



# COUNCIL MINUTES

April 9, 2002

The City Council of the City of Mesa met in a joint meeting with the Town of Gilbert at the V.I.P. Room, Williams Gateway Operations Center, 6001 S. Sossaman Road, on April 9, 2002 at 5:58 p.m.

**MESA  
COUNCIL PRESENT**

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

**MESA  
STAFF PRESENT**

Mike Hutchinson  
Wayne Balmer  
Bill Haney  
Jim Huling  
Barbara Jones  
Dick Mulligan  
Julie Rice

**GILBERT  
COUNCIL PRESENT**

Mayor Steve Berman  
Les Presmyk  
Dave Crozier  
Larry Morrison  
Dave Petersen  
Don Skousen

**COUNCILMEMBERS-ELECT  
PRESENT**

Kyle Jones  
Janie Thom

**GPEC PRESENT**

Rick Weddle  
Ben Cooper  
Paul Ringer  
Steve Vierck

**ECONOMIC DEVELOPMENT  
ADVISORY BOARD PRESENT**

Linda Flick  
Jack Sellers  
Gary Smith

**GILBERT  
STAFF PRESENT**

George Pettit  
Steve Chader  
Tami Ryall  
Greg Tilque  
Keith Vaughn

(A tour of the site and surrounding areas was conducted prior to the start of the meeting.)

**1. Introductions.**

At the request of Mayor Hawker everyone in attendance introduced themselves.

2. Hear discussion and consider the following presentations:

- a. Williams Gateway Airport  
Wayne Balmer, City of Mesa WGA Project Manager

Williams Gateway Airport Project Manager Wayne Balmer provided background information regarding the Airport's past and current operations and highlighted a brief power point presentation. Mr. Balmer pointed out that the air force base closed in 1993 and reopened in 1994 as Williams Gateway Airport. Mr. Balmer stated that the Airport Authority was formed and comprised of four members, City of Mesa, Town of Gilbert, Town of Queen Creek and the Gila River Indian Community.

Mr. Balmer commented that approximately 3,000 acres encompass the airport and 1,000 acres for the educational campuses. Mr. Balmer stated that the new terminal was a \$4 million dollar renovation project and commented on the fact that two airline prospects have demonstrated interest in the Williams Gateway location.

Mr. Balmer provided data which revealed that as of 2001, 114 tons of cargo were transported and commented that increasing cargo activity is one of the key markets that is currently being explored. Mr. Balmer informed those present that in the near future staff will request that the City Council consider a proposal to designate Williams Gateway as a "port-of-entry" to the United States. Mr. Balmer stated that approval of this proposal would enable the City of Mesa to enter into a new market in Arizona.

Mr. Balmer discussed the airline pilot training (testing/certifications) offered at Williams Gateway and said that the Airport had 161,222 operations in the year 2001. Mr. Balmer said that Williams Gateway is the sixth busiest airport in Arizona.

Mr. Balmer pointed out that the various markets (flights) that are currently being explored for the future include: passenger service; military; general aviation; cargo; and corporate aircraft. Mr. Balmer also indicated that targeted businesses for Williams include the following: aircraft maintenance; aircraft interior work; aircraft service and air cargo.

Mr. Balmer stated that Williams currently has approximately 2,600 jobs, at both the airport and the university campuses. Mr. Balmer projected that there will be approximately 300,000 total operations at Williams by the year 2015.

Mr. Balmer informed those present that Arizona State University East has approximately 600 acres and indicated that the campus opened its operations in the Fall of 1996. Mr. Balmer commented that the university currently has an alumni of 2,400 students with a projection of 5,000 students in 2005. Mr. Balmer outlined the programs that are unique to the campuses located at Williams.

Mr. Balmer referred to a map that specifically depicted land use designations which are currently outlined in Mesa's General Plan Update relative to future housing stock, job centers and transportation centers for the East Valley.

- b. "Turning Point: New Choices for the Future  
*Building the Regions' First Comprehensive Economic Development Strategy*"

Rick Weddle, President and Chief Executive Officer, Greater Phoenix Economic Council

Mr. Weddle outlined the work that Greater Phoenix Economic Council (GPEC) has been involved in during the last six months. He stated that efforts have been initiated to develop new approaches that will improve economic activities. Mr. Weddle commented on the lower economy conditions which have occurred as a result of the September 11<sup>th</sup> tragedy. Mr. Weddle provided those in attendance with handouts that outline GPEC's overall strategies that carry out those endeavors.

Mr. Weddle discussed a newly developed coalition, formulated to focus on developing various strategies on a regional level to address current economic issues. Mr. Weddle pointed out that the Coalition members include nine business development organizations throughout the Valley and outlined the coalition's timetable beginning in the Winter of 2001.

Mr. Weddle outlined the coalition's key strategies that include formulating various tactics and establishing goals. Mr. Weddle indicated that the strategies must provide a new focus for regional development activities while maintaining its ability to capture new economical opportunities. He commented that the goals must contain performance metrics in order to establish successes.

Mr. Weddle provided graphs depicting the strategy that would shift 106,000 jobs from low-wage employment sectors to higher-wage and commented on the challenges and principles necessary to achieve the ultimate results – major improvements to the economic conditions of the Valley. Mr. Weddle emphasized the importance of evaluating the current economy, budget issues and the future. As an example, Mr. Weddle pointed out that in the past year, the Phoenix area lost approximately 40,000 private sector jobs, unlike the previous years when the Valley experienced an increase of 40,000 to 50,000 jobs annually. Mr. Weddle stated the opinion that recovery from this economy will definitely occur, however, not at a robust rate.

Mr. Weddle stated that it is the goal of the coalition to obtain commitments from high leadership levels that will work towards ensuring quality growth for the future, accelerating economic recovery, restoring vibrancy and capturing new opportunities.

Mr. Weddle outlined the coalition's initial targets for the next decade which include maintaining current aerospace and aviation industry levels, expanding aerospace employment levels, creating new jobs in the bio industry sector, creating high wage jobs in the advanced financial/business services sector and creating 20,500 new jobs in the high-technology arena along with the development of 32,500 additional jobs in the software industry. Mr. Weddle projected the positive revenue impacts from successfully meeting these goals (\$7.3 billion in regional income; \$780 million in annual city, county and state revenues).

Mr. Weddle stated that assistance is needed relative to the marketing of these strategies and subsequent plans and commented on the importance of obtaining feedback regarding GPEC's approach to these economical issues.

c. *"In Search of Desired Change – A Comparison of Regional and Local Economic Development Strategies"*

Richard Mulligan, Economic Development Director, City of Mesa  
Greg Tilque, Economic Development Director, Town of Gilbert

Mr. Mulligan and Mr. Tilque addressed the group relative to this agenda item. Mr. Mulligan provided a brief overview of this agenda item and presented brief remarks relative to a comparison of regional and local economic development strategies. Mr. Mulligan highlighted a brief power point presentation on this issue.

Discussion ensued relative to the Coalition's timeline and membership, the economy, the budget and the future; the fact that the region is at a turning point and it is time to make a commitment to initiate the changes needed to move forward and achieve higher quality growth, key tactics; the importance of setting priorities to target quality growth and the development of key business and industry clusters; setting specific targets and goals for priority clusters and the balanced economic development activities needed to attain them, and the importance of defining metrics to measure progress.

Mr. Mulligan and Mr. Tilque commented on the challenges that exist in this particular area and the importance of building a consensus to support quality growth and gain support needed to overcome current limitations of key economic foundations (education, transportation and tax and fiscal foundations).

Additional discussion ensued relative to the fact that within ten years, Greater Phoenix can achieve a high performance economy based on a clear and dramatic shift toward higher value economic activities.

Priority Cluster Growth targets included: Aerospace, bio-industry, advanced financial and business services, high technology and software.

Mr. Tilque also discussed strategic economic development planning and outlined a number of foundation recommendations, strategies, identified goals and returns on investment.

d. SE Regional Transportation Study and San Tan Regional Mountain Park Study

Jim Huling, City of Mesa, Assistant to the City Manager  
Tami Ryall, Town of Gilbert, Assistant to the Town Manager

Assistant to the City Manager Jim Huling stated that last Fall, Apache Junction, Chandler, Gilbert, Mesa, Maricopa County Department of Transportation (MCDOT), Pinal County and the Town of Queen Creek requested that Maricopa Association of Governments (MAG), Central Arizona Association of Governments (CAAG) and ADOT initiate a sub-regional transportation plan for this area. Mr. Huling indicated that Pinal County has been included based on the fact that the future growth for this County indicates that there will be 300,000 additional residents in northern Pinal County.

Mr. Huling pointed out that the requested study will identify potential multi-mobile transportation projects that will be needed for the future. Mr. Huling stated the opinion that this study will be

instrumental in determining the type of additional corridors that will be necessary for the future and commented on the fact that with the expiration of the ½ cent sales tax for transportation, the information derived from this study will assist in reviewing the possibilities for alternative modes of transportation for the future.

Mr. Huling indicated that the study will be completed by the Fall of this year and said that extensive public participation which includes meetings with elected officials, the business communities, neighborhood communities and various open houses and workshops for citizens. Mr. Huling stated that as the study progresses, updates to the Council will be provided.

Assistant to the Town Manager Tami Ryall provided closing remarks on this issue and pointed out that this study completes the promise to the taxpayers from the 1985 election to accurately determine what the transportation needs are for our future generations.

Ms. Ryall in providing a timeline commented that the San Tan Park Master Plan has been a unique and interesting project that initially involved a huge public outcry due to Maricopa County's proposal to sell a portion of the park for the development of a residential community. Ms. Ryall commented that as a result, the cities of Mesa and Chandler, the towns of Gilbert and Queen Creek, and Maricopa County have entered into joint cooperative agreements to develop a master plan for the future of the Park. Ms. Ryall stated that this proposal provides an excellent opportunity to plan the amenities for future residents of this area. Ms. Ryall indicated that all jurisdictions are contributing financially to this master planning effort.

Ms. Ryall stated that a seven-member steering committee has been appointed which involves three Maricopa County representatives and four representatives from the participating municipalities. Ms. Ryall informed those present that the process to select a consultant has been initiated and that the chosen candidate should be able to start by the end of June. Ms. Ryall stated the opinion that the nine-month planning process should be completed in January of 2003. Ms. Ryall said that there will be ample opportunities for public input with the proposed public meetings in cities and communities.

e. Municipal Partnerships: South Water Reclamation Plant

Bill Haney, City of Mesa, Assistant Utilities Director

Assistant Utilities Director Bill Haney, utilizing a PowerPoint presentation, outlined the 1995 Sewer Master Plan and the vision for water and wastewater needs for future development. Mr. Haney stated that during the process it became evident that a treatment plant should be constructed in the southeast valley. Mr. Haney stated that based on the fact that the Town of Gilbert and the City of Chandler had also planned to construct a facility and the Town of Queen Creek was additionally in need of this type of facility, it was decided that a regional treatment plant could accommodate all parties. Mr. Haney pointed out that the Town of Queen Creek and the City of Chandler subsequently withdrew their interest for various reasons and therefore in 1997 the City of Mesa and the Town of Gilbert entered into a partnership through an intergovernmental agreement to develop a regional wastewater treatment plant in southeast Gilbert. Mr. Haney indicated that the City of Mesa has also agreed to meet the customer needs for the Town of Queen Creek.

Mr. Haney outlined the interim facility currently located at the site and pointed out the fact that the first phases of the treatment plant have been constructed (designed as a lift station). He stated that currently the wastewater flows from Gilbert, a small amount from Queen Creek and all wastewater from Williams Gateway are directed to the water reclamation facility located at Baseline and Power Road.

Mr. Haney reported that the final project is expected to serve all of east and southeast Gilbert, all of southeast Mesa and some parts of northeast Mesa, and all of Queen Creek's sewer systems. Mr. Haney also pointed out the fact that the sale of the General Motors Proving Grounds may have a significant impact on this plant.

Mr. Haney indicated that the Mesa City Council has recently approved the facility's required infrastructure and commented that this facility will be constructed as a water reclamation plant.

Mr. Haney discussed the construction timeline for the plant and indicated that the facility should be completed by January or February of 2007. Mr. Haney emphasized that the plant is essential to meet the various commitments and announced that Mesa's cost share for the construction of the second phase of facility will be approximately \$26 million and Gilbert's share is approximately \$36 million. Mr. Haney also indicated that these cost estimates do not include any of the sewer infrastructure. Mr. Haney pointed out that the facility will likely approach a total cost of approximately \$180 to \$200 million at total build-out.

Mr. Haney emphasized that Mesa has extensive experience in operating this type of facility and indicated that Mesa will be sensitive to the fact that the plant is located in a residential neighborhood.

### 3. Other issues.

Mayor Hawker stated his appreciation to those who arrived early to take the opportunity to participate in the air tour and view the land, stockyards, residential communities and power lines that surround Williams Gateway.

Mayor Steve Berman thanked Mayor Hawker for organizing the air tour.

Discussion ensued regarding impact fees and the capability of assessing fees that would cover the costs of various types of infrastructure to accommodate new growth. Mayor Berman emphasized the importance of jointly discussing this issue to ultimately obtain a fee structure that is consistent and acceptable to the Town of Gilbert and the City of Mesa.

Additional discussion occurred regarding the joint cooperative effort between the City of Mesa and the Town of Gilbert and Mesa's ability to provide public safety dispatching services to the Town of Gilbert.

4. Adjournment.

Without objection, the Joint Meeting with the Town of Gilbert Council adjourned at 7:48 p.m.

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KENO HAWKER, MAYOR

ATTEST:

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BARBARA JONES, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Joint Meeting with the Town of Gilbert Council held on the 9<sup>th</sup> day of April 2002. I further certify that the meeting was duly called and held and that a quorum was present.

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BARBARA JONES, CITY CLERK