total \$10 million, and the repeal of State income tax in which Mesa would lose its portion of state-shared revenues.

Mayor Brown thanked Mr. Hutchinson for his input.

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

- a. Economic Development Advisory Board meeting held December 7, 1999.
- b. Parks and Recreation Board meeting held January 13, 2000.
- c. Finance Committee Meeting held January 20, 2000

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

Carried unanimously.

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

Due to time constraints, this item will be continued until a future Study Session.

9. Scheduling of meetings and general information.

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

Friday, January 28, 2000, 12:00 p.m. – Joint Meeting with State Legislators

Thursday, February 3, 2000, 7:30 a.m. – Study Session

Monday, February 7, 2000, 5:30 p.m. – Regular Council Meeting

Mr. Balmer requested input from the Council relative to receipt of a bid proposal from ILR Holdings with regard to the redevelopment of the Bank One Building.

Mayor Brown expressed concern relative to the proposal submitted by ILR Holdings and stated that staff should impose a time limit with regard to completion of the project.

Mr. Balmer stated that with regard to the development in Pinal County east of the Maricopa County line, he has spoken with Queen Creek Planning Director John Cross, and at some future date, staff will schedule Mr. Cross to make a presentation at a future Study Session.

Mayor Brown thanked Mr. Balmer for his input.

10. Items from citizens present.

There were no prescheduled public opinion appearances.

11. Adjournment.

Without objection, the Study Session adjourned at 10:25 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 the 27th day of January, 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