

COUNCIL MINUTES

December 16, 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 December 16, 1996 at 4:15 p.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
Cindy Barris
Neal Beets
Tanya Collins
Fred Conway
Mark Coon
Joe Holmwood
Mike Hutchinson
Lars Jarvie
Barbara Jones
Harry Kent
Wayne Korinek
Ron Krosting
Larry Lines
Rich Lorig
Jeff Martin
Frank Mizner
Ruth Anne Norris
Ellen Pence
Bryan Raines
Kathleen Savagian
Sharon Seekins
Dave Spaur
Doug Tessorndorf

STAFF PRESENT (CONT.)

Debbie Vickman
Mindy White
Paul Wilson
Ralph Wisz
Larry Woolf

OTHERS PRESENT

Ken Basham
Carolyn Baecker
Dan Duncan
Bill Ellars
Cliff Harris
Pat Langdon
Chris Moeser
Don Morris
Dan Nowicki
Ralph Pew
Bev Tittle-Baker
Marilynn Wennerstrom
Others

1. Meet with the Economic Development Advisory Board to discuss and consider issues to be discussed at an upcoming roundtable.

Economic Development Director Dave Spaur introduced members of the Economic Development Advisory Board present at the meeting.

Carolyn Baecker, Chairman of the Economic Development Advisory Board, stated that on January 8, 1997 the City of Mesa and the Greater Phoenix Economic Council (GPEC) will co-sponsor a community roundtable regarding economic development opportunities in Mesa. Ms. Baecker stated that the meeting will be held from 8 a.m. to 10 a.m. at the Mesa Hilton Pavilion and will focus on three major topics: 1) development of an adequate transportation system to support growth, 2) identification and development of an adequate inventory of industrial-zoned property, and 3) maintenance of a proper balance among residential, commercial, and industrial development.

Ms. Baecker utilized overhead slides and provided information concerning the purpose and goals of the roundtable discussion. Ms. Baecker spoke concerning future transportation needs (such as a light rail system), the labor force job base, and the higher tax revenue provided to schools by high-tech manufacturing versus residential development. Ms. Baecker presented statistical data, noting that while Mesa's population represents approximately 15 percent of the total population of Maricopa County, the present labor force job base is equivalent to only 10 percent of the Maricopa County labor force.

Mayor Brown stated that he and several Councilmembers will attend the meeting on January 8.

Discussion ensued regarding the City's goals in creating jobs, the importance of locating businesses within the City limits, GPEC's interest in Mesa, and benefits received from GPEC. Community Development Manager Wayne Balmer and Mr. Spaur spoke concerning the City's major industrial areas, residential growth, impact fees, and the City's ability to generate jobs.

Mr. Spaur advised that under the direction of Mr. Balmer, MegaCorp is reorganizing and during the next year will return to Council with objectives for GPEC. Mr. Spaur commented that Council will have the opportunity to determine if they wish to continue the relationship should GPEC be unable to meet the objectives.

Mayor Brown thanked the Economic Development Advisory Board and staff for their efforts.

2. Further consideration of a request from Bev Tittle Baker for an Area V Community Center.

Ms. Bev Tittle-Baker, 460 South Bellview, presented the Council with a request to purchase land for a community center in Area V. Ms. Tittle-Baker advised that Area V is located between Country Club Drive/Gilbert Road and Main Street/Baseline Road.

At the request of Vice Mayor Gilbert, Ms. Tittle-Baker explained that the site for the community center was originally selected due to the central location, amount of activity in the neighborhood, and the proximity of surrounding schools. Ms. Tittle-Baker informed the Council that she has discussed the concept with the principals of both Holmes and Lowell Elementary Schools.

Dan Duncan, President of Mesa United Way, explained the United Way's involvement with the community center. Mr. Duncan stated that the United Way will serve as a catalyst and provide initial funding and staff. Mr. Duncan advised that through the efforts of the United Way, various agencies have been secured to assist in the planning of the center.

Mr. Duncan responded to questions from Vice Mayor Gilbert pertaining to funding and site selection. Vice Mayor Gilbert commented that while he does not necessarily disagree with the philosophy upon which the proposal is based, he does have concerns regarding the center and the appropriateness of the selected neighborhood.

Mayor Brown noted the efforts of Ms. Tittle-Baker and stated the opinion that the proposed location of the community center is appropriate for the clientele.

Councilmember Payne noted the extensive dedication of Ms. Tittle-Baker to the community and expressed appreciation for her work.

In response to a question from Councilmember Payne, Mr. Balmer stated that staff has not determined the exact cost of the land but will enter into negotiations with the owner of the property if the Council so requests and return to the Council once a price has been agreed upon.

Councilmember Payne stated her support for the project and spoken in favor of instructing staff to proceed with negotiations.

Councilmember Stapley said that he has attended events and spoken to residents of Area V. Councilmember Stapley noted the importance of community centers but commented that approval of the proposal may set a precedent for requests from other communities.

In response to a question from Councilmember Stapley concerning liability, City Attorney Neal Beets said that a contract between the City and the lessee could be drafted that would state the tenant's responsibility for activities, require adequate insurance, and stipulate that the lessee would agree to defend and indemnify the City if a problem were to arise from use of the City's property.

Mr. Duncan noted that the United Way is willing to step in initially to meet legal/insurance requirements. Mr. Duncan explained that the United Way's ultimate goal is that the Area V Association would assume responsibility for the community center within approximately three to five years.

In response to a question from Councilmember Stapley, Mr. Balmer said that when Community Development Block Grant (CDBG) funds are utilized, leases typically carry a 20-year term, with an option for renewal. Mr. Balmer advised that the transfer of the lease from the United Way to Area V would require approval from the City, at which time Council would have the opportunity to review the project.

Councilmember Kavanaugh recognized concerns expressed by Vice Mayor Gilbert relative to location and population served but noted the importance of community centers and benefits provided to neighborhoods. Councilmember Kavanaugh indicated his support for a community center in Area V and encouraged the establishment of a community-based board of directors.

Discussion ensued regarding activities at the neighborhood center. Mr. Balmer commented that a Council Use Permit may not be required given the scope of services to be provided.

Councilmember Giles stated the opinion that the services provided at the community center may be similar to those provided by a social service agency but indicated a willingness to support the project.

Councilmember Pomeroy commended Ms. Tittle-Baker for her work. Councilmember Pomeroy cautiously indicated support for the proposal.

Councilmember Payne expressed appreciation to members of Council for their support of the project.

It was moved by Councilmember Payne, seconded by Councilmember Stapley, that staff be instructed to meet with the property owner to acquire land needed for the community center for Area V after an appraisal has been obtained.

Vice Mayor Gilbert acknowledged the efforts to date relative to the center but stated that he is unable to support the motion. Vice Mayor Gilbert noted the social service aspects of the facility and expressed concern should a Council Use Permit not be required. Vice Mayor Gilbert indicated that he could support a motion that would cautiously proceed with the project on a step-by-step basis but said that he would vote against the motion as currently presented.

Mr. Balmer advised that a proposal for the purchase of the land will be presented to Council for approval following an appraisal.

Upon tabulation of votes, it showed:

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

Mayor Brown declared the motion carried by majority vote.

3. Further discussion and consideration concerning naming rights for the new baseball stadium.

Assistant City Manager Mike Hutchinson spoke regarding potential monetary value to be gained from acquiring a naming rights sponsor for the new baseball stadium. Mr. Hutchinson said that with Spring Training scheduled to begin soon, a Request For Proposal (RFP) would need to be forwarded to potential sponsors as quickly as possible. Mr. Hutchinson identified two issues to be considered relative to the RFP: 1) the need to include the Chicago Cubs and the Mesa Hohokams as partners in the RFP process (and share in a portion of the income gained from a sponsorship relationship) and 2) the need for additional funding (\$10,000) to develop and produce marketing/promotional material to be included with the RFP.

Councilmember Kavanaugh stated opposition to the request. Councilmember Kavanaugh expressed the opinion that corporate sponsorship of public facilities is an unwise course of action and could subject the City to future problems. Councilmember Kavanaugh noted the potential for changes to a corporate name, public perception, and circumstances of a particular business, as well as possible misdeeds.

In response to questions from Councilmember Payne, Mr. Hutchinson discussed revenue received by the Chicago Cubs and Hohokams.

Mr. Hutchinson indicated that no one has approached the City to date relative to stadium sponsorship and noted the importance of forwarding an RFP to potential sponsors in a timely manner. Mr. Hutchinson stated that proposals will be presented to Council for approval.

Councilmember Payne spoke in favor of the request given the ability of the sponsorship to offset the cost of the stadium to taxpayers. Councilmember Payne urged the City to exercise caution in selecting a sponsor.

Councilmember Pomeroy expressed support for the request.

It was moved by Councilmember Pomeroy, seconded by Councilmember Payne, that staff issue an RFP to pursue interest in acquiring a naming rights sponsor for the new baseball stadium.

Upon tabulation of votes, it showed:

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

Mayor Brown declared the motion carried by majority vote.

4. Appointments to boards and committees.

Mayor Brown recommended the following appointment to boards and committees:

DOWNTOWN DEVELOPMENT COMMITTEE

Claudia R. Walters - term ending June 30, 1997

It was moved by Councilmember Stapley, seconded by Councilmember Giles, that the Council concur with the Mayor's recommendation and the appointment be confirmed.

Carried unanimously.

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

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

6. Scheduling of meetings and general information.

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

Thursday, December 19, 1996, 7:00 a.m. - General Development Committee Meeting

Friday, December 20, 1996, 7:30 a.m. - Study Session

Friday, December 20, 1996 - Special Session (time to be determined)

Friday, December 27, 1996, 7:30 a.m. - Study Session

Friday, January 3, 1997, 7:30 a.m. - Study Session

Monday, January 6, 1997, 5:45 p.m. - Regular Council Meeting

Thursday, January 9, 1997, 4:00 p.m. - Policy Session

Friday, January 10, 1997, 7:30 a.m. - Study Session (to be followed by a Utility Committee Meeting)

Tuesday, January 21, 1997, 5:45 p.m. - Regular Council Meeting

7. Review items on the agenda for the December 16, 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:

7. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding ordinances:
 - c. **Z96-64** The southwest corner of Brown Road and Greenfield Road. Rezone from AG to R1-15 (17± acres). This involves a proposed 28-lot single-residence subdivision. US Development, owner; Ralph Pew, applicant. **THIS CASE WAS CONTINUED FROM THE NOVEMBER 18 AND DECEMBER 2, 1996 CITY COUNCIL MEETINGS. A 3/4 VOTE IS REQUIRED TO APPROVE THE APPLICANT'S REQUEST.**

Councilmember Pomeroy indicated that he had a potential conflict of interest in connection with the matter now under discussion which he wanted recorded in the minutes of the meeting, and because of such conflict of interest, he would refrain from voting upon or otherwise participating in any manner in connection with same.

Mr. Balmer provided a revised sketch to Council showing a reduction in the number of lots. Mr. Balmer said that a letter withdrawing opposition is expected.

- k. **Z96-104** The 100 and 200 blocks of North 22nd Place (east side).. Rezone from C-3 and R1-6 to R-2-PAD (14± acres). This case involves the development of a 145-unit single-residence subdivision. Sur-Way Concrete Construction, owner; American Development Corporation, applicant.

At the request of Vice Mayor Gilbert, Mr. Balmer briefly explained the concept of cluster home development.

8. Prescheduled public opinion appearances (Prescheduled appearances will begin at 5:30 p.m.; there will be a maximum of three speakers for five minutes per speaker).

There were no prescheduled public opinion appearances scheduled for this meeting.

9. Adjournment.

Without objection, the meeting was adjourned at 5:45 p.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 16th day of December, 1996. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 8th day of January 1997

BARBARA JONES, CITY CLERK