

# COUNCIL MINUTES

February 20, 1996

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 February 20, 1996 at 4:30 P.M.

## COUNCIL PRESENT

Jerry Boyd  
Pat Gilbert  
T. Farrell Jensen  
Joan Payne  
Jim Stapley

## COUNCIL ABSENT

Mayor Willie Wong  
Dale Johnson

## STAFF PRESENT

C.K. Luster  
Joan Baier  
Kathy Barrett  
Neal Beets  
Fred Conway  
Joe Holmwood  
Mike Hutchinson  
Lars Jarvie  
Barbara Jones  
Harry Kent  
Wayne Korinek  
Ron Krosting  
Larry Lines  
Rich Lorig  
Jeff Martin  
Frank Mizner  
Joe Noce  
John Oliver  
Paula Sloan Rivera  
Sharon Seekins  
Mindy White  
Ralph Wisz

## OTHERS PRESENT

Others

(Vice Mayor Jensen excused Mayor Wong and Councilmember Johnson from the meeting.)

1. Further discussion and consideration on McKellips Road sound walls landscaping, and medians.

City Manager Charles Luster advised that discussion of the McKellips Road widening project will occur at the Friday, February 23, 1996 Study Session.

2. Appointments to boards and committees.

Vice Mayor Jensen relayed Mayor Wong's recommendations for the following appointments to Boards and Committees:

REDEVELOPMENT COMMITTEE

Stan Troutman (to replace Doug Cook)

DOWNTOWN DEVELOPMENT COMMITTEE

James J. Davidson

Vice Mayor Jensen commented that Doug Cook, Mesa Town Center Corporation's representative to the Redevelopment Committee, has resigned from the Committee due to a potential conflict of interest. Vice Mayor Jensen commended Mr. Cook for his service to Mesa.

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

The Vice Mayor declared the motion carried unanimously by those present.

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

There were no reports on meetings and/or conferences attended.

4. Scheduling of meetings and general information.

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

Friday, February 23, 1996, 7:30 A.M. - Study Session

Friday, March 1, 1996, 7:30 A.M. - Study Session

Monday, March 4, 1996, 5:30 P.M. - Regular Council Meeting

Thursday, March 7, 1996, 4:00 P.M. - Policy Session

5. Review items on the agenda for the February 20, 1996 Regular Council Meeting.

All of the agenda items were reviewed among the Council and staff, with no formal action taken. There was particular discussion with regard to the following agenda items:

5. Consider the following liquor license application:

e. SUE A. DINES, AGENT

New Beer and Wine Store License for Express Stop, NW Corner Baseline Road and Stapley Drive. This is a new business, currently there are no liquor licenses at this location.

f. SUE A. DINES, AGENT

New Beer and Wine Store License for Express Stop, NE Corner Power Road and Superstition Springs Boulevard. This is a new business, currently there are no liquor licenses at this location.

g. PHILLIP EDWARD HERNANDEZ, AGENT

New Beer and Wine Store License for Jiffy Mart, 804 N. Country Club Drive. The license previously held at this location by Edward L. Hernandez, Agent, Jiffy Mart, Inc., will revert back to the State.

h. KEVIN LEE SCHWEITZER, ETAL

New Beer and Wine Store License for Main Stop, 2760 E. Main Street. The license previously held at this location by John Daiza, Individual, Main Stop, will revert back to the State.

In response to a question from Vice Mayor Jensen, Councilmember Stapley explained that he requested that the liquor license applications be removed from the consent agenda in order to voice his opinion that alcohol and gasoline should not be sold at the same establishment.

6. Consider the following contracts:

\*j. One helicopter engine overhaul as requested by the Police Department.

The Purchasing Division recommends accepting the apparent low bid by Standard Aero Inc. for repairs not to exceed \$95,000.

Vice Mayor Jensen requested information concerning the proposed contract. Assistant Police Chief Fred Conway advised that the overhaul is for one of the helicopters that the City formerly leased from McDonnell Douglas and that Federal Aviation Administration regulations require that an engine be rebuilt every 3,500 operating hours. Chief Conway said that a spare engine will be placed in the aircraft during the maintenance so that the helicopter will not be inoperable at any time. Chief Conway added that the cost of the overhaul is incorporated in the hourly cost presented to the Council when the police helicopter program was under consideration.

8. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding Ordinances:
  - a. **Z96-1** 6745 East Superstition Springs Boulevard. Rezone from R-3-DMP to R-3-PAD (14.12 acres). This case involves the conversion of a 240 unit apartment complex to condominiums. Mark Taylor Builders, owner; Ed Bull, applicant.

P&Z Recommendation: Approval with conditions. (Vote 7-0)

Planning Director Frank Mizner explained that the applicant has requested conversion of a 240-unit apartment complex to condominiums. Mr. Mizner said that the City's parking requirements are greater for condominiums than apartments units and that the applicant's proposal is deficient by 70 parking spaces. Mr. Mizner explained the basis for the Board's unanimous recommendation for approval, indicating that off-site parking is limited and enforcement measures may be taken by the condominium association to prohibit either on-site or off-site parking concerns.

- c. **Z96-4** 2500 East Southern Avenue. Rezone from R1-43 to O-S (1.6± acre). This case involves the modification of a single residence structure to include a chiropractic office. Clarence Freestone, owner/applicant. **A 3/4 VOTE IS REQUIRED TO APPROVE THE APPLICANT'S REQUEST.**

P&Z Recommendation: Denial. (Vote 6-1)

Mr. Mizner stated that staff and the Planning and Zoning Board have recommended denial of the project and explained that a three-quarter Council vote will be required for approval. Mr. Mizner noted that a property owner has recently submitted a letter concerning the project which is included in the Council's back-up documentation.

6. Adjournment.

It was moved by Councilmember Boyd, seconded by Councilmember Gilbert, that the meeting adjourn at 4:45 P.M.

Carried unanimously.

WILLIE WONG, MAYOR

ATTEST:

BARBARA JONES, CITY CLERK

Council Study Session  
February 20, 1996  
Page 5

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 20th day of February, 1996. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7<sup>th</sup> day of March 1996

BARBARA JONES, CITY CLERK