

COUNCIL MINUTES

May 22, 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 May 22, 1996 at 7:30 A.M.

COUNCIL PRESENT

Mayor Willie Wong
Jerry Boyd
Pat Gilbert
Dale Johnson
Jim Stapley

COUNCIL ABSENT

T. Farrell Jensen
Joan Payne

COUNCIL-ELECT PRESENT

Mayor-Elect Wayne Brown
John Giles
Dennis Kavanaugh

STAFF PRESENT

C.K. Luster
Wayne Balmer
Neal Beets
Fred Conway
Linda Crocker
Geri Gerber
Joe Holmwood
Tyrone Howard
Mike Hutchinson
Barbara Jones
Harry Kent
Wayne Korinek
Ron Krosting
Jeff Martin
Frank Mizner
Keith Nath
Ruth Anne Norris
John Oliver
Ellen Pence
Bryan Raines
Andrea Rasizer
Doug Tessoroff
Mindy White
Debbie Yukolis
Others

OTHERS PRESENT

Ed Burns
Barry Kirschner
Victor Linoff
Louie Matta
Ralph Pew
Bryan Poliquin
Tom Verploegen
Bob Voit
Others

Mayor Wong excused Vice Mayor Jensen and Councilmember Payne from the meeting.

1. Hear a presentation and discuss a plan proposed by the Voit Company for the redevelopment in the Town Center area.

Community Development Manager Wayne Balmer advised that Mr. Bob Voit of the Voit Companies is in attendance and will highlight a presentation on redevelopment in the Town

Center area. Mr. Balmer noted that staff will require Council input and direction relative to proceeding with this issue.

Bob Voit, presenting the Voit Companies, introduced members of the team who have worked on the proposal, Ralph Pew, Barry Kirschner, and Bryan Poliquin.

Mr. Voit provided a brief history of the Voit Companies' involvement with the City of Mesa and stated the opinion that although the downtown area has experienced substantial economic development, in his opinion Town Center lacks architectural coordination and function. Mr. Voit added that the area is not sufficiently cohesive to generating traffic and/or pedestrian use.

Mr. Voit referred to charts displayed in the Council Chambers briefly highlighted the contents of the Voit Companies' redevelopment proposal for the Town Center area. Mr. Voit indicated that an effort was made to provide mixed use, long-term planning and added that the plan would easily accommodate expansion in the future.

Discussion ensued relative to establishing a Town Center focal point in and around the existing Mesa Sheraton Hotel and Convention Center, street alignments and access, a 'high building' concept, the development and siting of a performing arts center, the importance of continuing and accentuating a connection to the surrounding cultural facilities, relocation of the post office, the fact that the proposal does not recommend the removal of the Mesa Arts Center building, cultural walks, and expansion of the convention center.

Mr. Voit stressed the importance of attracting restaurants and developing adequate parking structures. Mr. Voit added that the proposal includes an expansion to the amphitheater and spoke in support of stimulating growth in the area.

Bryan Poliquin, architect for the project, referred to the charts and discussed a proposal to develop a series of 'connections' or cultural walks in the Town Center area.

Discussion ensued relative to crosswalk embellishments, arch elements among the buildings in the area, the creation of a large plaza area with fountains, trees and shade to attract pedestrians, the development of three-dimensional activities, an exterior visual arts plaza, screening walls, the importance of creating additional access to the hotel from University Drive, and retail establishments.

Mr. Voit informed the Council that although many areas of redevelopment remain to be addressed, the proposal attempts to combine public and private sector elements to ensure that the plan is accepted and endorsed by the community as a whole.

In response to a question from Councilmember Stapley, Mr. Voit discussed ideas relative to the possible removal and/or expansion of existing buildings in the Town Center area.

Mayor-Elect Brown indicated his support for the proposal and stressed the importance of identifying the needs of the area particularly in the northeast quadrant section of the City. Mayor-Elect Brown concurred that the downtown area is an appropriate site for a performing arts center. Mayor-Elect-Brown discussed costs involved in implementing the redevelopment proposal and emphasized the importance of involving private enterprise. Mayor-Elect Brown

noted his commitment to support the proposal and commended Mr. Voit and everyone involved on their efforts.

Mayor Wong commended Mr. Voit and the members of his team and indicated his support of the proposal.

Mr. Voit clarified that once the Council approves the area as a redevelopment zone, the Voit Companies intends to respond to the City's Request for Proposals. Mr. Voit noted that the Voit Companies is serving in a consultant's capacity at this time and indicated the company's desire to be selected by the City and to implement the redevelopment proposal for the City of Mesa.

In response to a question from Councilmember Gilbert, Mr. Voit stressed the importance of receiving Council input and direction to assist him in refining and/or expanding the contents of the proposal.

Discussion ensued relative to the possibility of locating the proposed performing arts center on the site of the existing City Hall building.

Councilmember Boyd expressed concerns relative to the relocation of employees should the Council determine that the performing arts center be located on the site of the present City Hall building.

Mr. Balmer noted that following Council discussion and recommendations relative to the proposal, staff and the Voit Companies, will initiate appropriate changes and additions to the plan and present a revised plan to the Council within a thirty day time frame.

Councilmember Gilbert stressed the importance of ensuring that the proposal contains sufficient criteria to govern future redevelopment efforts.

Councilmember-Elect Kavanaugh stated the opinion that the proposal has the capacity to become the focal point of the community and complimented Mr. Voit and staff on their achievements.

Councilmember-Elect Giles also commended Mr. Voit and stressed the importance of identifying an appropriate site for the performing arts center. Councilmember-Elect Giles recommended that this issue be the subject of a future Council Policy Session.

Mayor Wong stated that it is the consensus of the Council present that staff be directed to work with the Voit Companies in an effort to analyze, refine, clarify and expand the redevelopment proposal and to schedule another presentation in approximately thirty days.

(Mayor Wong excused Councilmember Gilbert from the meeting at 8:35 a.m.)

2. Consider implementation of two fees within the Planning Division.

Community Development Manager Wayne Balmer discussed staff's recommendations relative to initiating land split application and group home application fees. Mr. Balmer explained that

both of these processes require substantial staff time and indicated that the fees will allow the department to recover a portion of the department's costs.

Mr. Balmer recommended that a \$50 fee for processing land split applications be initiated and noted that the service is currently provided free of charge. Mr. Balmer added that staff is also recommending that a \$75 fee be approved for processing group home applications and discussed the increasing number of applications received by the department.

Discussion ensued relative to fees charges by surrounding cities for these services, staff time, and the licensing process.

Councilmember Stapley recommended that both of the fees be increased to \$100 based on the fees charged by other municipalities.

It was moved by Councilmember Stapley, seconded by Councilmember Johnson, that a charge of \$100 be implemented for processing land split and group home applications.

Upon tabulation of votes, it showed:

AYES - Wong-Stapley-Johnson
NAYS - Boyd
ABSENT - Gilbert-Jensen-Payne

Mayor Wong declared the motion failed by a vote of those present.

It was moved by Councilmember Stapley, seconded by Councilmember Johnson, that the recommendations of staff be approved.

Mayor Wong declared the motion carried unanimously by those present.

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

Mayor Wong advised that there were no meetings and/or conferences attended to report on at this time.

4. Scheduling of meetings and general information.

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

Friday, May 31, 1996, 7:30 a.m. - Council Study Session

Friday, May 31, 1996, Police Academy Graduation

5. Prescheduled public opinion appearances. (Maximum of three speakers for five minutes per speaker)

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

6. Items from citizens present (Maximum of three speakers for five minutes per speaker)

Mayor Wong advised that there were no items from citizens present.

7. Adjournment.

It was moved by Councilmember Stapley, seconded by Councilmember Johnson, that the Study Session adjourn at 8:50 A.M.

Carried unanimously.

WILLIE WONG, 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 22nd day of May, 1996. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10th day of June 1996

BARBARA JONES, CITY CLERK