



COUNCIL MINUTES

December 1, 2011

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 1, 2011 at 7:30 a.m.

COUNCIL PRESENT

Scott Smith
Alex Finter
Christopher Glover
Dina Higgins
Dennis Kavanaugh
Dave Richins
Scott Somers

COUNCIL ABSENT

None

OFFICERS PRESENT

Christopher Brady
Debbie Spinner
Linda Crocker

(Items were discussed out of order, but for purposes of clarity will remain as listed on the agenda.)

1. Convene an Executive Session.

It was moved by Vice Mayor Somers, seconded by Councilmember Kavanaugh, that the Council adjourn the Study Session at 7:31 a.m. and enter into an Executive Session.

Mayor Smith declared the motion carried unanimously and an Executive Session was convened at 7:32 a.m.

1-a. Discussion or consultation with the City Attorney in order to consider the City's position and instruct the City Attorney regarding the City's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. §38-431.03A (4))

1. Coleman v. City of Mesa 1CA-CV 10-0808

Discussion or consultation with the designated representatives of the City in order to consider the City's position and instruct the City's representative regarding negotiations with employee organizations regarding the salaries, salary schedules or compensation paid in the form of fringe benefits of employees in the City. (A.R.S. §38-431.03A (5))

1. Meet and Confer

Discussion or consideration of employment, assignment, appointment, promotion, demotion, salaries, discipline, dismissal, or resignation of a public officer, appointee or employee of the City. (A.R.S. §38-431.03A (1))

1. Council Appointed Positions

2. Reconvene the Study Session.

(The Study Session reconvened at 8:32 a.m.)

3. Review items on the agenda for the December 5, 2011 Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items deleted from the consent agenda: None

4-a. Hear a presentation, discuss and provide direction on the reallocation of benefits savings in the FY 11/12 budget.

City Manager Christopher Brady reported that the City has identified approximately \$4 million in health benefits savings in the FY 11/12 budget. He stated that the savings have accrued for a variety of reasons, such as increased medical contributions from employees and well-negotiated contracts for the coming year.

Mr. Brady noted that staff was seeking Council direction to begin immediate discussions with the two representative groups for Police and Fire, whose compensation is covered by Memorandums of Understanding (MOUs), in order to determine how their allocation of the \$4 million would be defined within the MOUs. He said that the matter would then be brought back to the Council for their consideration. Mr. Brady added that for all civilian employees and sworn public safety employees not covered by MOUs, he recommended restoring the 2% reduction in compensation effective the first pay period in January 2012.

Mayor Smith restated that for those City employees not covered by MOUs, management proposes to reinstate the 2% reduction in compensation beginning in January 2012. He noted that in addition, the Council would direct management and staff to meet with the respective public safety representative groups, whose compensation is covered by MOUs, to determine how their share of the health benefits savings would be applied within those respective documents.

Mr. Brady confirmed Mayor Smith's statement.

Vice Mayor Somers commented that it was appropriate for the employee organizations to decide how their share of the savings should be allocated. He stressed the importance of the City monitoring its employee compensation system as compared to other municipalities and

similar private sector organizations. Vice Mayor Somers further requested that the Council be given the opportunity to revisit the Merit Pay Program and make it a priority to restore such compensation to the employees.

Mr. Brady assured the Council that the Merit Pay Program would be discussed next February as part of the budget process.

Mayor Smith remarked that more than 70% of the City's budget is related to personnel costs and said that it was important for City employees to know that their skills and service to the community are valued. He noted that during the economic downturn, the City implemented staff reductions, departmental reorganizations, and developed new and more efficient ways in which to provide service to Mesa residents. Mayor Smith added that throughout this process, City employees "have borne the brunt" of such efforts, assumed new or additional responsibilities and been impacted by reductions in compensation and freezes in the Merit Pay Program.

Mayor Smith stated that it was the consensus of the Council that City management restore the 2% reduction in compensation.

Mr. Brady indicated that he would address all employees affected by the restoration in compensation.

Mayor Smith further suggested that staff meet with the Police and Fire groups as quickly as possible in an effort to resolve this matter before the first of the year.

4-b. Hear a presentation and discuss the Fiesta District Streetscaping and Police Station.

City Engineer Beth Huning stated that more than a year ago, the Council authorized staff to work on a number of projects in the Fiesta District to create a sense of place and locate a new Police Station in the area. She stated that staff and the City's consultants were prepared to update the Council regarding their efforts thus far.

Ms. Huning introduced Economic Development Project Manager Patrick Murphy, Rick Kreuzer, of Kreuzer Consulting Group, and Vince DiBella, an architect with Saemisch & DiBella, who designed the Fiesta District Police Station.

Mr. Kreuzer displayed a PowerPoint presentation (**See Attachment 1**) and reported that in October 2010, his firm was charged with creating an implementation plan for the Fiesta District based on the Fiesta District Handbook, which was instrumental in developing the framework and vision for the area. Mr. Kreuzer remarked that in November 2010, street signs in the Fiesta District were modified, which was one of the first steps identified in the Handbook.

Mr. Kreuzer displayed a map illustrating the boundaries of the Fiesta District (See Page 4 of Attachment 1) and stated that the vision for the area, as outlined in the Handbook, is "to create a uniquely identifiable area for Mesa that is economically vibrant, pedestrian friendly, and an active, urban destination." He also briefly discussed the mix of uses that are proposed in order to achieve such a vision. (See Page 5 of Attachment 1)

Mr. Kreuzer highlighted the consultants' efforts to improve the Fiesta District through a more viable "Street Scene" containing vehicular, bike and pedestrian zones. (See Page 6 of

Attachment 1) He explained that currently, the area is “auto centric,” and said that the proposal would balance the three zones by moving pedestrians away from the street; enlarging bike zones, when possible; creating separation with shade trees; and including landscaping in the parkways and medians.

Mr. Kreuzer, in addition, presented a diagram of Alma School Road featuring the proposed enhancements (See Page 8 of Attachment 1) and indicated that two lanes of traffic in each direction would be maintained. He noted that the consultants evaluated all of the streets within the District in order to develop the streetscape components.

Mr. Kreuzer also reported that a 10-foot wide trail along the Arizona Department of Transportation (ADOT) drainage canal is proposed, which would provide an important east-west pedestrian linkage from one end of the Fiesta District to the other. (See Page 10 of Attachment 1)

Mr. Kreuzer further reviewed the creation of the South Paseo, which would extend on the south side of Southern Avenue west of Longmore to Alma School Road. (See Page 11 of Attachment 1) He pointed out that the paseo would be a natural extension of the streetscaping along Southern Avenue and meander around existing parking and buildings. (See Pages 12 and 13 of Attachment 1)

Mr. Kreuzer briefly spoke regarding the development of certain identity elements throughout the Fiesta District. Such elements include, but are not limited to, the following: intersection enhancements, with varying designs at the primary and secondary intersections (See Page 15 of Attachment 1); vertical entry monuments on Dobson Road, Longmore and Alma School Road coming into the Fiesta District from the south (See Page 16 of Attachment 1); and entry monuments at Alma School Road and Dobson Road near major commercial areas of the District. (See Page 17 of Attachment 1) He said that the structures, which would wrap around the street corners with the existing right-of-way, contain a crushed glass material with LED lights that would create a dramatic element as individuals enter the area. (See Page 18 of Attachment 1)

Mr. Kreuzer also highlighted a series of photographs depicting the Fiesta District today and after its transformation by incorporating various streetscaping elements. (See Pages 19 and 20 of Attachment 1)

Mr. Kreuzer remarked that although Southern Avenue was no longer “a big box corridor,” it is still considered “a key artery” in the success of the Fiesta District. He displayed photographs illustrating the existing conditions on Southern Avenue from the Tempe Canal to Alma School Road (See Page 22 of Attachment 1) and also a schematic drawing that would reduce the current three through lanes in each direction to two and maintain all turning lanes at the various intersections. (See Page 23 of Attachment 1)

Discussion ensued relative to the fact that an extensive traffic analysis was conducted to support the narrowing of Southern Avenue from three lanes to two in each direction; that the study revealed a 30% decrease in traffic on Southern Avenue since its heyday in the 1980’s; that the proposal would expand the pedestrian zone, create a landscape buffer adjacent to the curb, include trees in the medians, and integrate the power poles into the street scene by applying an aesthetic wrap on the structures; that most traffic accessing Banner Desert Hospital

or Fiesta Mall use Dobson Road or Alma School Road respectively and would not be impacted by the narrowing of Southern Avenue; and that Southern Avenue is five lanes west of Dobson Road and four lanes east of Country Club Drive.

Mayor Smith clarified that the proposal is to “right-size” Southern Avenue from a design that satisfied a much larger demand in the 1980’s when Southern Avenue and Alma School Road were the center of the entire East Valley and the US 60 had not yet been constructed.

Mr. Kreuzer continued with the presentation (See Page 23 of Attachment 1) and stated that it was anticipated that future redevelopment would occur on the north side of Southern Avenue, along with the addition of the South Paseo to the south. He reiterated that “right sizing” Southern Avenue would enhance the pedestrian experience, make the road more of a connector, and “stoke the fire” to attract private investment into the Fiesta District.

Mr. Kreuzer further displayed a series of “before and after” schematic drawings along Southern Avenue (See Pages 26 and 27 of Attachment 1) and indicated that as part of the corridor improvements, the 12 kV wires on the large power poles would be undergrounded.

Mr. Kreuzer highlighted a diagram titled “The Fiesta District Puzzle,” which illustrates the long-term build-out of the area. (See Page 28 of Attachment 1) He stated that once the area begins to transform, the consultants would consider east-west and north-south paseo connections on private property to provide pedestrian connection between Mesa Community College (MCC), Fiesta Mall and Banner Desert Hospital. He added that the consultants further propose shuttle service between the Fiesta Mall area and the light rail line on Main Street.

Additional discussion ensued relative to the fact that the existence of Banner Desert Hospital, MCC and Fiesta Mall bring thousands of people to the Fiesta District on a daily basis; and that as the District is transformed and more mixed use projects are developed, it is anticipated that there would be a greater potential for the inclusion of a housing component in the area.

Mr. Kreuzer noted that the City of Mesa has a \$11.5 million capital budget for the Fiesta District infrastructure improvements. He briefly highlighted a list of projects that the consultants consider as priorities. Those items include the following: South Entry monuments at Dobson Road, Longmore and Alma School Road (See Page 31 of Attachment 1); East and West Entry monuments on Alma School Road and Southern Avenue (See Page 32 of Attachment 1); Primary Intersection Enhancements at Dobson Road, Longmore and Alma School Road; Secondary Intersection Enhancements at four locations (See Page 33 of Attachment 1); and Streetscape improvements from Dobson Road to Alma School Road, including the narrowing of Southern Avenue from six to four lanes. (See Page 34 of Attachment 1) He also highlighted the associated costs for each of the above-listed projects (See Page 36 of Attachment 1) and the next steps in the process. (See Page 37 of Attachment 1)

Councilmember Finter expressed support for the project and stated that the Fiesta District was in need of investments.

Councilmember Kavanaugh remarked that there has been extensive public outreach with regard to the proposed Fiesta District improvements and noted that the response from residents, businesses and major stakeholders has been positive. He acknowledged staff and the

consultants for focusing on the most effective way to “jumpstart” the project and “lay the bones” of public investment in order to create interest on the part of the private sector.

Councilmember Kavanaugh further commented that in addition to the Fiesta District improvements and the construction of the new Police Station, MCC is also working on three major projects, which represents a significant public investment in the area. He voiced support for moving forward with the proposals.

Responding to a question from Councilmember Richins, Mr. Kreuzer clarified that an example of a similar project to the narrowing of Southern Avenue in the Fiesta District would be the Arizona Avenue project in Chandler, which was completed last year. He explained that Arizona Avenue was narrowed from six lanes to four and stated that the local businesses have seen a 15% to 17% increase in sales tax revenues. He added that 14 new businesses have opened in downtown Chandler since the road project was completed.

Mayor Smith remarked that the City no longer envisions developing big box retail businesses along Southern Avenue, but rather creating the potential for a mixed use, urban environment. He stated that with a pedestrian friendly streetscape, developers will be more amenable to repurpose the big box structures and the accompanying parking lots for mixed-use development.

Councilmember Richins pointed out that since the 1970’s, the Fiesta District has been an economic engine for Mesa and expressed support for the City reinvesting in the area.

Councilwoman Higgins stated that there have been some challenges in the Fiesta District with certain private landowners who have been “uncooperative and dragging the area down even further.”

Mayor Smith stated that it was the consensus of the Council that the City move forward with the design phase of the Fiesta District.

Mr. DiBella displayed a PowerPoint presentation (**See Attachment 2**) and provided a brief overview of the Fiesta District Police Station, which will replace the Dobson Police Station. (See Page 2 of Attachment 2) He stated that programming and the architectural concept have been completed and noted that the schematic design of the project should be concluded this month. Mr. DiBella also reviewed a map of the property, which is located at Grove and Westwood. (See Page 3 of Attachment 2)

Mr. DiBella referred to the Fiesta District Police Station site plan (See Page 4 of Attachment 2), and reported that the building’s orientation addresses the need to move the structure as close to the street frontage as possible, but also ensure that the facility is secure for Police personnel. He pointed out that covered parking spaces have been included in the design not only to protect the vehicles, but also for the safety of the police officers as they travel to and from the building. Mr. DiBella added that his firm will provide the infrastructure for the future installation of solar panels on the roof of the parking structures.

Responding to a question from Mayor Smith, Mr. DiBella indicated that the development of solar panels on the parking structures is budgeted for in the project, although including such costs would exceed the \$9.4 million construction budget. He said that his firm was continuing to

analyze the matter, but at minimum, planning the infrastructure for the future installation of the panels.

Mayor Smith urged Mr. DiBella to continue to analyze the costs for the solar panels and commented that Mesa has the opportunity to serve as an example and demonstrate leadership with respect to energy conservation.

Mr. Brady stated that the solar panels would be included as a component of the construction budget and subsequently valued as part of the bidding process.

Mr. DiBella continued with the presentation and highlighted various conceptual views of the site. (See Pages 5 through 8 of Attachment 2)

Discussion ensued relative to the design of the facility, which includes linear lines, unique materials and is consistent with the Fiesta Handbook design standards; that the City's contractor, as part of the Construction Manager at Risk (CMAR) process, has worked with Mr. DiBella's firm regarding the initial concept design, including the selection of durable building materials that not only achieve a unique building shape, but also conserve on costs and stay within budget; and that the design of the roof of the Police Station could accommodate the integration of solar panels in the future, especially with the building tilted south-facing to maximize the opportunity for sun exposure.

Mr. Brady indicated that because the City will be the tenant of the Police Station for the next 30 to 50 years, not only was it important to be practical and use restraint with respect to financial resources, but also to construct a facility that would be sustainable and compatible in design with the buildings in the surrounding area.

Mayor Smith stated that it was not necessary to "give up" good design in order to be efficient and effective and thanked Mr. DiBella for accomplishing both elements with respect to the Fiesta District Police Station. He commented that the structure is, in reality, the community's building and added that the architecture of the facility is something that Mesa residents would be proud of.

Mr. DiBella briefly reviewed the key elements of the project (See Page 9 of Attachment 2) and also a timetable with respect to the next steps in the process. (See Page 10 of Attachment 2)

Mayor Smith said that it was the consensus of the Council that the Fiesta District Police Station project move forward on as accelerated a schedule as possible. He also encouraged proceeding in the same manner with the Fiesta District Streetscape project.

Mayor Smith thanked everyone for the informative presentation.

5. Acknowledge receipt of minutes of various boards and committees.

Transportation Advisory Board meeting held October 18, 2011

It was moved by Vice Mayor Somers, seconded by Councilmember Higgins, that receipt of the above-listed minutes be acknowledged.

Carried unanimously.

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

There were no reports on meetings and/or conferences attended

7. Scheduling of meetings and general information.

City Manager Christopher Brady stated that the meeting schedule is as follows:

Saturday, December 3, 2011, 10:00 a.m. – Downtown Mesa Holiday Festival

Saturday, December 3, 2011, 8:00 a.m. – A.C.E. Express Recycling Event

Monday, December 5, 2011, TBA, Study Session

Monday, December 5, 2011, 5:45 p.m. – Regular Council Meeting

8. Items from citizens present.

Bryan Jeffries, representing the United Mesa Firefighters Association, addressed the Council relative to agenda item 4a. (Hear a presentation, discuss and provide direction on the reallocation of benefits savings in the FY 11/12 budget.) He voiced a series of concerns regarding the fact that when the economic downturn occurred several years ago, the City of Mesa, unlike many other Valley communities, elected to freeze the Step Pay Program for sworn Fire personnel. Mr. Jeffries noted that this has resulted in the pay ranges for Mesa firefighters falling significantly behind those of other agencies.

Mr. Jeffries further commented that when the Council determines how to reallocate the benefits savings to City employees, he urged that “heavy emphasis” be placed on a “meaningful” Step Program for firefighters that does not take 12 years for the younger employees to reach the top step of the pay ranges. He further requested that City management be directed to provide specific costing of the MOU’s to those entities that use the Meet and Confer process.

9. Adjournment.

Without objection, the Study Session adjourned at 9:51 a.m.

SCOTT SMITH, MAYOR

ATTEST:

LINDA CROCKER, 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 1st day of December 2011. I further certify that the meeting was duly called and held and that a quorum was present.

LINDA CROCKER, CITY CLERK

pag
(attachments – 2)



Fiesta District Improvements

Where We've Been...

January 2009 • Fiesta District Handbook
Adopted

October 2010 • Kreuzer Consulting Group
for Streetscape Design
under contract

Nov. 2010 • Street Sign Modifications



Streetscaping Project



**Goal: Implement Fiesta District Handbook
Along Street Corridors**

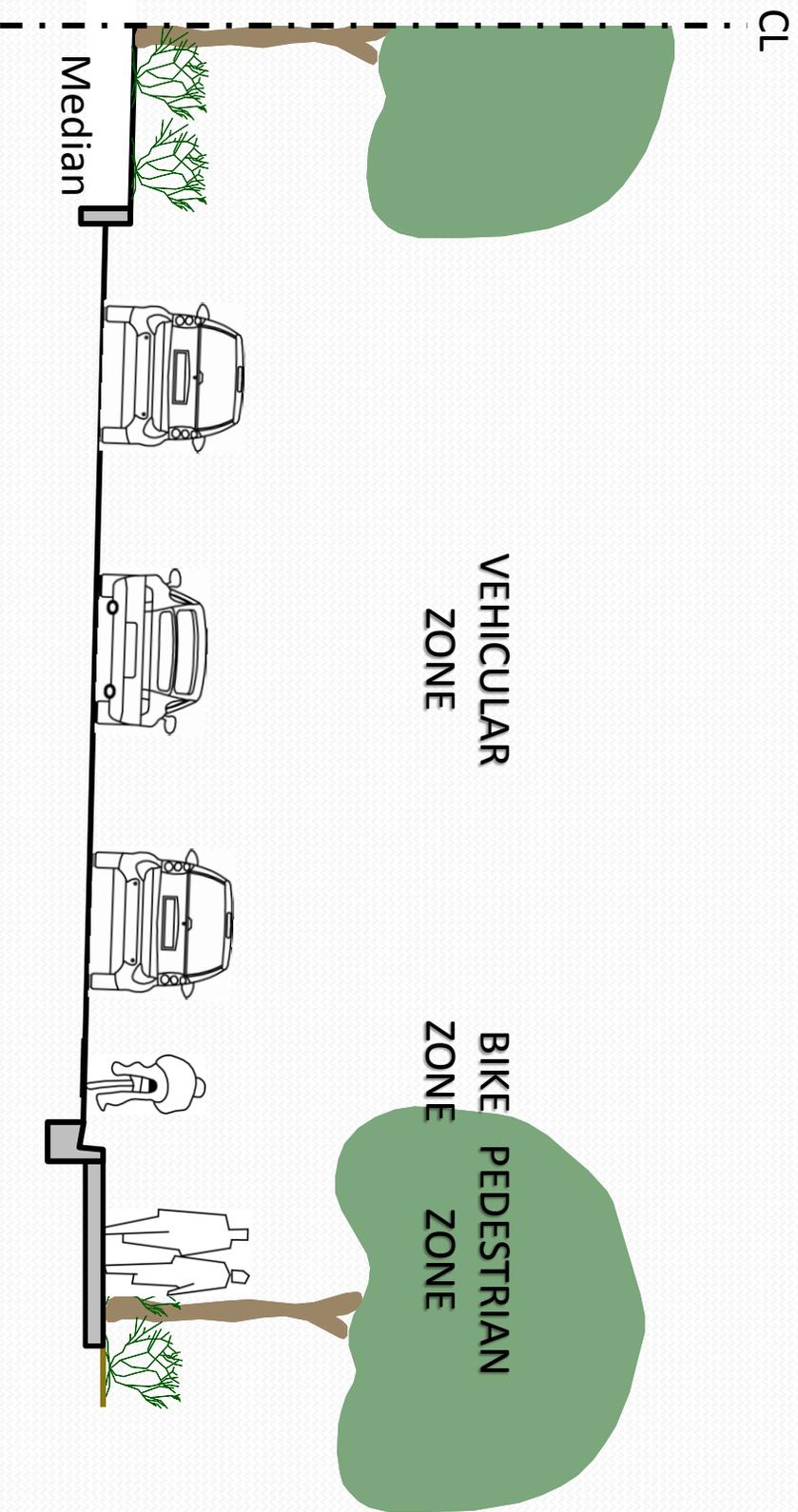
Fiesta District Vision

“The District Vision creates a uniquely identifiable area for Mesa that is economically vibrant, pedestrian friendly, and an active, urban destination. Revitalization of the Fiesta District will again transform this major City employment center to “THE” place of destination within the metro area.”

Imagine...

- Pedestrian friendly with integrated mix of uses
- Diversity of entertainment and evening uses
- Unique branding and sense of place
- Urban Atmosphere and activated street scene
- Supported by an improved public transit system
- A place where businesses are eager to locate
- A place to live, work, shop, learn and do business

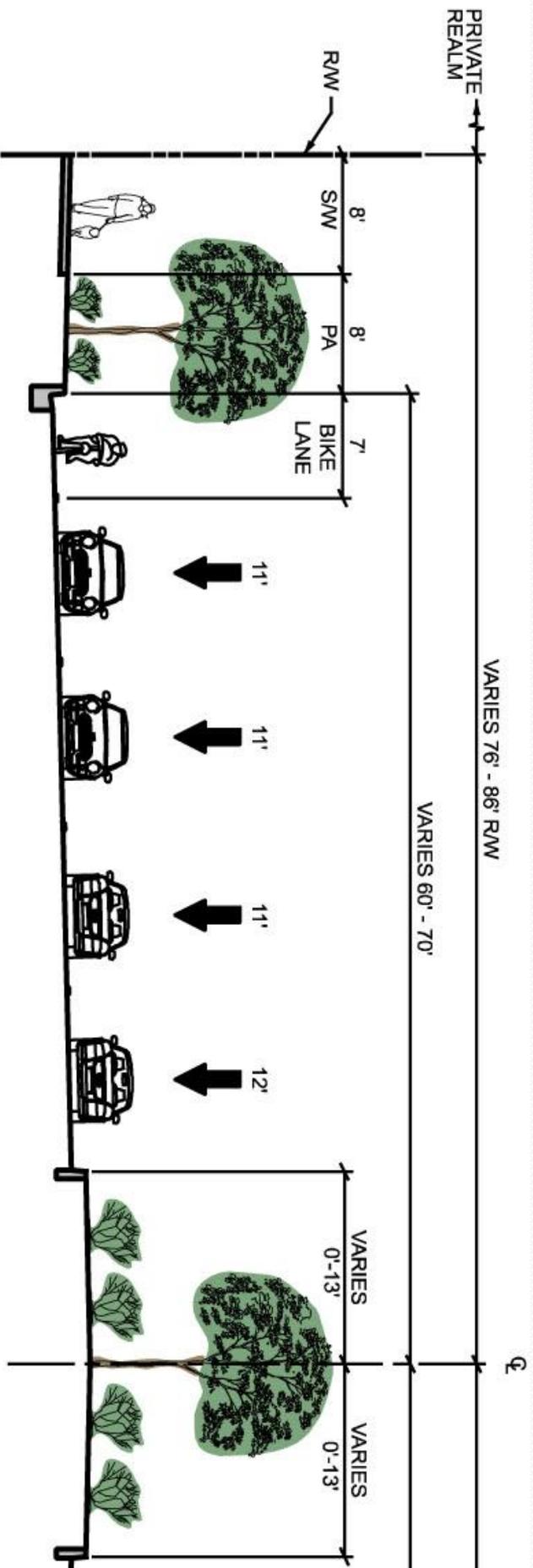
Elements of a “Street Scene”



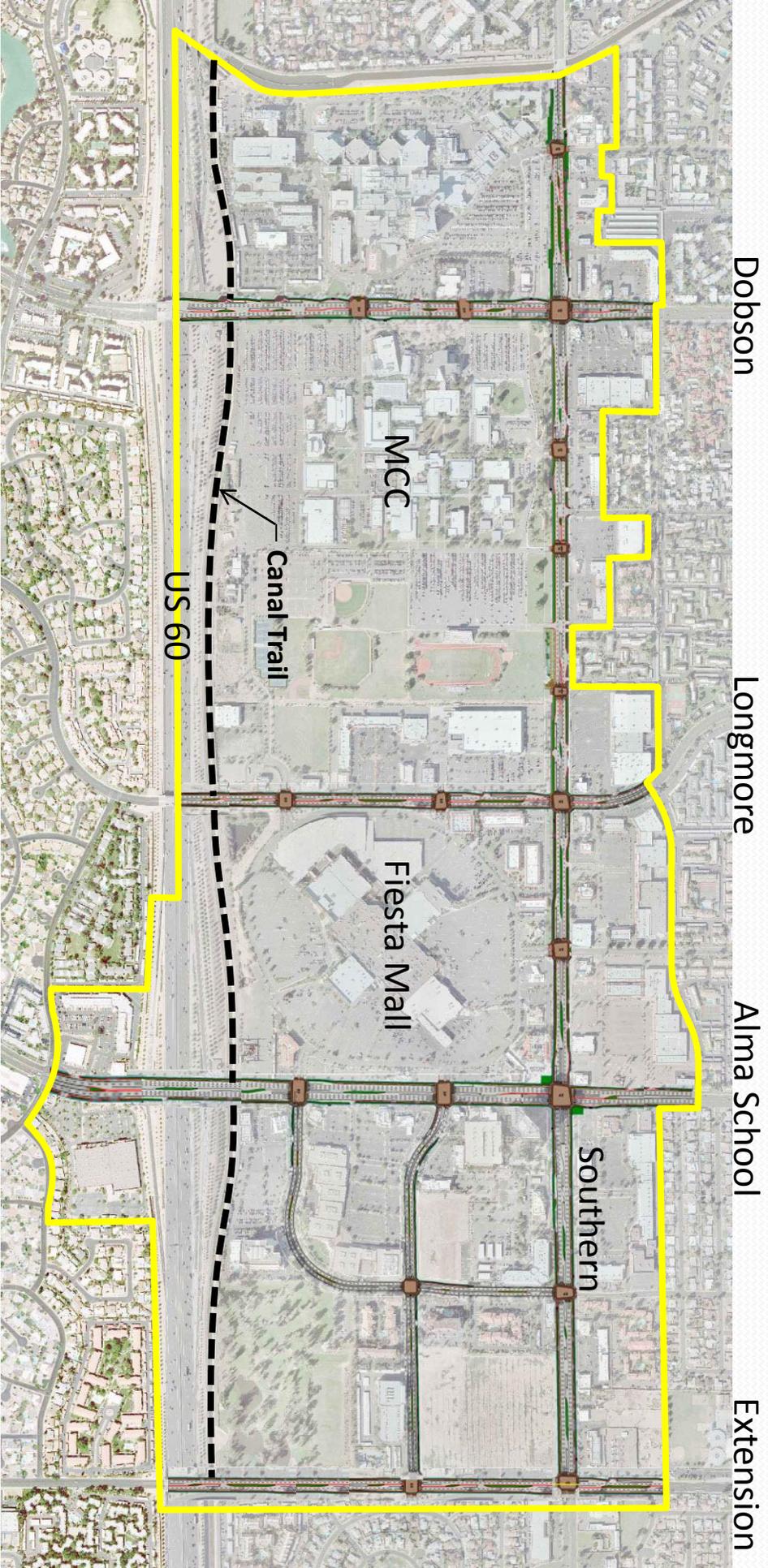
Alma School Existing Conditions

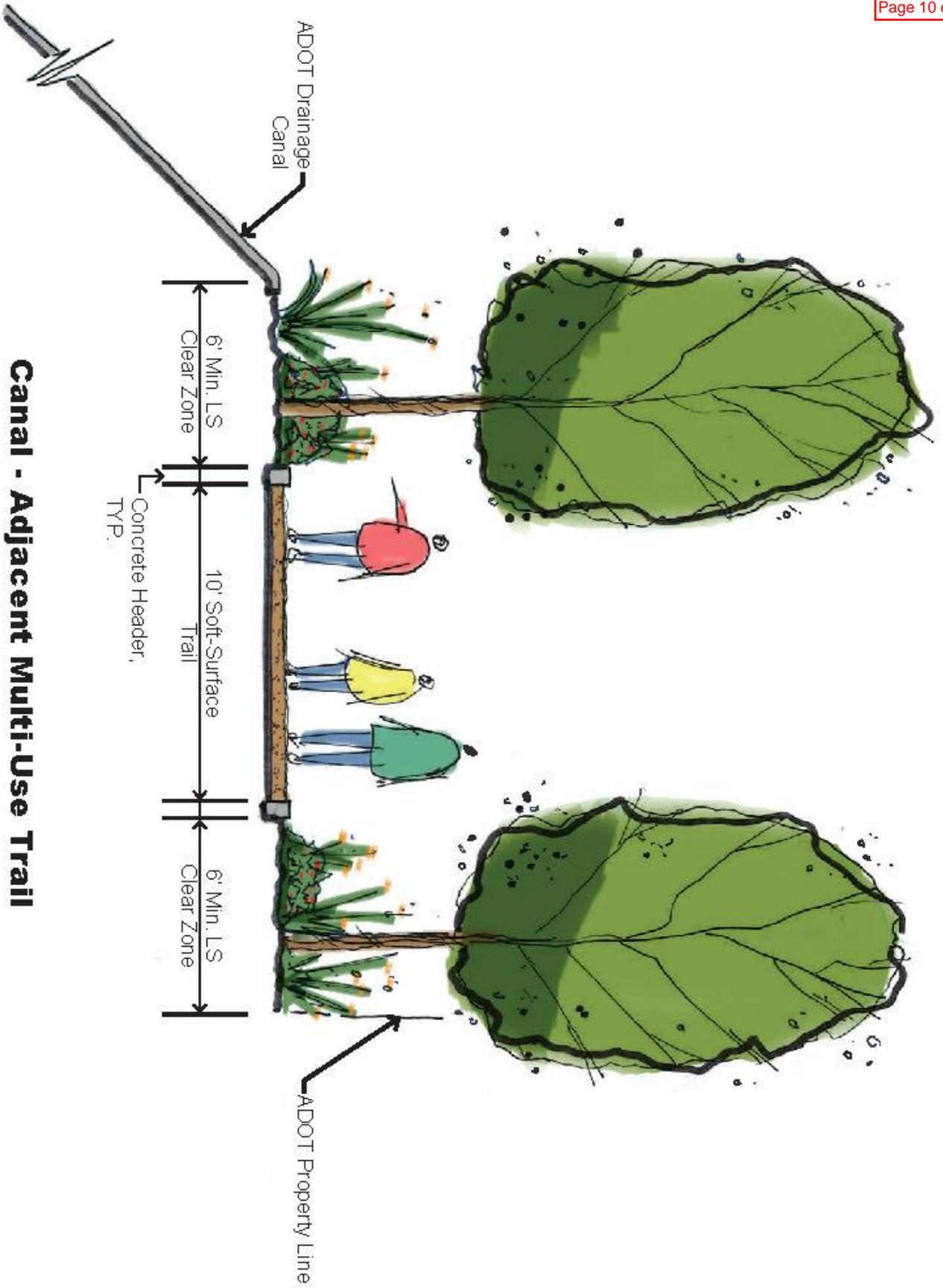


Alma School Cross Section



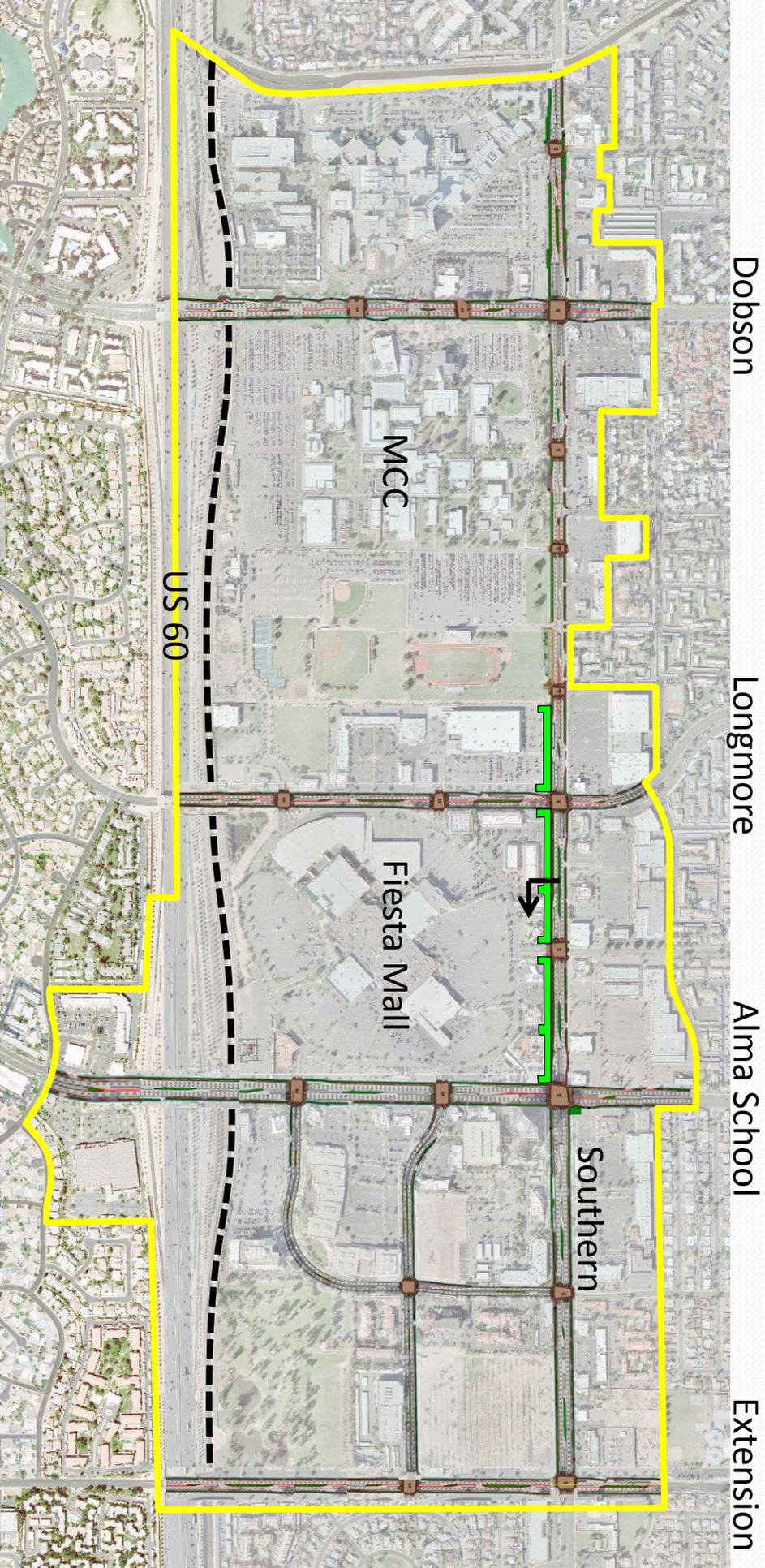
Fiesta District Streetscape





Canal - Adjacent Multi-Use Trail

South Paseo



Dobson

Longmore

Alma School

Extension

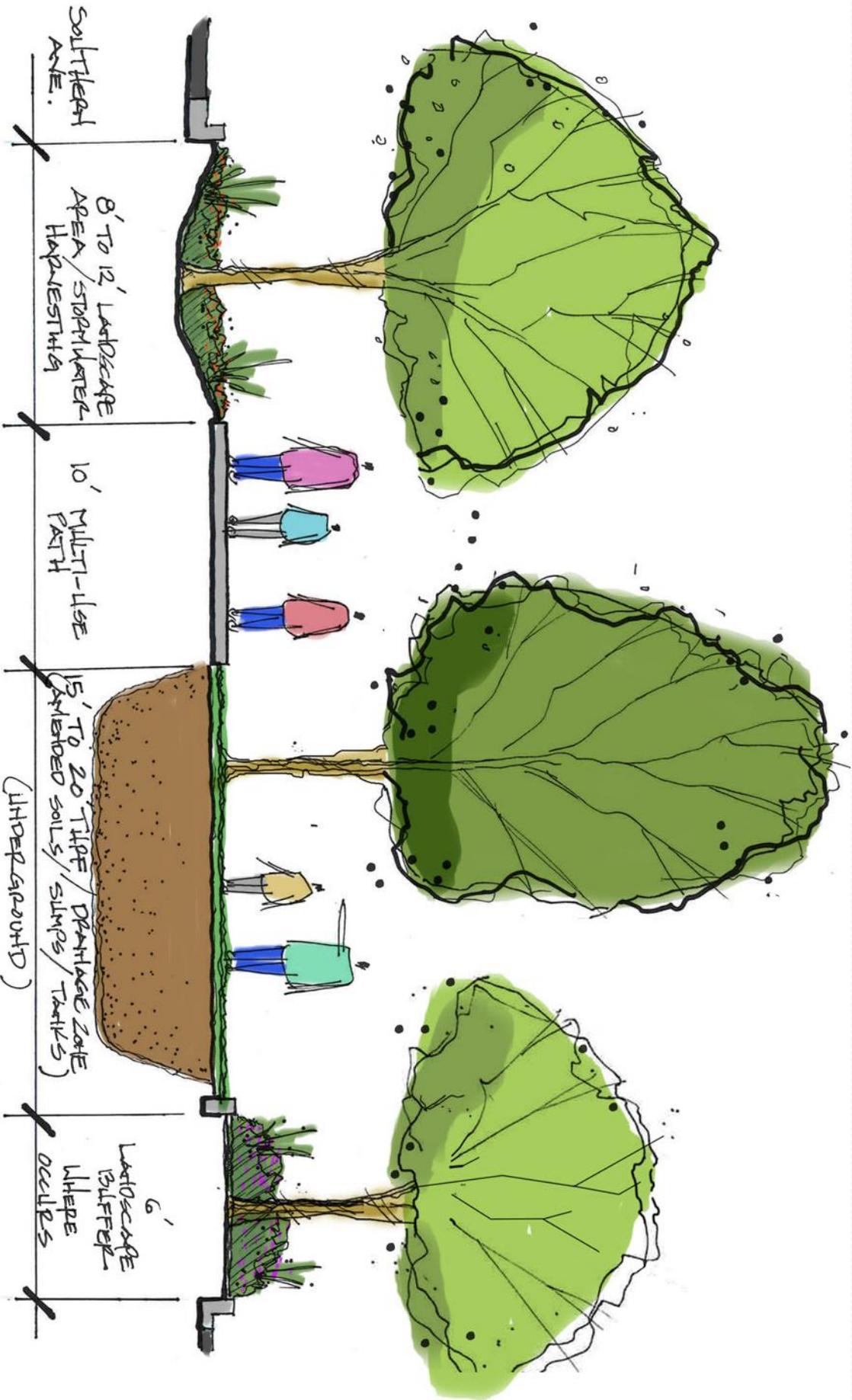
MCC

Fiesta Mall

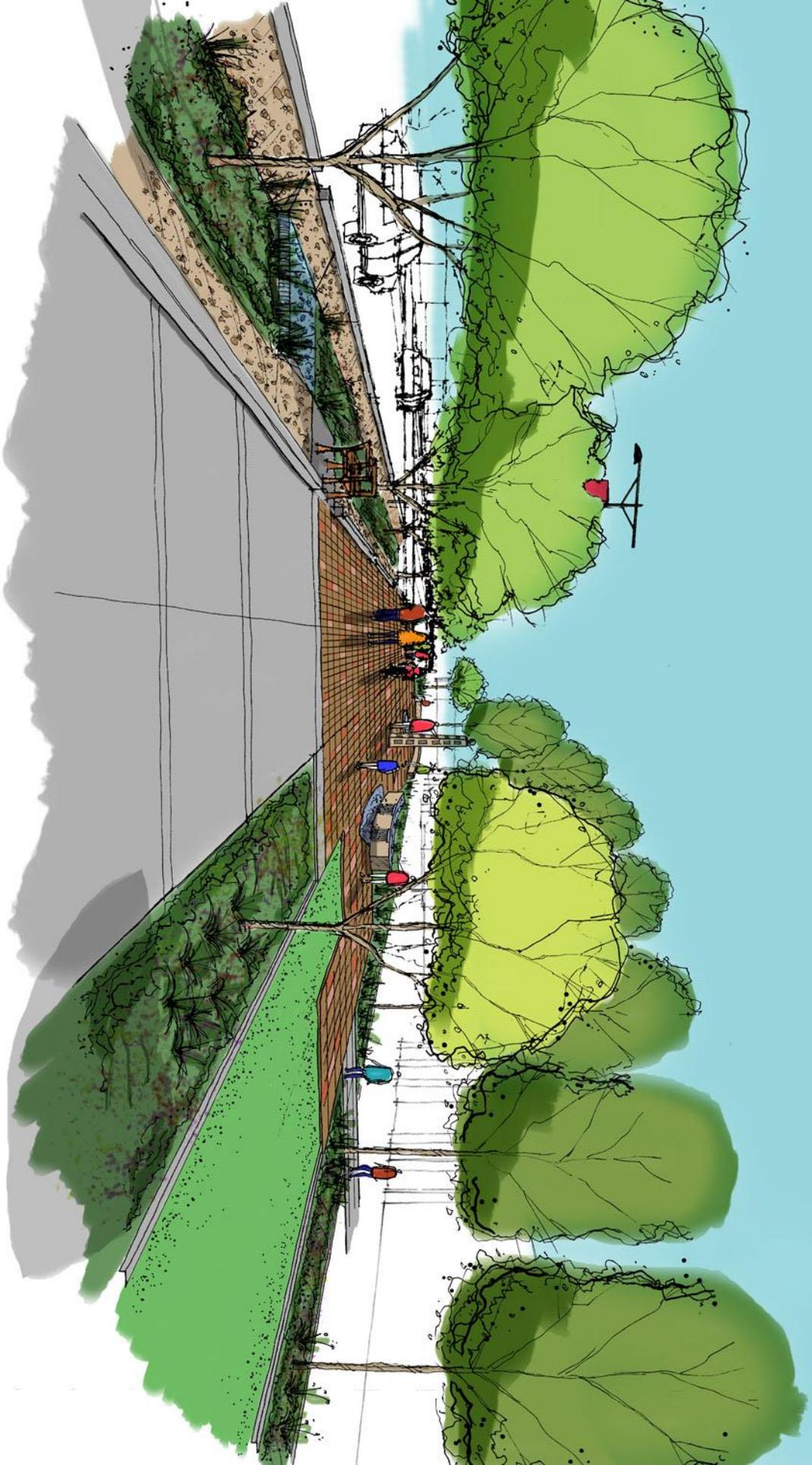
Southern

US 60

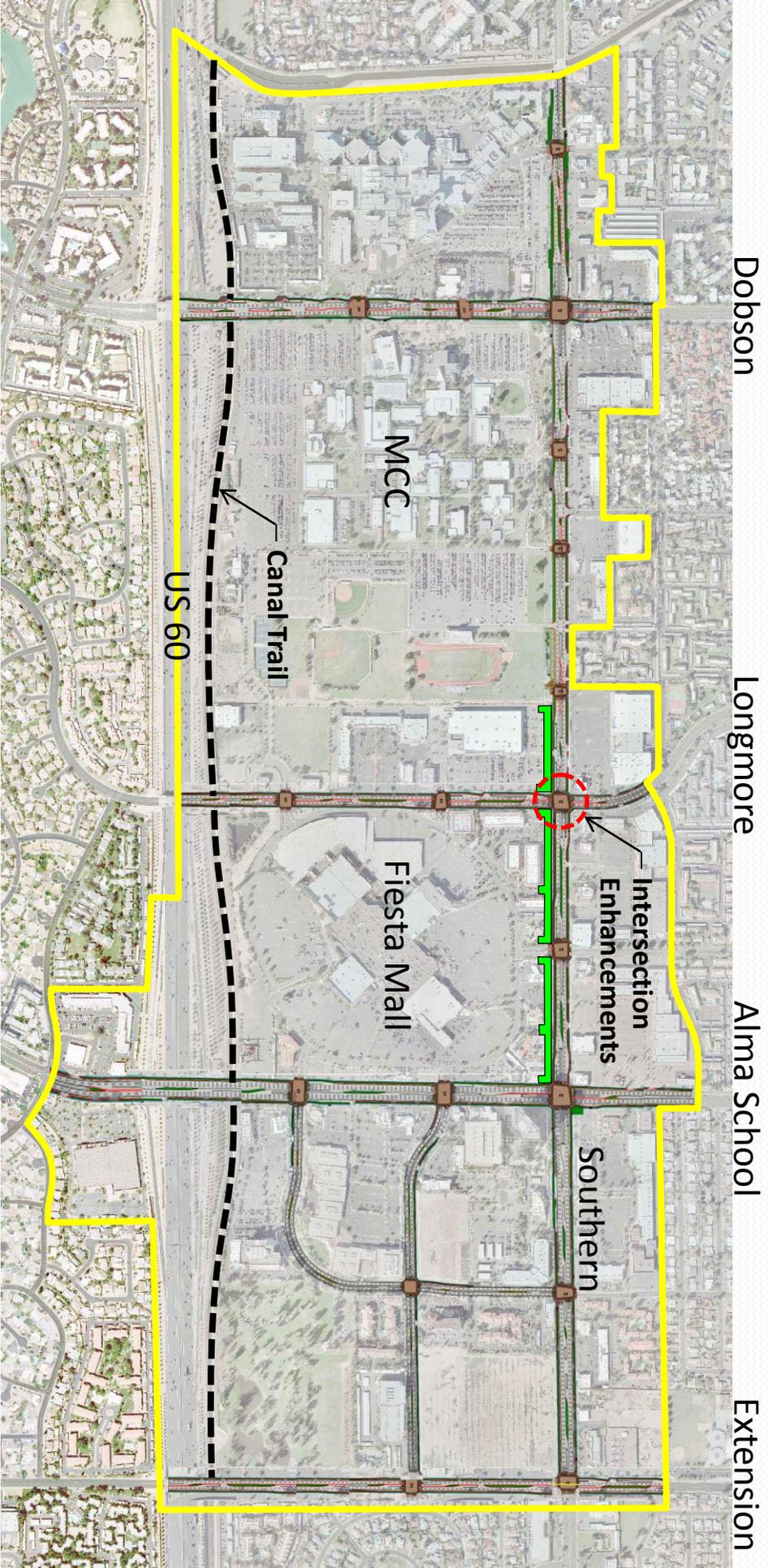
South Paseo Section



South Paseo Rendering

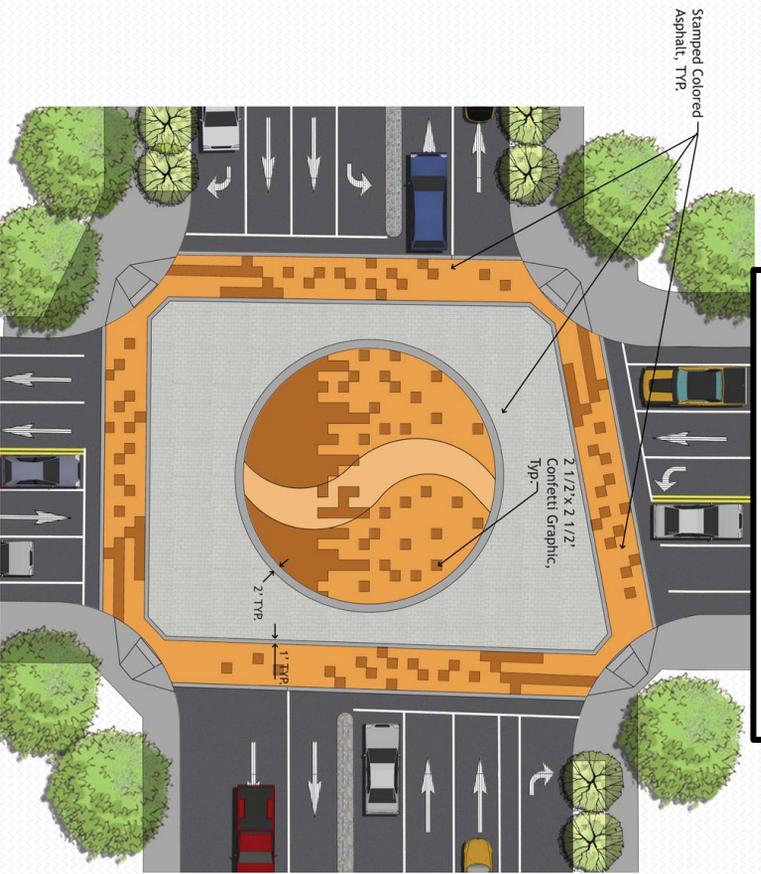


District Identity Elements

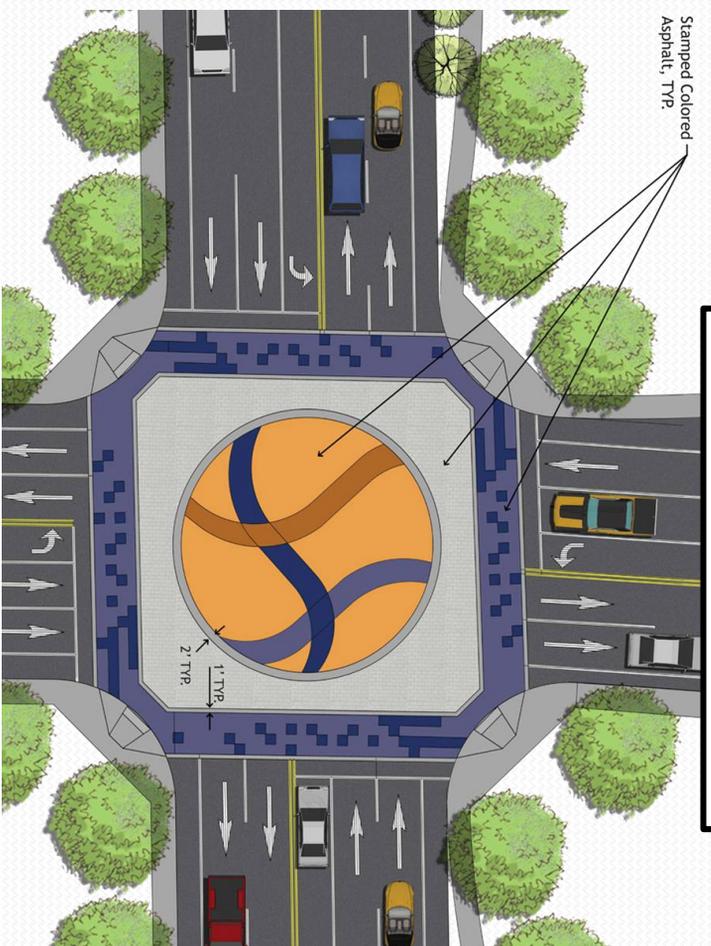


District Intersection Enhancements

Primary Intersections

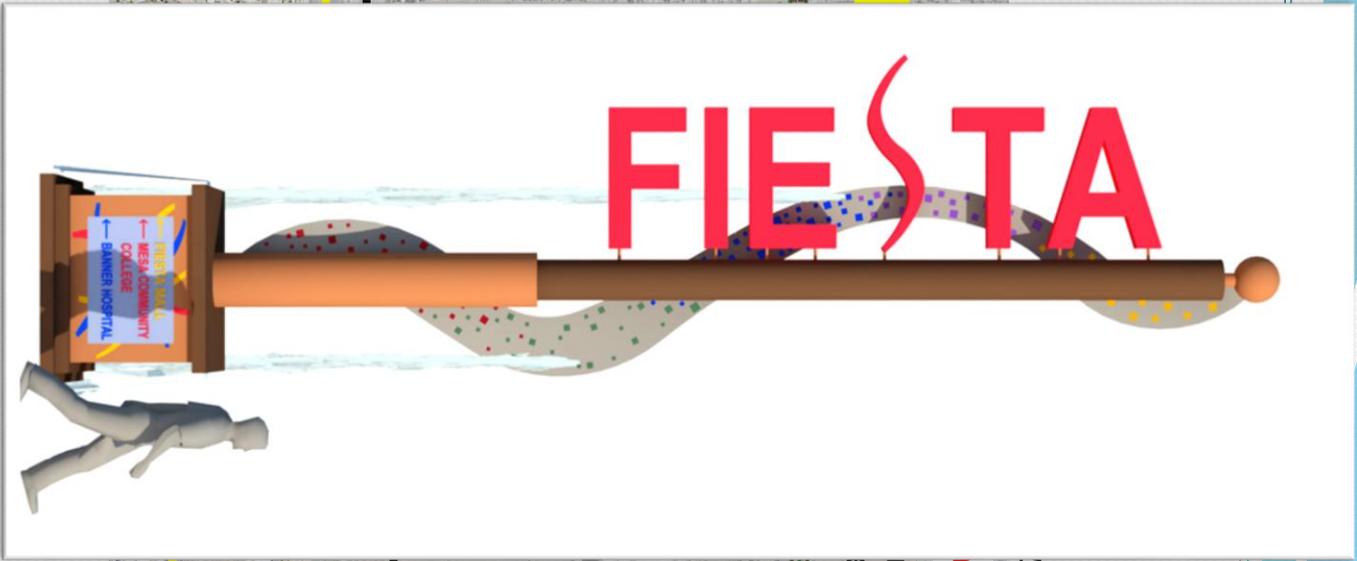
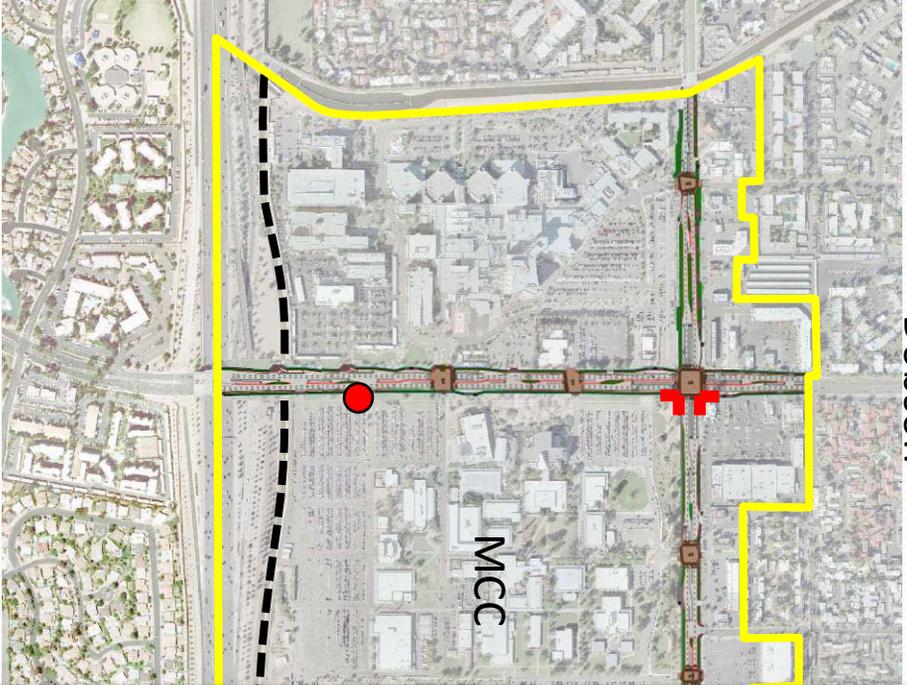


Secondary Intersections



District

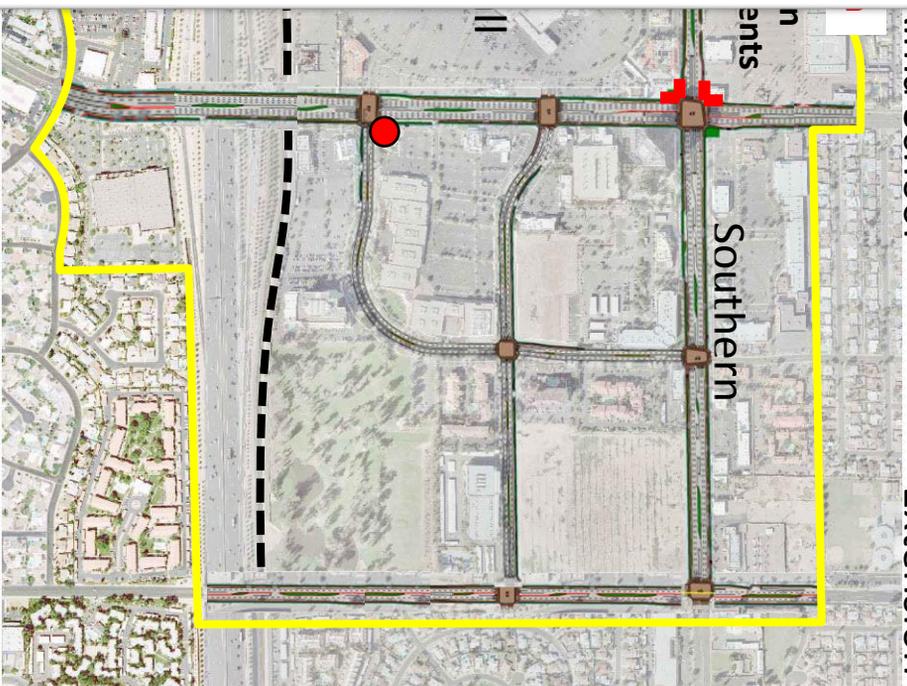
Dobson

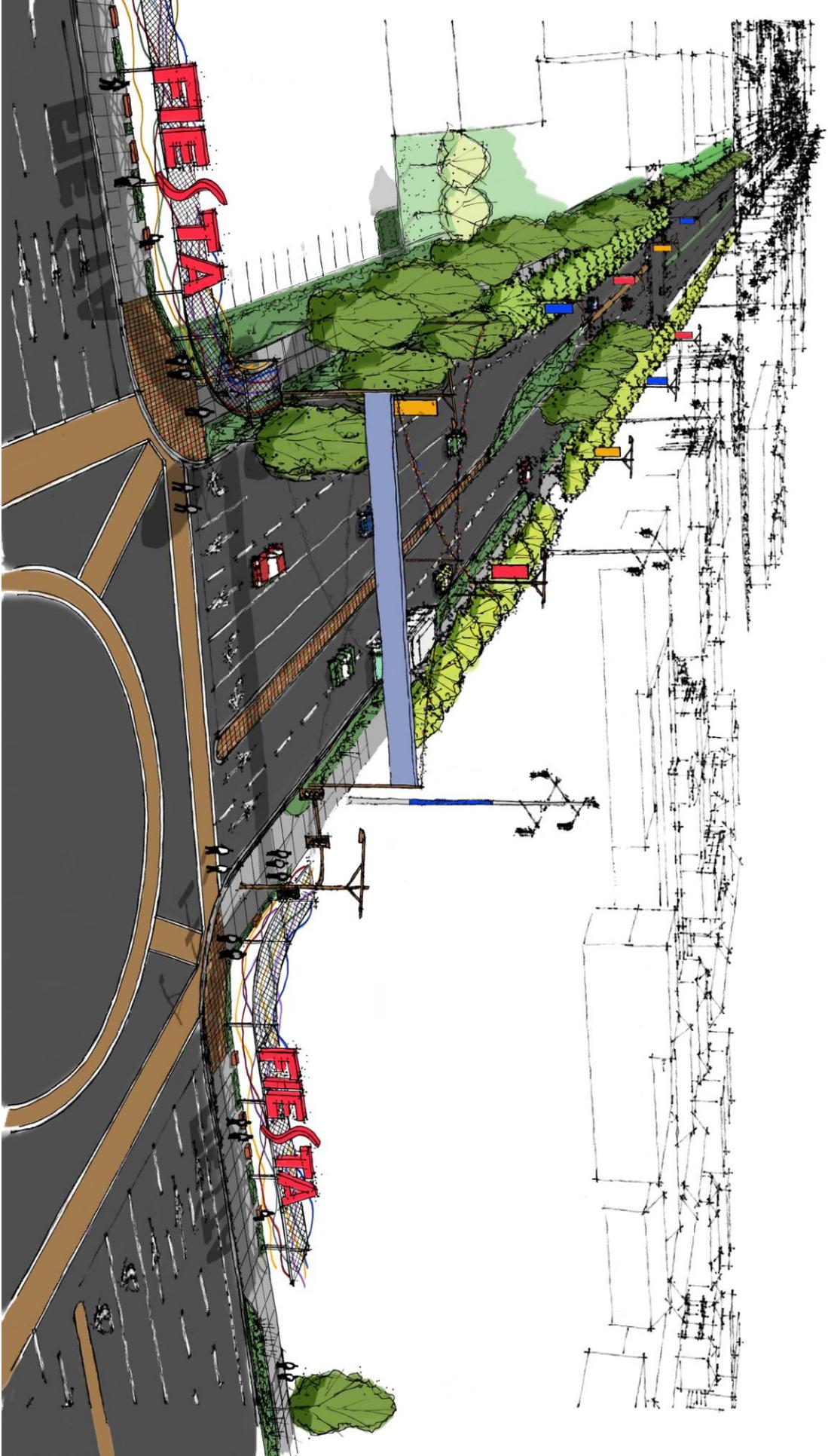


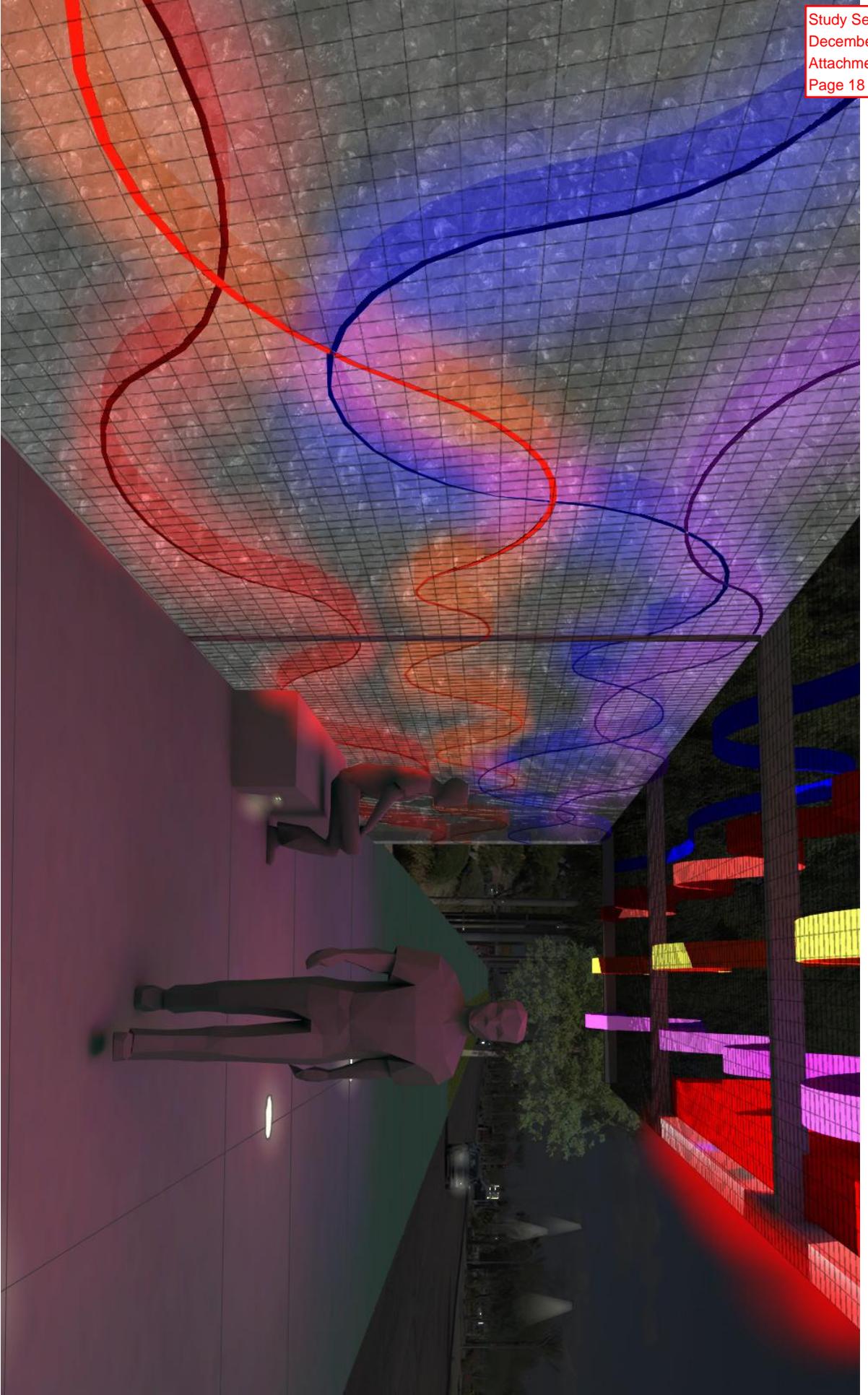
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Alma School

Extension



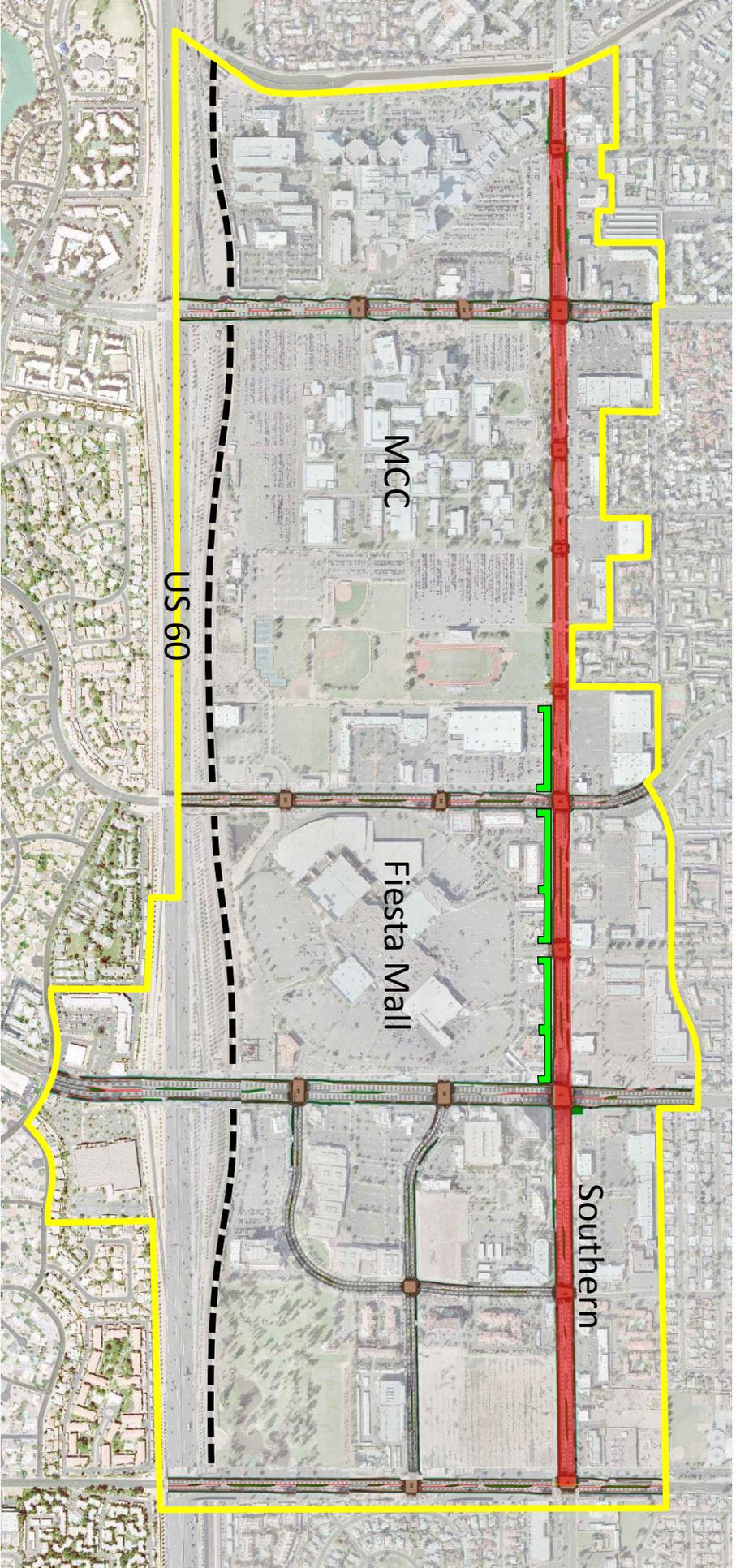




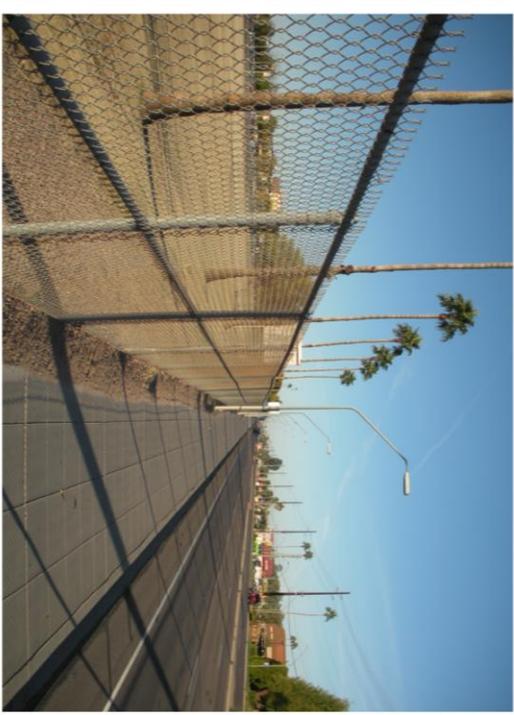




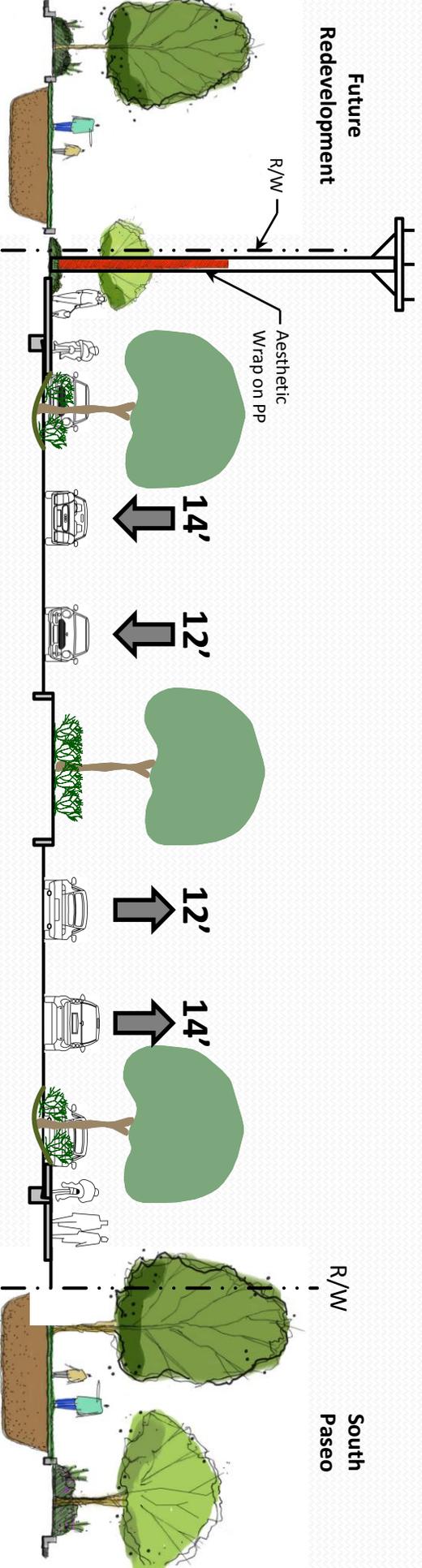
Southern Avenue – The Fiesta District Artery



Southern from Tempe Canal to Alma School Existing Conditions



Southern Cross Section Dobson to Alma School (looking East)

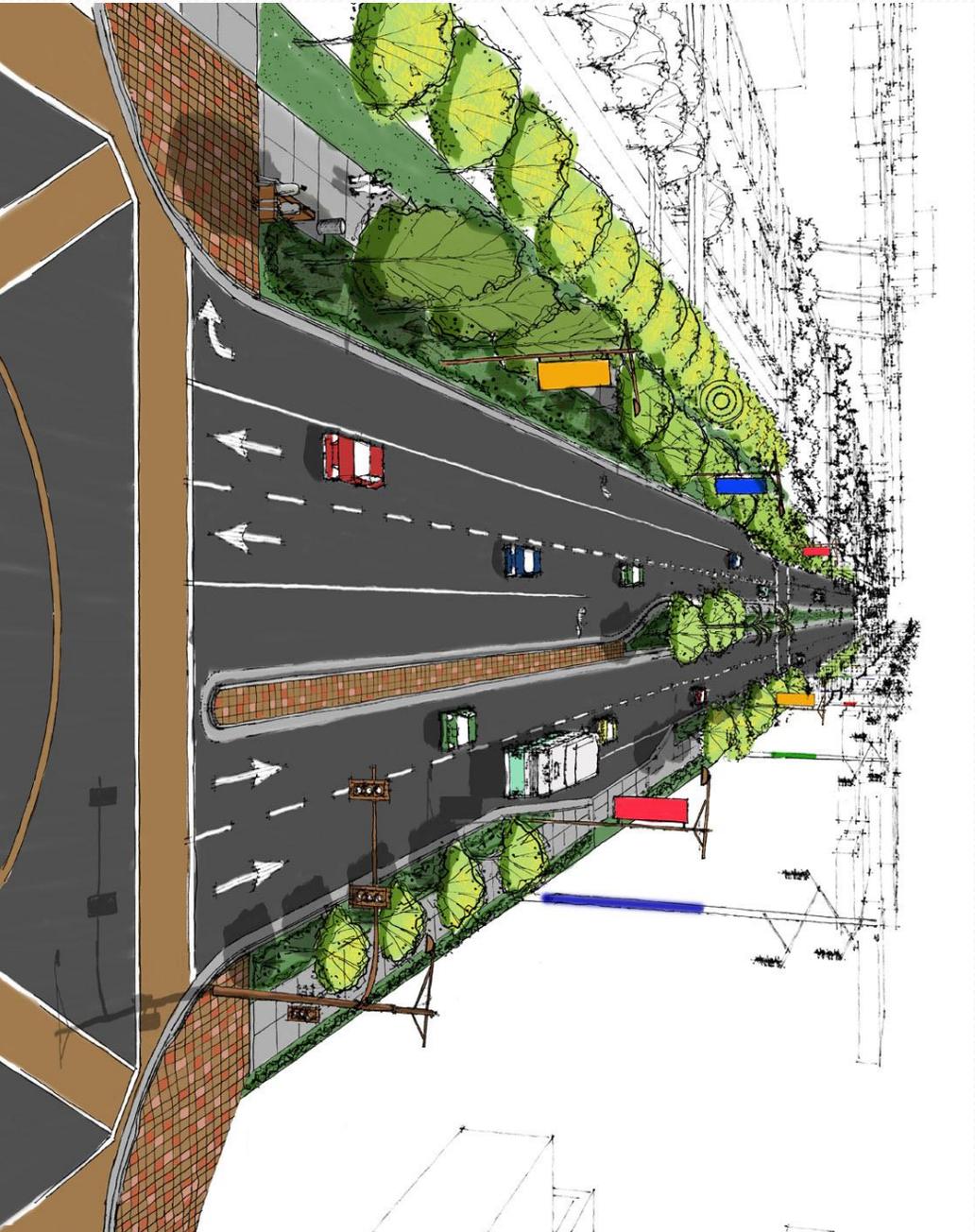


Southern Roadway Diet

What will it do?

- ❖ Enhance Pedestrian Experience
- ❖ Barrier  Connector
- ❖ Begin the Transformation

Southern Avenue Perspective

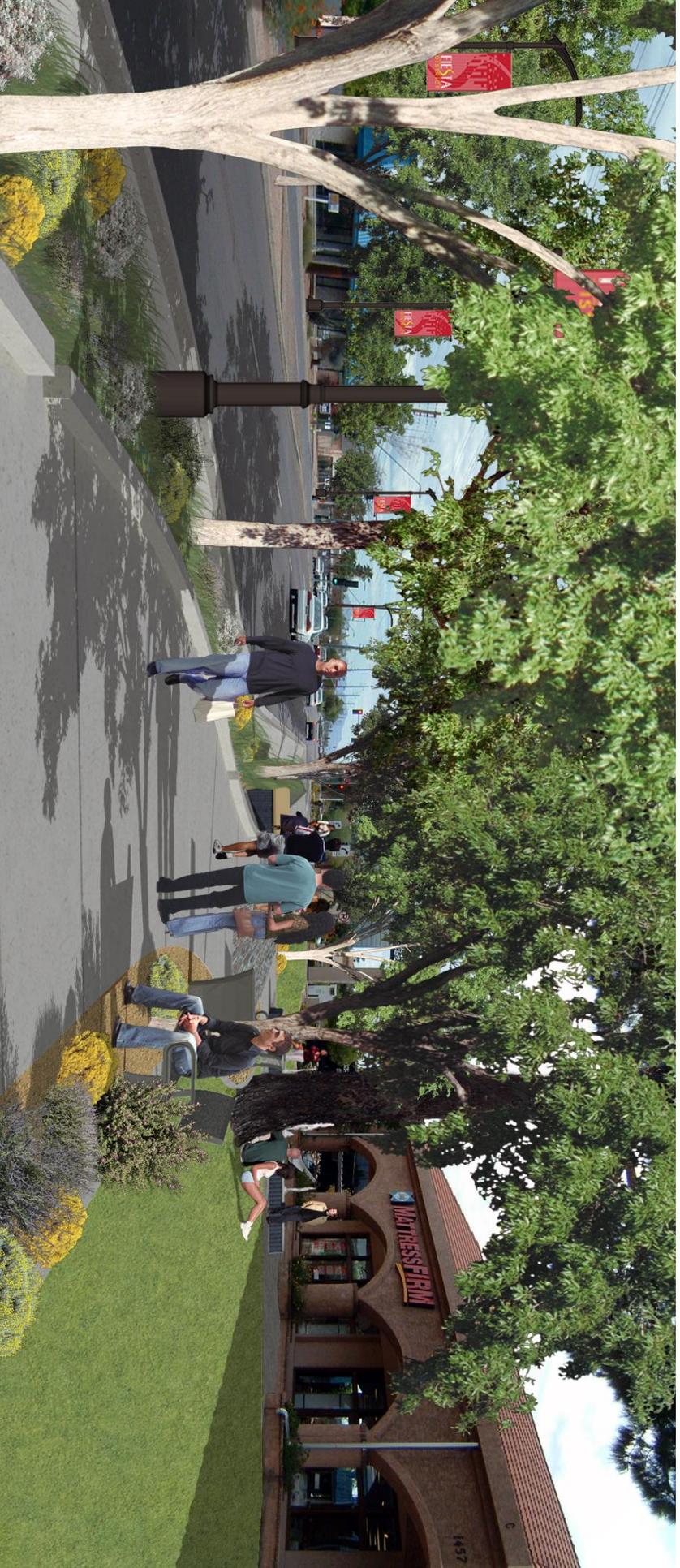


Looking West from Longmore

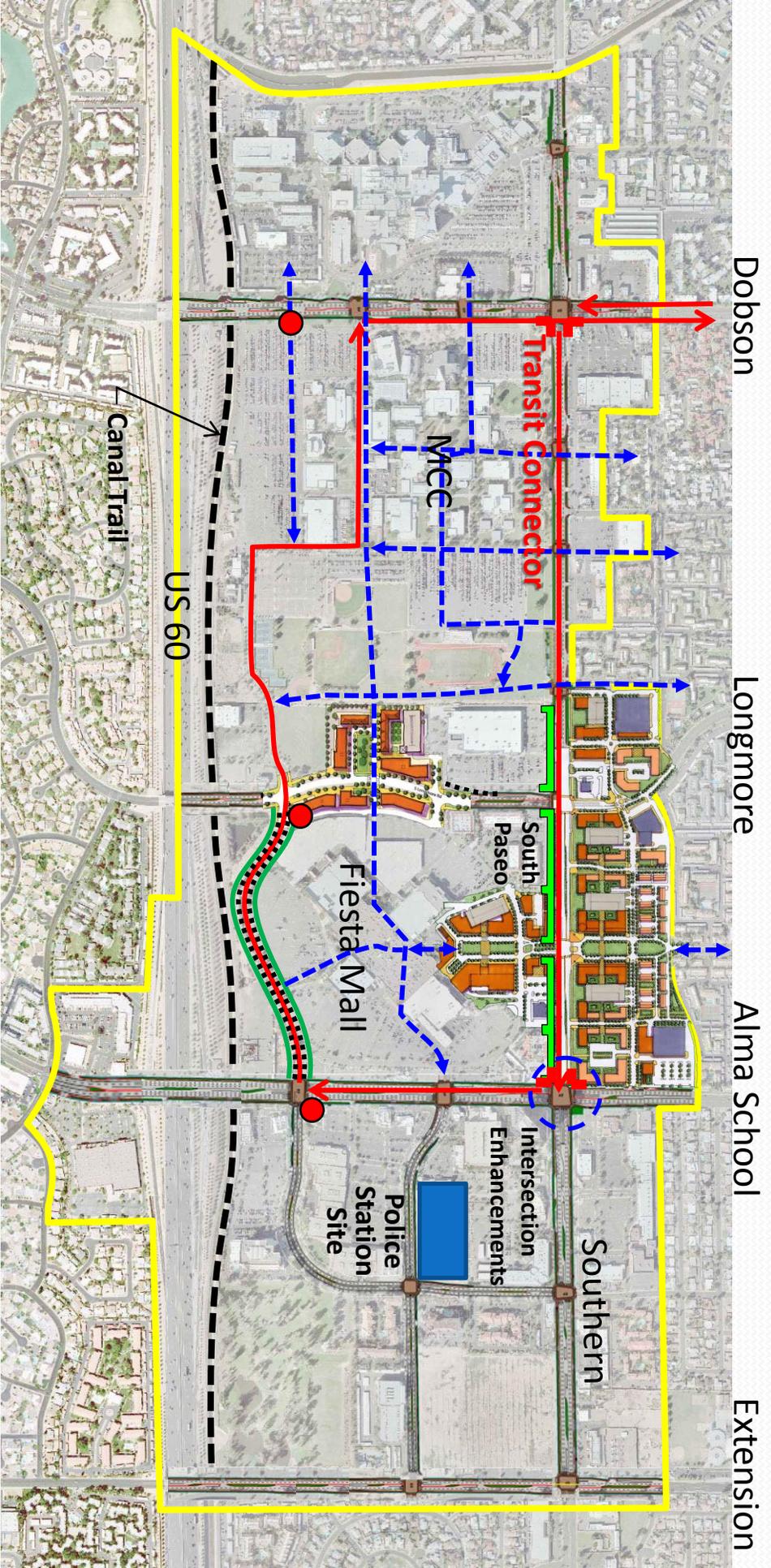
Street “Before”



Parkway "Before"



The Fiesta District Puzzle

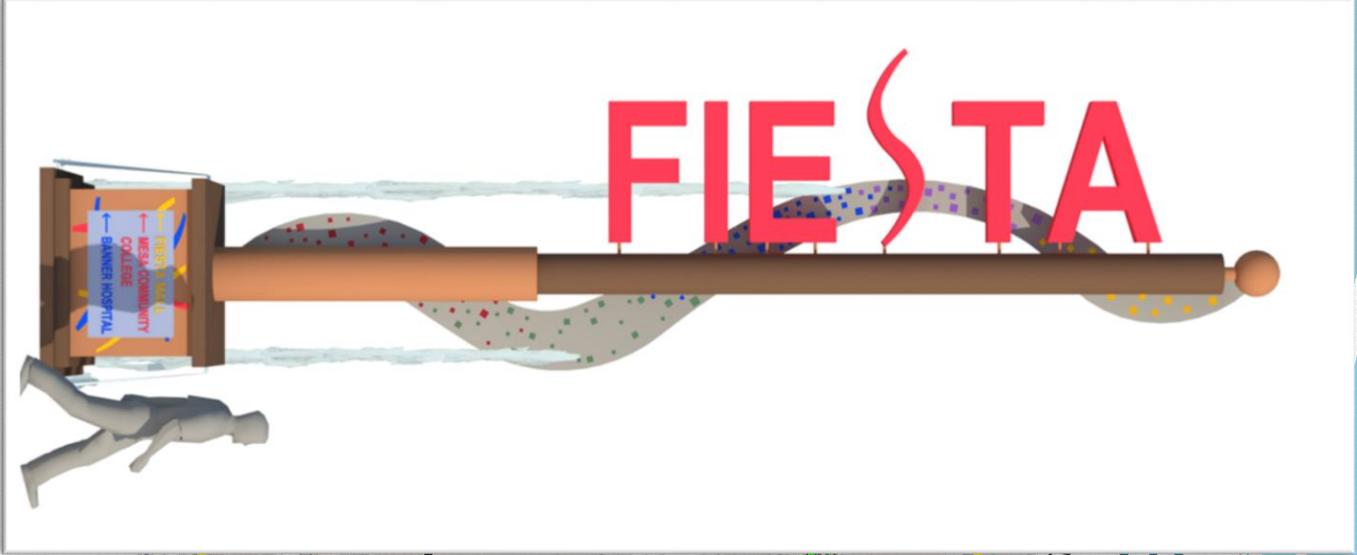
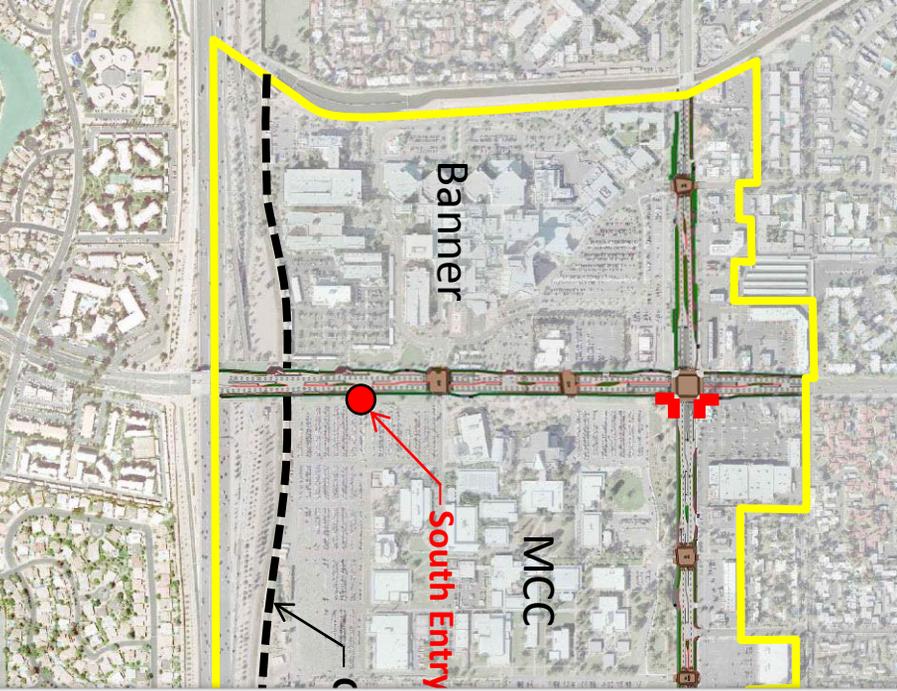


● Gateway Monumentation

Project Implementation

Pr

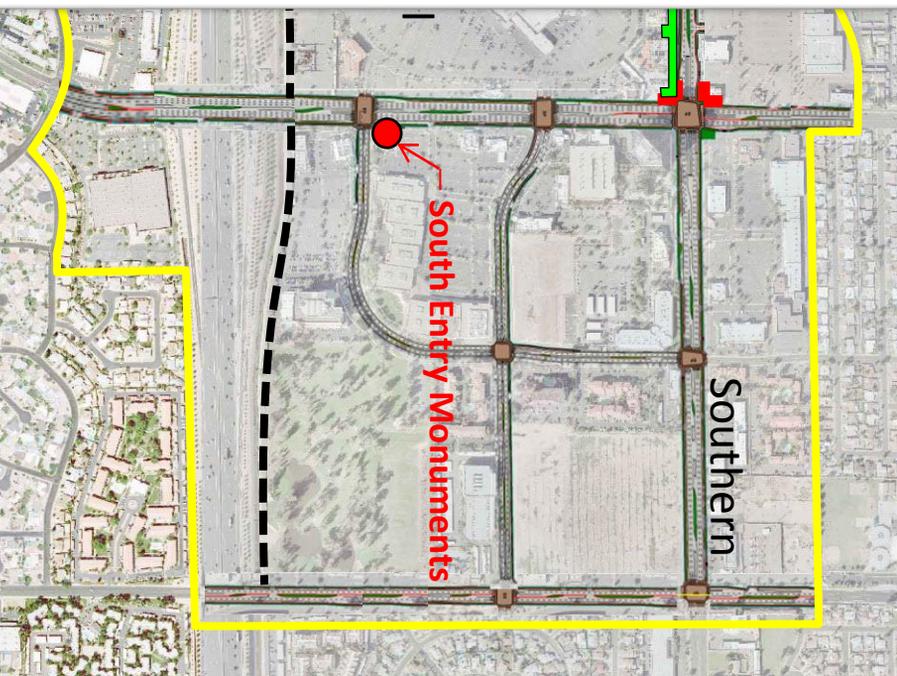
Dobson



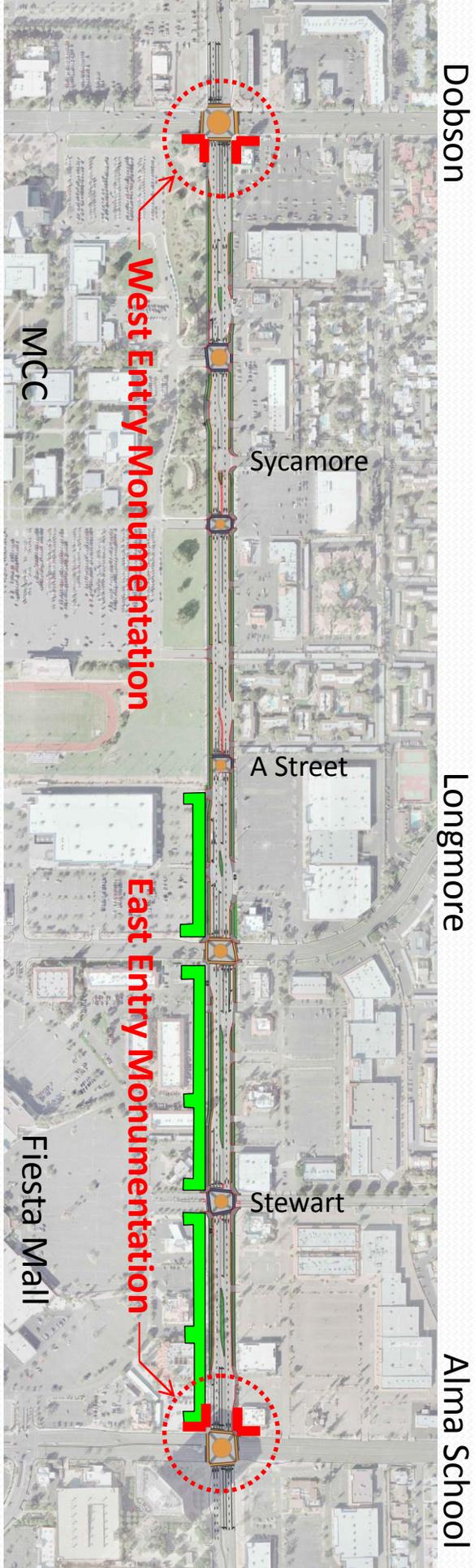
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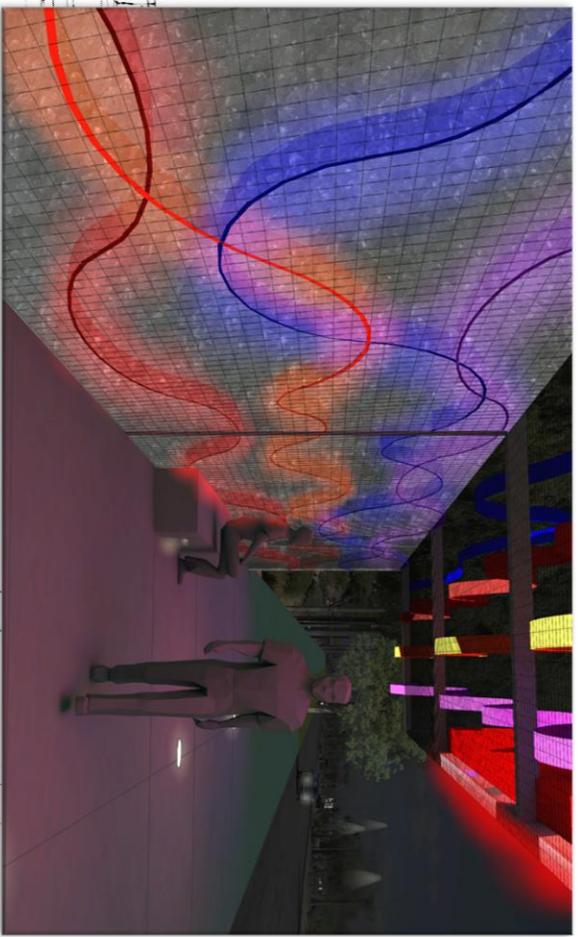
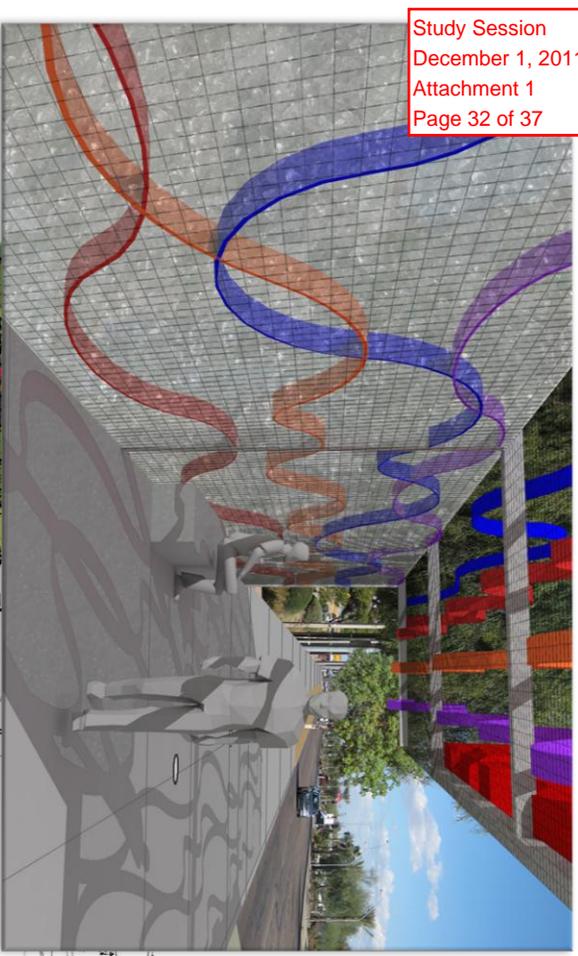
Alma School

Extension



Priority Project





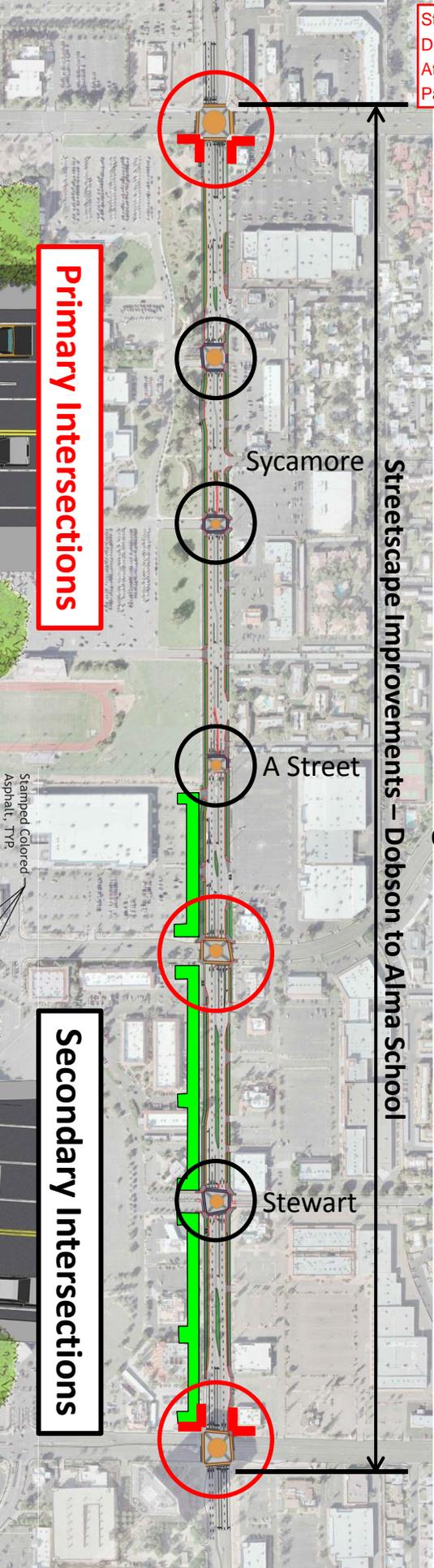
Dobson

Longmore

Alma School

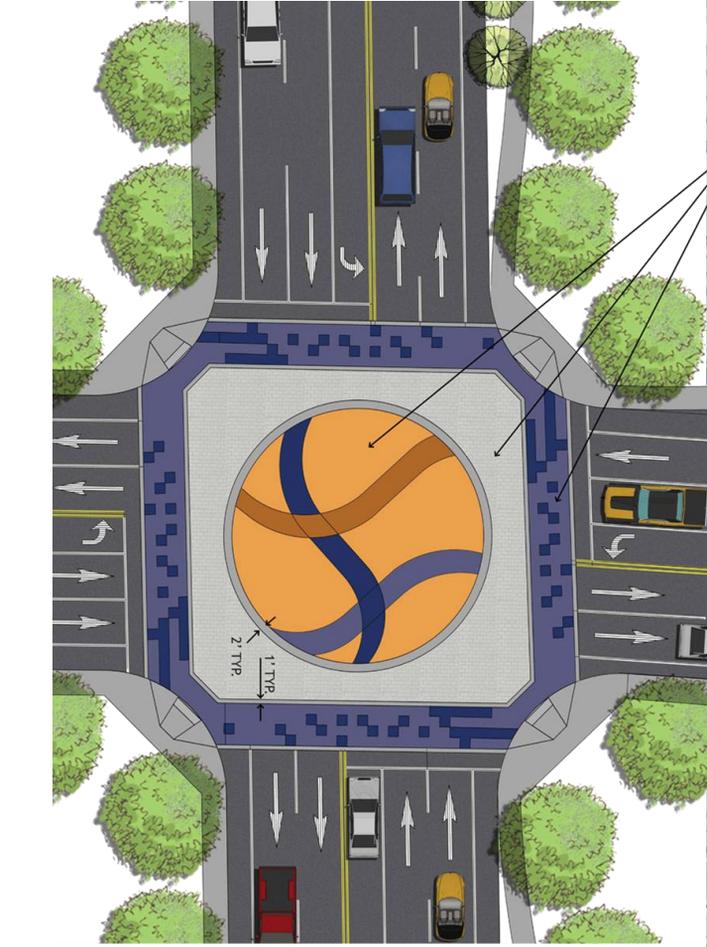
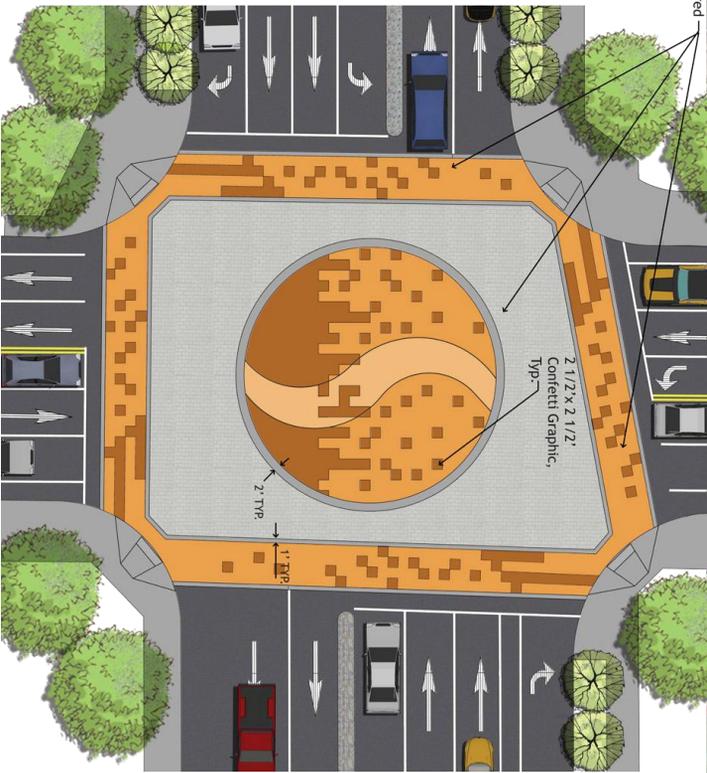
Streetscape Improvements – Dobson to Alma School

Priority Project

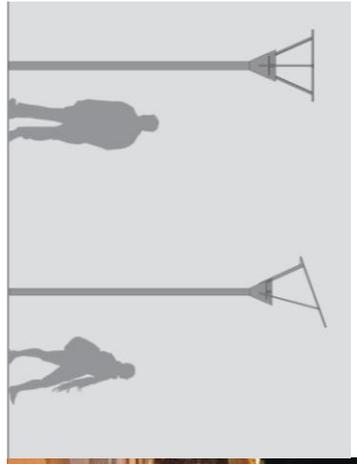
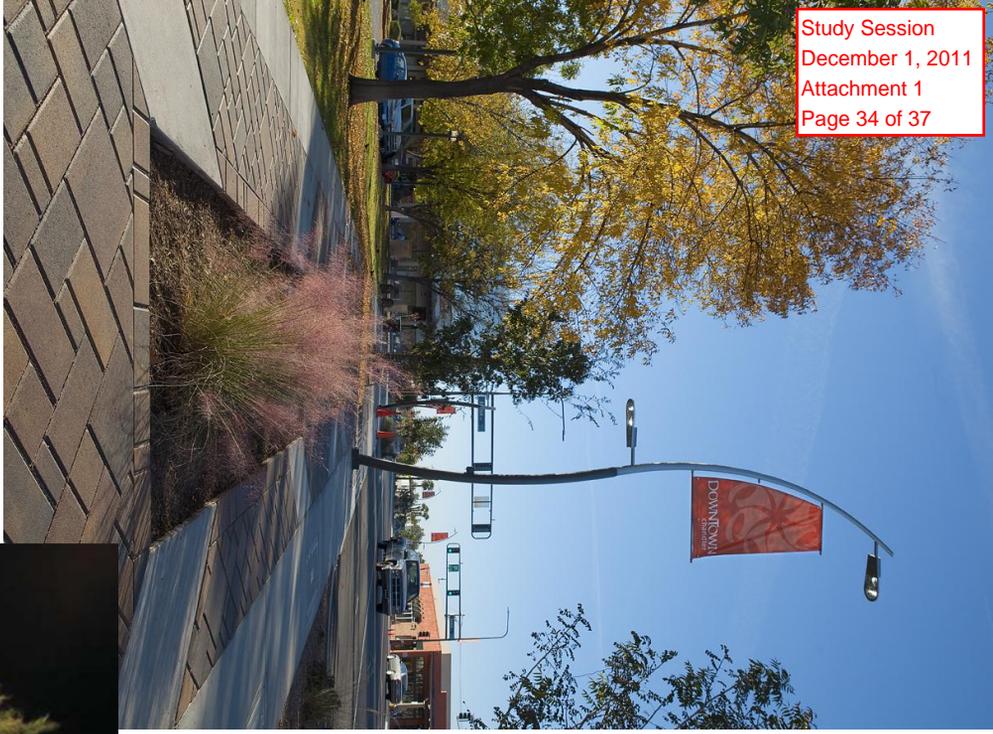


Primary Intersections

Secondary Intersections



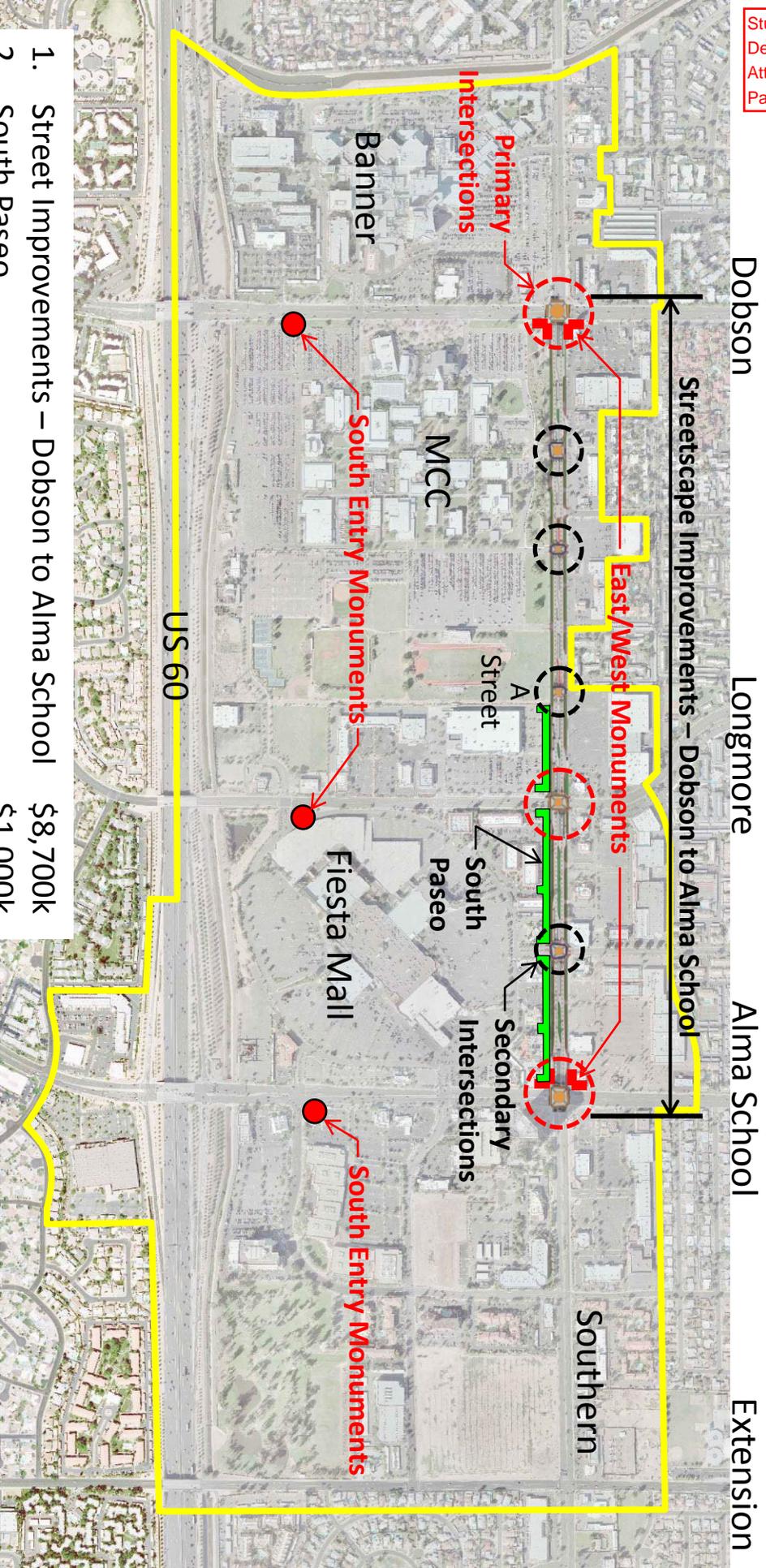
Fixtures & Furnishings



Southern Avenue "Before"



Priority Project Cost



1. Street Improvements – Dobson to Alma School
2. South Paseo
3. Primary Intersection Enhancements
4. Secondary Intersection Enhancements
5. East/West Monuments
6. South Entry Monuments

	\$8,700k
	\$1,000k
	\$600k
	\$600k
	\$350k
	\$225k
Total:	\$11,475k
	Use \$11.5M

Next Steps:

- Design Development 3 months
- Construction Plans for Priority Project 9 months
- Construction of Priority Project 12 months±

FIE
STA
DISTRICT



FIE
STA
DISTRICT
POLICE
STATION

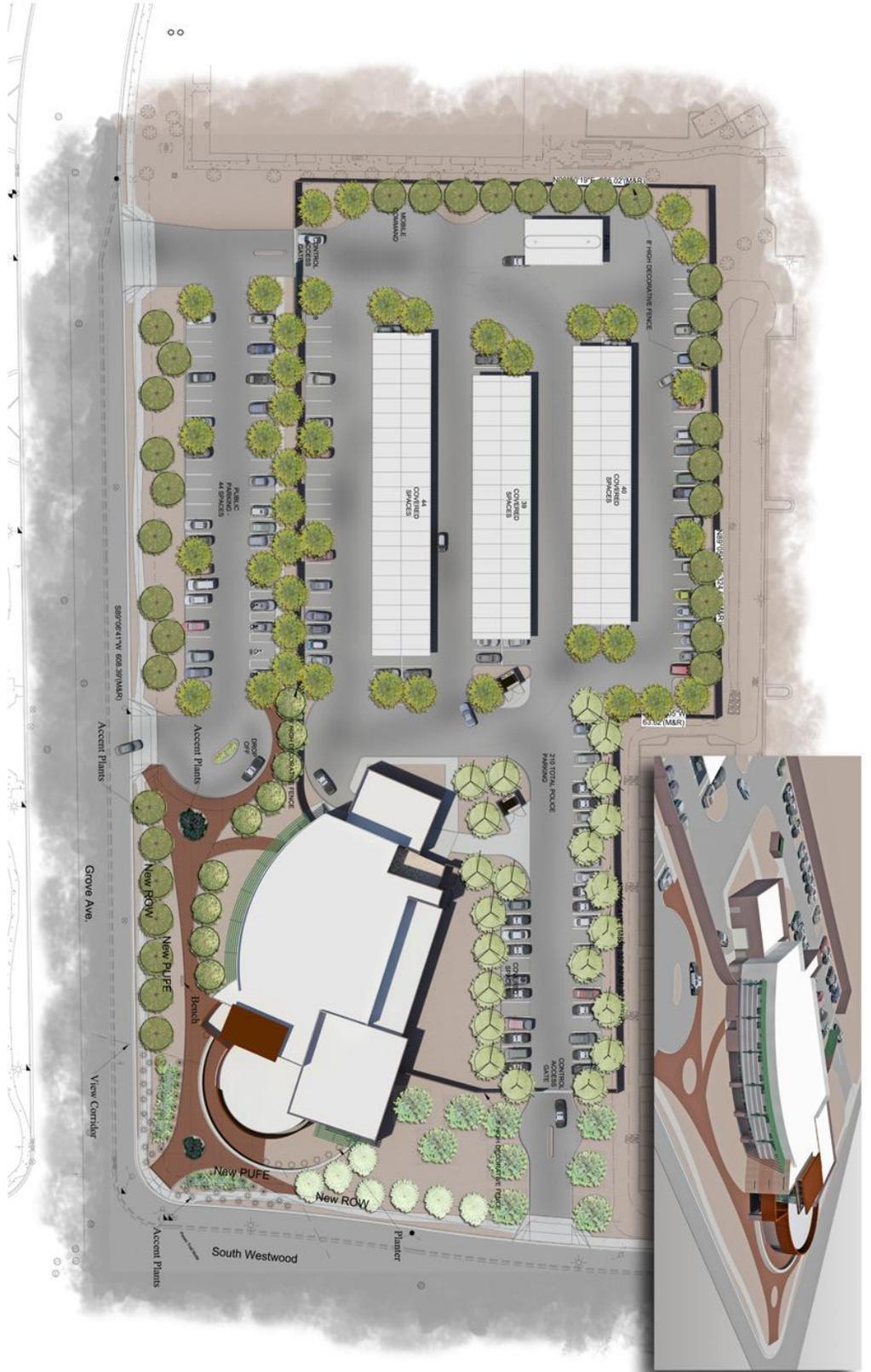
status

- 2008 Bond Election (\$15 Million Total Budget)
- 34,000 sf. Building in Fiesta District to replace Dobson Station
- Construction Budget \$9.4 Million
- Land Acquired on 12/29/2010
- 4.9 Acres
- \$2.5 Million
- Programming/schematics started on 3/8/2010
- Incorporate Fiesta District Design Standards



PROPOSED FIESTA DISTRICT
POLICE STATION
COM PROJECT NO. 02-224-001



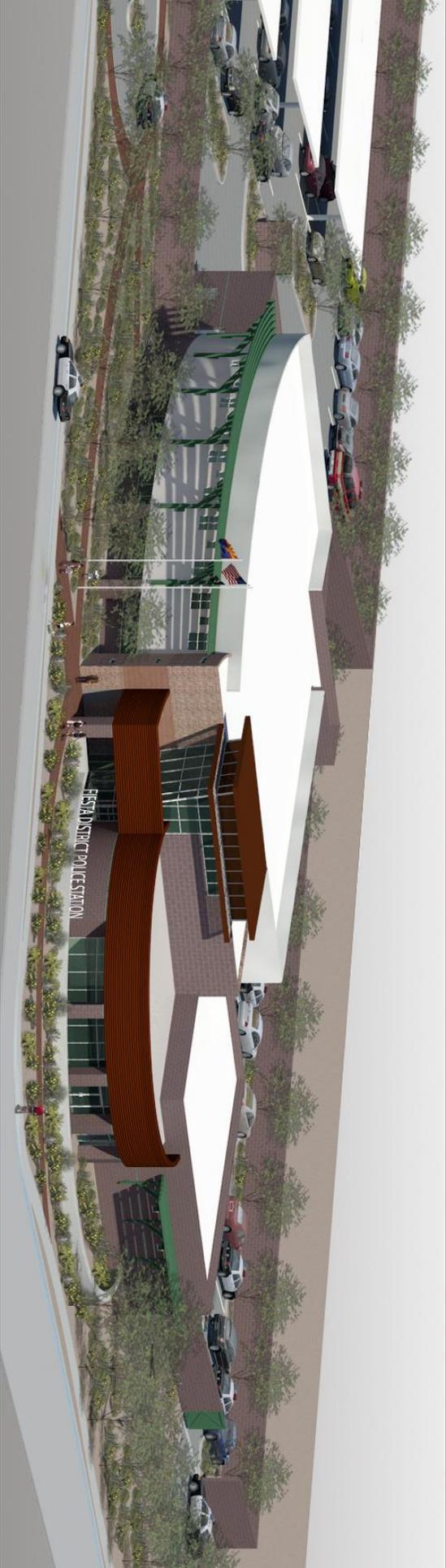


Site Plan
SCALE 1"=50'
0 15 30 60 120'
NORTH

ew Looking North East



New Looking North West



ew Looking West



ew of Entry

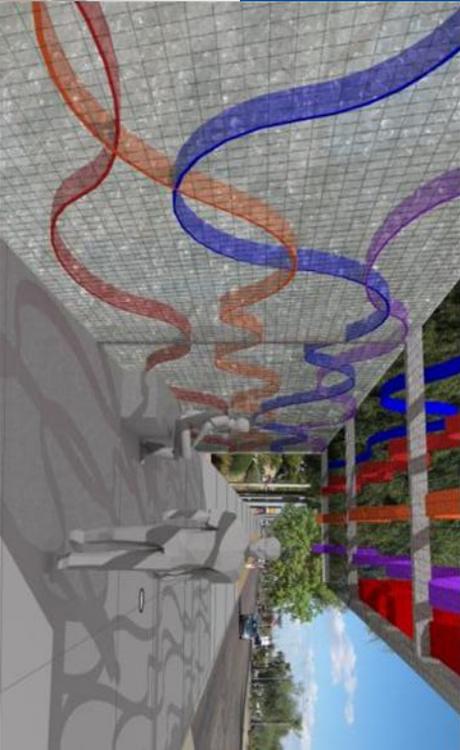


Key Elements

- Current Staff – 125
- Designed to accommodate year 2030 staff
- Fueling Station
- Community Room
- Locker Room/Fitness Area
- Watch Command
- LEED Certification
- Ingress/Egress from 2 streets
- Complete streetscape on Grove & Westwood frontage (per Fiesta District standards)

Looking Ahead

Programming & Architectural Concept Completed	October 2011
Public Meeting with Fiesta District Stake Holders	November 1st
Design Review Board/Planning & Zoning Submittal	December 2011
Planning and Zoning Meeting	February 2012
Design Review Board Meeting	February 2012
Estimated Design Completion	2 nd qtr 2012
Construction Contract to Council	Mid Year 2012
Ground Breaking	Mid Year 2012
Grand Opening	Mid Year 2013



Thank You

