

COUNCIL MINUTES

February 2, 1999

The City Council of the City of Mesa met in a joint meeting with the Dobson Ranch Homeowners' Association Board of Directors in the La Casita Recreation Facility, 2719 South Reyes, on February 2, 1999 at 7:30 a.m.

COUNCIL PRESENT

Mayor Wayne Brown
Jim Davidson
John Giles
Keno Hawker
Bill Jaffa
Dennis Kavanaugh
Pat Pomeroy

COUNCIL ABSENT

None

DIRECTORS/STAFF DOBSON RANCH

Laurie Nichols, Pres.
Adib Abou-Hadar
Faye Bristow
Dale Douglas
Donna Chapman
Bob Griffith
Linda Larson
Phillip Lowry
Jerry White

STAFF PRESENT

C.K. Luster
Wayne Balmer
Jack Friedline
Bill Haney

STAFF PRESENT (CONT.)

Mike Hutchinson
Barbara Jones
Ron Krosting
Jeff Martin
Frank Mizner
Jan Strauss

OTHERS PRESENT

Joy Bridge
Don Drew
Rick Fultz
Betty Gramze
Ross Muiread
Keith Stott
Bill Voigt

1. Welcome and introductions.

Dobson Ranch Board President Laurie Nichols commended her staff's efforts in preparing the breakfast for the meeting. Ms. Nichols emphasized the importance of these meetings in exchanging information which results in providing improved services to residents. Ms. Nichols noted that the Dobson Ranch Association has been conducting these joint meetings with the Mesa City Council for approximately twenty years and commented on the importance of continuing the tradition.

At the request of President Nichols everyone in attendance introduced themselves.

Mayor Brown stated his appreciation for the additional participation provided by Dobson Ranch boardmembers, Lynda Bailey, Phillip Lowry and Laurie Nichols who serve on Mesa's various board and committees.

Dobson Ranch Executive Director spoke regarding the importance of proposing questions to our residents regarding the quality of services provided by the Dobson Ranch Association, the Mesa City Council the City of Mesa. Mr. Douglas stated that these valuable responses can assist in improving the level of quality of life issues and services. Mr.

Douglas commented on the fact that Dobson Ranch Association may be expanding by incorporating other small associations interested in consolidating efforts.

Mayor Brown noted Councilmember Kavanaugh's affiliation with Dobson Ranch and requested that he lead the City Council discussion.

2. Update on Rio Salado Crossing Project.

Assistant City Manager Mike Hutchinson outlined the Rio Salado Project as the largest, most interesting and controversial project he has ever been involved with in his tenure with the City. Mr Hutchinson pointed out that a Mesa informational packet of materials has been distributed to everyone in attendance which includes a financial plan and a memorandum of understanding and noted that the City of Mesa has developed a web page. Mr. Hutchinson advised those present that he may be contacted at his office if there are any further questions or information needed regarding the Project.

Mr. Hutchinson commented on the fact that the Rio Salado District was initially comprised of the City of Mesa and Tempe and that based on the inability to reach a mutual agreement regarding the proposed location of the Project, financial support and other issues, Tempe withdrew their interest in this Project. Mr. Hutchinson commented that Rio Salado District which is inclusive of the City of Mesa, Town of Gilbert and Town of Queen Creek has evolved into a more realistic venture that will contain the largest convention center in Arizona and a stadium surrounded by hotels, retail facilities, housing and commercial development and that the project equates to approximately a 1-1/2 billion dollar project. Mr. Hutchinson advised that an election will be held on May 18, 1999 to ask Mesa voters to approve an increase to the sales tax by 1/4 of one percent and an extension to the recently approved 1/4 of one percent sales tax to assist in funding the project. Mr. Hutchinson reported that the public improvements would be funded from the sales tax revenue and noted that the combined contribution from the Cardinals and the sales tax amounts to approximately 510 million dollars. Mr. Hutchinson informed those present that at the May election, another question on the ballot will ask Mesa, Queen Creek, and Gilbert voters to authorize the recapture of state sales tax to support the Project.

Mayor Brown provided background information relative to the circumstances that resulted in the withdrawal of Tempe in the initial District composite.

3. Update on Dobson Ranch Golf Course improvements.

Community Services Manager Wayne Korinek stated that there are three renovation projects currently in the bidding process or in the design phase. Mr. Korinek reported on the first renovation project, which is the fencing project and commented on the fact that it is the sixth year of this ten year project. Mr. Korinek referred to a rendering to illustrate the fence boundaries and commented that this year's fencing will involve approximately 1100-1700 linear feet depending on the bid outcome. Mr. Korinek advised that the adjacent neighbors that have been affected by the fencing project have been extremely cooperative.

Mr. Korinek reported that the golf course's twenty-five year antiquated irrigation system which requires total replacement of equipment for improved utilization of water. Mr. Korinek advised that the City is prepared to commence the bidding process and anticipated that implementation of the system will begin in mid-April. Mr. Korinek stated that the 5 to 5 1/2 month project imports a computerized system that efficiently detects when watering is sufficient and electronically controls the disbursement of water to those specific areas requiring the water and not to those that do not. Mr. Korinek commented that at this time it is undetermined as to whether it will be necessary to close down nine holes or one or two holes at a time to implement the system. Mr. Korinek informed those present that the implementation of the irrigation system has been scheduled during the slowest time frame for the golf course and that this project is funded by bonds approved in 1996 and is approximately a two million dollar project.

Mr. Korinek stated that the third renovation project involves the twenty-five year old golf course clubhouse and entryway area. Mr. Korinek reported that renovations include an expansion to the clubhouse, remodeling of restrooms, construction of a circular driveway and improvements to the areas around the clubhouse. Mr. Korinek commented on the importance of the project to remain competitive however noted that an overall decrease exists in rounds of golf played.

4. Update on various transportation issues.

- a. Intersection widening projects, Dobson & Baseline Roads.

Transportation Director Ron Krosting stated that the project involves dual left turn lanes for east and west directions and commented that federal aid funds will be utilized to assist in funding this project. Mr. Krosting advised that the City will prepare the plans and then forward to ADOT to oversee construction of the project. Mr. Krosting stated that the bidding process will likely occur in late summer and commence construction after the Alma School and Guadalupe project has been completed.

- b. Price Freeway frontage road landscaping.

Transportation Director Ron Krosting reported that the Mesa City Council recently adopted a resolution requesting that Arizona Department of Transportation (ADOT) maintain the frontage road landscaping after ADOT has installed the landscaping. Mr. Krosting stated that previously ADOT's policy has been to install frontage road landscaping and then require the City to maintain the landscaping. Mr. Krosting the resolution has been forwarded to ADOT.

- c. Baseline Road and Alma School Road landscaping.

Mr. Krosting said that in response to the request by Dobson Ranch significant progress regarding improvements to the landscaping on Baseline Road has been made. Mr. Krosting reported that in the next thirty days work will focused on the medians, tree trimming and installation of trees. Mr. Krosting commented on the work involved in the addition of decomposite granite to the median islands.

Discussion ensued relative to the efforts expended by the Mesa City Council regarding transportation issues including improvements to bus shelters and bus pull-outs.

5. Update on sewer odor along Baseline Road, Price to Pennington.

Assistant Utilities Manager Bill Haney acknowledged the fact that an odor problem exists from the large sewer located adjacent to Baseline Road specifically the metering station. Mr. Haney reported that approximately two years ago the odor problem had been addressed and resolved but once ADOT constructed a siphon for the freeway which has resulted in a reoccurrence of the offensive odor. Mr. Haney stated that last summer a design study was conducted to discuss alternatives to the situation which resulted in a plan in October involving a two phase design project. The first phase will replace the hatches in the metering structure and replacement of the ventilation system. Mr. Haney stated that the awarding of the bid regarding this phase should occur in late April or early May with completion of the project in August. Mr. Haney outlined the second phase of the plan which requires the installation of odor scrubbers. Mr. Haney defined odor scrubbers as mechanical equipment for treatment of gases that emerge from the sewer and commented on the current hazardous conditions. Mr. Haney advised that the project cost is estimated at \$750,000.

Discussion ensued relative to ADOT's responsibility regarding this project and the fact that ADOT has not responded to the correspondence submitted by the City of Mesa requesting their involvement in the necessary resolutions.

6. Discuss need for traffic control/radar trailer.

Executive Director Dale Douglas stated that in response to Dobson Ranch residents' concerns with traffic safety issues, a safety committee was reactivated to address several safety issues. Mr. Douglas indicated that a radar traffic trailer will be operational by mid-April, will be placed in various locations throughout the Dobson Ranch area to effectively address Dobson Ranch's speeding problems. Mr. Douglas advised that the trailer is merely a visual display indicating the driver's speed and that a campaign has been developed to introduce Dobson Ranch residents to its purpose and benefits.

Police Chief Jan Strauss recommended that the Dobson Ranch Board contact Commander Linn Adams to discuss the traffic problems that occur in the Ranch and that Commander Adams is designated as the commander for this district. Chief Strauss advised the Board that traffic radar trailers are available for use and provided by the Police Department on a first come first serve basis.

Chief Strauss commented that false alarms continue to be the number one calls for service and that vehicle thefts remain as the primary crime for this area. Chief Strauss informed those present that the Crime Analysis Department has developed a web site which includes a weekly and monthly crime statistics.

7. Adjournment.

The meeting adjourned without objection at 9:05 a.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 Joint Meeting with the Dobson Ranch Homeowners' Association Board of Directors held on the 2nd day of February, 1999. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 1999

BARBARA JONES, CITY CLERK