



COUNCIL MINUTES

March 18, 2002

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 March 18, 2002 at 4:00 p.m.

COUNCIL PRESENT

Mayor Hawker
Jim Davidson
Bill Jaffa
Dennis Kavanaugh
Pat Pomeroy
Claudia Walters
Mike Whalen

COUNCIL ABSENT

None

OFFICERS PRESENT

Mike Hutchinson
Debbie Spinner
Barbara Jones

1. Review items on the agenda for the March 18, 2002 Regular Council Meeting.

Mayor Hawker declared a potential conflict of interest on agenda items 5g, (Higley Road Improvements, McDowell Road to Red Mountain Freeway. City of Mesa Project No. 01-085), 5h, (Fire Station No. 217. City of Mesa Project No. 01-25), and 5i (Transit Maintenance Facility. City of Mesa Project No. 99-075) and said he would refrain from discussion/participation on these items.

Vice Mayor Davidson declared a potential conflict of interest on agenda item 7a (Granting an easement to Salt River Project at Southern Avenue west of Ellsworth Road) and said he would refrain from discussion/participation on this item.

Mayor Hawker stated that agenda items 10.1a, 10.2 a and 10.2 b will be added to the consent agenda.

Mayor Hawker stated that agenda item 11a (Z01-55 – 1010 S. Stapley Drive. Rezone from OS to OS-PAD and Site Plan Modification) will be continued until the next Council meeting.

2. Hear a presentation, discuss and consider the Parks and Recreation 2025 Plan.

Parks and Recreation Director Joe Holmwood and Leon Younger, President of Leon Younger & Pros, the consulting firm selected to facilitate the Parks and Recreation 2025 Plan process, addressed the Council relative to this agenda item. Mr. Holmwood reported that the "Mesa 2025 - A Shared Vision," a Joint Master Plan Committee (JMPC), is charged with guiding the process of updating the City's General Plan, as well as the Transportation, Economic Development and Parks and Recreation master plans. He acknowledged the efforts and hard

work of the JMPC, its various subcommittees and the contributions of Mesa residents who participated in the public meetings.

Mr. Younger provided the Council with a brief overview of the Strategic Master Plan for the Mesa Parks and Recreation Plan. He reported that the purpose of the Strategic Master Plan is to provide the City with a broad policy and management framework for the next 20 to 25 years and to guide the decision-making process for the Council and staff to meet current and future recreational needs for the City of Mesa. Mr. Younger commented that the Plan addresses programming and maintenance, land facility needs and also the necessary requirements to support existing and new park and leisure facilities over the next 20 years.

Mr. Younger explained that the supply of urban parks and leisure facilities has not kept pace with the recreational demands directly linked to the dynamic and sustained growth in the City. He stated that parkland demand today is far less than the previous City comprehensive plans outlined and that the existing park space, including retention basins, is approximately 6.69 acres per 1,000 residents.

Mr. Younger provided the Council with a brief overview of the results of a citizen survey that was conducted with a series of citizen focus groups and key community leaders relative to parks and recreation issues.

Mr. Younger said that it is the commitment of the City to provide its residents with adequate parks and open spaces and to remove the difficulty of keeping pace with parkland acquisition. He explained that over the past ten years, Mesa has acquired only 2.2 acres per 1,000 new residents. Mr. Younger reported that the vision of the Mesa Parks and Recreation Division is to provide a variety of parks and recreation experiences equitably throughout the community, to strive to meet the current and future parks and recreational needs of Mesa citizens, to develop and maintain parks and recreation services at the highest quality, and to ensure a safe environment with exceptional customer service.

Mr. Younger highlighted a series of goals and recommendations included in the Strategic Master Plan including demonstrate consistent quality services throughout the City through effective management standards; develop a balanced approach to design, allowing for active and passive self-directed park use; develop a regional park near the Williams Gateway Airport (WGA) with the General Motors (GM) Proving Grounds; develop a technical scoring system for land purchases and park improvements; establish a new design criteria to maximize the use of retention basins for neighborhood parks; allow themes and creativity in park design or redesign; acquire land to meet equity requirements of parks and trails; develop high quality golf experiences; develop a marketing strategy that supports cross-promotion services for individuals with disabilities; develop an aggressive revenue-generating strategy that supports 30% of the division's operational budget over the next five years to increase users and community investment in City programs, services and facilities, and to be a leader in the use of information technology to improve communications and efficiency between the City, staff, customers and citizens.

Mr. Younger displayed a series of maps in the Council Chambers to illustrate proposed target sites for neighborhood parks, community parks, metro parks and regional parks.

Councilmember Jaffa thanked Mr. Holmwood and Mr. Younger for the presentation and requested that the Parks and Recreation staff conduct a comprehensive review of impact fees, development fees and alternatives available to fund parks and recreation programs and services. He also stated the opinion that the City's retention basins could be utilized more efficiently as parks for residential neighborhoods.

Discussion ensued relative to the manner in which data was collected for the citizen survey, and also the fact that fee assistance programs, scholarships and fee adjustments are available for individuals with economic hardships who wish to participate in various Parks and Recreation programs.

Councilmember Walters stated that as evidenced by the citizen survey, Mesa youth have always been and will continue to be a top priority for the City.

Mayor Hawker expressed support for the Strategic Master Plan recommendations to allow themes and creativity in park design and also the implementation of a technical scoring system for land purchases and park improvements.

Councilmember Kavanaugh voiced appreciation for the presentation and emphasized the importance of greater accessibility to City parks by individuals with disabilities.

Councilmember Whalen concurred with Councilmember Jaffa's comments relative to maximizing the use of retention basins for neighborhood parks.

Mayor Hawker thanked everyone for the presentation.

3. Hear an update and consider issues associated with the proposed site for the Multipurpose Facility.

- a. Update on partnership.
- b. Discuss "best and final" proposal to TSA.

Vice Mayor Davidson declared a potential conflict of interest on this agenda item and said he would refrain from discussion/participation on this item.

Mayor Hawker thanked Councilmember Whalen for his participation and hard work during the City's efforts to submit a site proposal to the Tourism and Sports Authority (TSA) for a multipurpose facility.

Councilmember Whalen provided a brief historical overview of the recent developments relative to this matter. He reported that subsequent to receipt of the Arizona Cardinals' most recent proposal on Sunday, March 17, staff has continued to engage in dialogue with some members of the Tempe City Council who have been receptive to ongoing discussions regarding the stadium facility. Councilmember Whalen advised that the City has received commitments from the Salt River Pima-Maricopa Indian Community and the Mesa Convention and Visitors Bureau for contributions of \$150,000 each from bed tax revenues. He added that the Indian Community has offered the City site preparation discounts for the stadium facility, stated a willingness to provide additional parking, and is currently engaged in discussions with staff relative to a Dobson Road bridge that would link the two communities.

Discussion ensued relative to the Cardinals' current proposal to the City; the fact that as of last weekend, the City of Mesa had submitted a proposal to the Cardinals for a financial consideration of approximately \$11.7 million to offset Mesa's funding shortfall; the fact that the Cardinals issued a counteroffer to contribute up to \$18 million for the project if the City's original stadium site was moved to a location closer to the Tempe border and Tempe was allowed to annex a portion of the stadium; the fact that the Cardinals requested Government Property Lease Excise Taxes (GPLET) or tax incentives on the Hurley property, which would be acquired from the City for development purposes; the fact that the City of Mesa would be required to extend the City's redevelopment area from the Town Center to the stadium site to accommodate the Cardinals' request to qualify for the GPLET financing, and the fact that staff has engaged in ongoing negotiations with the Hurley family.

City Manager Mike Hutchinson addressed the Council and stated that in addition to the above referenced stipulations, staff has also been exploring a variety of parking options including the Riverview Park softball fields, shuttle systems from Arizona State University and the Salt River-Pima Maricopa Indian Community, downtown Mesa businesses, and the development of a parking co-op along the west side of the Loop 101. He reported that one of the primary components of the Cardinals' proposal is Tempe's ability to annex a portion of the stadium site which would provide the Cardinals with a Tempe address for the stadium and would forgive the \$7.5 million penalty if the Cardinals played football outside the City of Tempe. Mr. Hutchinson also stated that Mesa would be required to purchase the 33-acre Hurley property which, in turn, would be transferred to the Cardinals for development rights.

Councilmember Whalen provided a brief overview of the proposed annexation process and reported that the current Mesa/Tempe boundaries are located in the middle of 8th Street as it goes west under the Loop 101 and to the east of Evergreen Street. He explained that in order to meet statutory requirements, it would be necessary to have a minimum of a 300-foot annexation along contiguous property lines in width, and that the depth of the area could be no more than two times the width. Councilmember Whalen advised that in an effort to accommodate the Cardinals' request that a player would kick off in Mesa and receive in Tempe, Tempe would be allowed to annex 325 feet of the stadium property to the east and west and 650 feet of property to the north and south. He added that Tempe's annexation of the property would not include development rights, and that Mesa would retain building authority over the project and would also be responsible for game day operations.

Councilmember Walters advised that on Tuesday, March 21, at 7 p.m., staff will host a neighborhood meeting at Emerson Elementary School to discuss neighborhood impact issues as it relates to the multipurpose facility. She emphasized that neighborhood issues are extremely important to the Council and assured Mesa residents that the Council is not disregarding their input and suggestions with regard to this matter.

In response to a series of questions from Mayor Hawker, City Attorney Debbie Spinner clarified that the TSA has requested that the Council vote on a binding Memorandum of Understanding (MOU) by Wednesday, March 20; the fact that it is the recommendation of staff that the Council hold an Executive Session on Wednesday afternoon to review the terms of the MOU and to subsequently adjourn into a Special Council Meeting to vote on the MOU; the fact that staff and the TSA have not resolved all of the terms of the MOU and that those issues will be clearly identified in the document as not having been resolved, and the fact that if Mesa is selected as the host city for the multipurpose facility, the City will be required to sign a Development

Agreement and Ground Lease Agreement within 45 days of the award and deliver the property to the TSA within 90 days.

In response to a series of questions from Mayor Hawker, Mr. Hutchinson advised that due to the fact the Best and Final Offer has not been completed and staff is continuing to negotiate with potential community partners, he suggested that the Council authorize Councilmember Whalen to proceed with his presentation to the TSA tomorrow afternoon and to convey that message to its members. He also stated that with regard to this item on the agenda for tonight's Council meeting, it would be appropriate for the Council to offer their opinions on the issue and to table the vote on the submission of the Best and Final Offer until the City's proposal has been completed.

In response to a question from Councilmember Walters, Ms. Spinner stated that the letters from Mesa's partners committing to specific financial contributions could be considered as binding on the respective entities if Mesa were to sign a Best and Final Offer.

Councilmember Jaffa voiced concerns regarding the complexity of the MOU and the necessity of the City Attorney and the Council to address all legal issues in a concise and systematic manner.

Ms. Spinner concurred with Councilmember Jaffa's comments and noted that she has reiterated the same concerns to the TSA. She stated that it is the intent of staff to present a draft of the MOU to the Council for its review by tomorrow evening or Wednesday morning and to allow adequate time for her to thoroughly review the document with the members of the Council prior to a final decision being made.

4. Acknowledge receipt of minutes of boards and committees.

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

Carried unanimously.

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

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

6. Scheduling of meetings and general information.

City Manager Mike Hutchinson stated that the meeting schedule is as follows:

Wednesday, March 20, 2002, 2:30 p.m. – Special Council Meeting

Thursday, March 21, 2002 – Study Session Cancelled

Monday, March 25, 2002, 3:30 p.m. – Police Committee Meeting

Thursday, March 28, 2002, 7:30 a.m. – Study Session

Thursday, March 28, 2002, 9:30 a.m. – Fire Committee Meeting

Monday, April 1, 2002, TBA – Study Session

Monday, April 1, 2002, 5:45 p.m. – Regular Council Meeting

7. Prescheduled public opinion appearances.

There were no prescheduled public opinion appearances.

8. Adjournment.

Without objection, the Study Session adjourned at 5:40 p.m.

KENO HAWKER, 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 18th day of March 2002. I further certify that the meeting was duly called and held and that a quorum was present.

BARBARA JONES, CITY CLERK

pag