



## COUNCIL MINUTES

November 9, 2015

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 November 9, 2015 at 5:03 p.m.

### COUNCIL PRESENT

John Giles  
Alex Finter  
Christopher Glover  
Dennis Kavanaugh  
David Luna  
Dave Richins  
Kevin Thompson

### COUNCIL ABSENT

None

### OFFICERS PRESENT

Christopher Brady  
Jim Smith  
Dee Ann Mickelsen

#### 1. Review items on the agenda for the November 9, 2015 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.

#### 2-a. Hear a presentation, discuss and provide direction to the Fire and Medical Department regarding the donation of a fire pumper to the East Valley Institute of Technology (EVIT).

Assistant Fire Chief Cory Hayes and Assistant to the Fire Chief Tara Acuna addressed the Council relative to this item.

Ms. Acuna displayed a PowerPoint presentation (**See Attachment 1**) and reported that the East Valley Institute of Technology's (EVIT) current training apparatus is beyond repair within their budget. She noted that the Mesa Fire and Medical Department has one fire pumper truck that is available for donation upon Council's approval.

Vice Mayor Kavanaugh encouraged the Council to authorize this donation. He commented that the EVIT program is a great success and past donations have served the faculty and students well, offering them beneficial real world experience.

It was moved by Vice Mayor Kavanaugh, seconded by Councilmember Glover, to approve the donation of a fire pumper truck to the East Valley Institute of Technology.

Carried unanimously.

2-b. Hear a presentation and discuss the timeline of the proposed Cadence Community Facilities District formation.

Chief Financial Officer Michael Kennington introduced Scott Ruby from Gust Rosenfeld Law as the outside counsel for the Community Facilities District (CFD) and noted that a representative from Harvard Investments was also present in the audience to answer any questions Council may have.

Mr. Kennington displayed a PowerPoint presentation of the proposed Cadence CFD. **(See Attachment 2)** He informed Council that a petition was received for the formation of the Cadence CFD. He explained that staff has worked with the developer for the past year on the terms of the application and in accordance with Mesa's CFD guidelines and policy. He stated that staff is requesting Council consideration of the resolution for formation and approval of the development agreement and highlighted the proposed CFD timeline. (See pages 3 and 4 of Attachment 2)

In response to a question from Councilmember Richins, Tim Brislin of Harvard Investments stated that currently, Harvard Investments is the only property owner within the Cadence CFD area.

Mayor Giles commented that, although he believes a CFD is appropriate for the Cadence property, he remains unclear of the criteria necessary for another developer to attain a CFD.

Mr. Ruby explained that the City has been judicious in meeting with developers regarding CFDs, specifically focusing on those with more embellished and unique features than a basic residential subdivision. He pointed out that Cadence is unique due to its location, which is expected to be a prime employment area playing a key economic role in our community. He added that the reasons for the Cadence CFD were articulated very carefully, in an effort to minimize expectations from similar developments located elsewhere.

Mr. Ruby informed the Council that the financial basis of a CFD is to ensure that the project will be self-sustaining. He explained that the tax authorized at the election would need to be sufficient to pay for the operation and maintenance expenses of the development. He clarified that neither the City nor the developer wants to supplement that effort. He indicated that assessment bonds are more costly from an administrative standpoint, and the district will initially run at a deficit, which is why the Council is asked to approve a development agreement that requires the developer to pay those supplemental costs.

City Manager Christopher Brady asked that the Council consider the implications with two CFD developments paying higher tax rates than other City residents. He pointed out that those residents may come to the Council with questions. He suggested that it would be helpful to explain that those homeowners have a unique set of amenities that are not offered in other parts of the City.

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

3-a. Human Relations Advisory Board meeting held on September 23, 2015.

- 3-b. Sustainability and Transportation Committee meeting held on October 5, 2015.
- 3-c. Judicial Advisory Board meeting held on August 25, 2014.
- 3-d. Independent Commission on Compensation for Elected Officials meeting held on November 5, 2013.

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

Carried unanimously.

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

- Councilmember Glover: Elected to the Board of Directors for the National League of Cities.
- Councilmember Thompson: Trunk or Treat event at the Mesa Police Superstition Substation  
Community Safety Event at Eastmark on November 15, 2015
- Councilmember Richins: Hohokam Grant Reception
- Vice Mayor Kavanaugh: Mesa United Way Day at Sloan Park
- Councilmember Luna: Ford Teen Driving Safety Program
- Mayor Giles: Royal Air Force Commemoration Event at Falcon Field

5. Scheduling of meetings and general information.

City Manager Christopher Brady stated that the schedule of meetings and general information is as follows:

Wednesday, November 11, 2015, 9:00 a.m. – East Valley Veterans Day Parade

Wednesday, November 11, 2015, 12:00 p.m. – First Annual Benefit Concert to House Veterans

Friday, November 13, 2015, 6:00 p.m. – Mesa Music Festival

Saturday, November 14, 2015, 4:00 p.m. – Getting Arizona Involved in Neighborhoods (GAIN)

Thursday, November 12, 2015, 7:30 a.m. – Study Session

6. Adjournment.

Without objection, the Study Session adjourned at 5:28 p.m.

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JOHN GILES, MAYOR

ATTEST:

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DEE ANN MICKELSEN, 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 9<sup>th</sup> day of November, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

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DEE ANN MICKELSEN, CITY CLERK

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(attachments – 2)

# **FIRE Apparatus Donation**

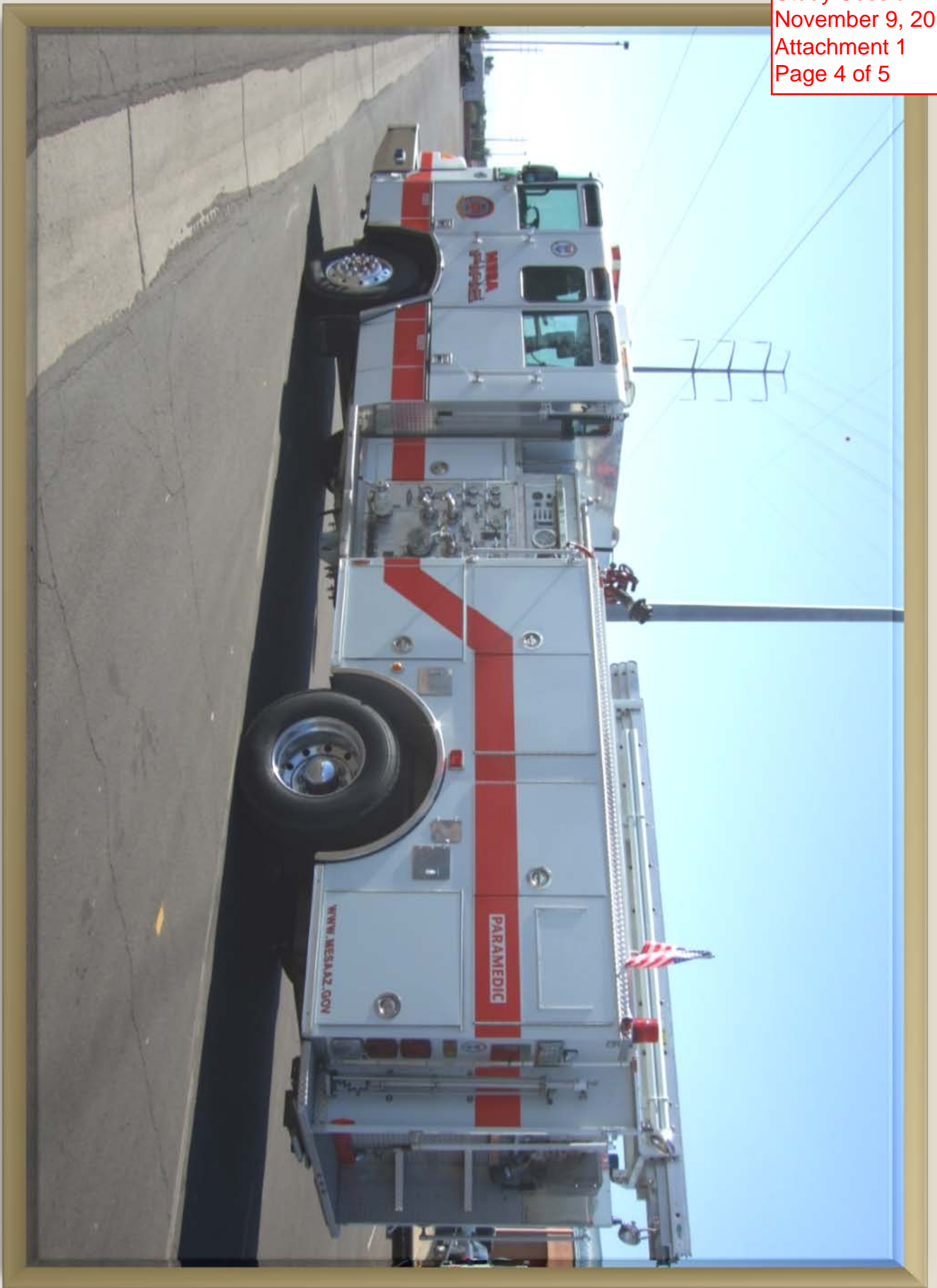
**East Valley Institute of  
Technology (EVIT)**

# Apparatus Donation

- **Donation of one fire pumper truck:**
  - 1997 Pierce Quantum, 1500 gpm fire pumper.
  - Vehicle has been in service since 1997 and has met its replacement criteria in one or more of the following categories: age, mileage, and/or obsolescence.

# Apparatus Donation

- **This unit is no longer cost effective as a frontline or backup vehicle in the Mesa Fire And Medical fleet, however it would be a valuable resource to EVIT**
  - The apparatus EVIT is currently using for training is beyond repair within their budget



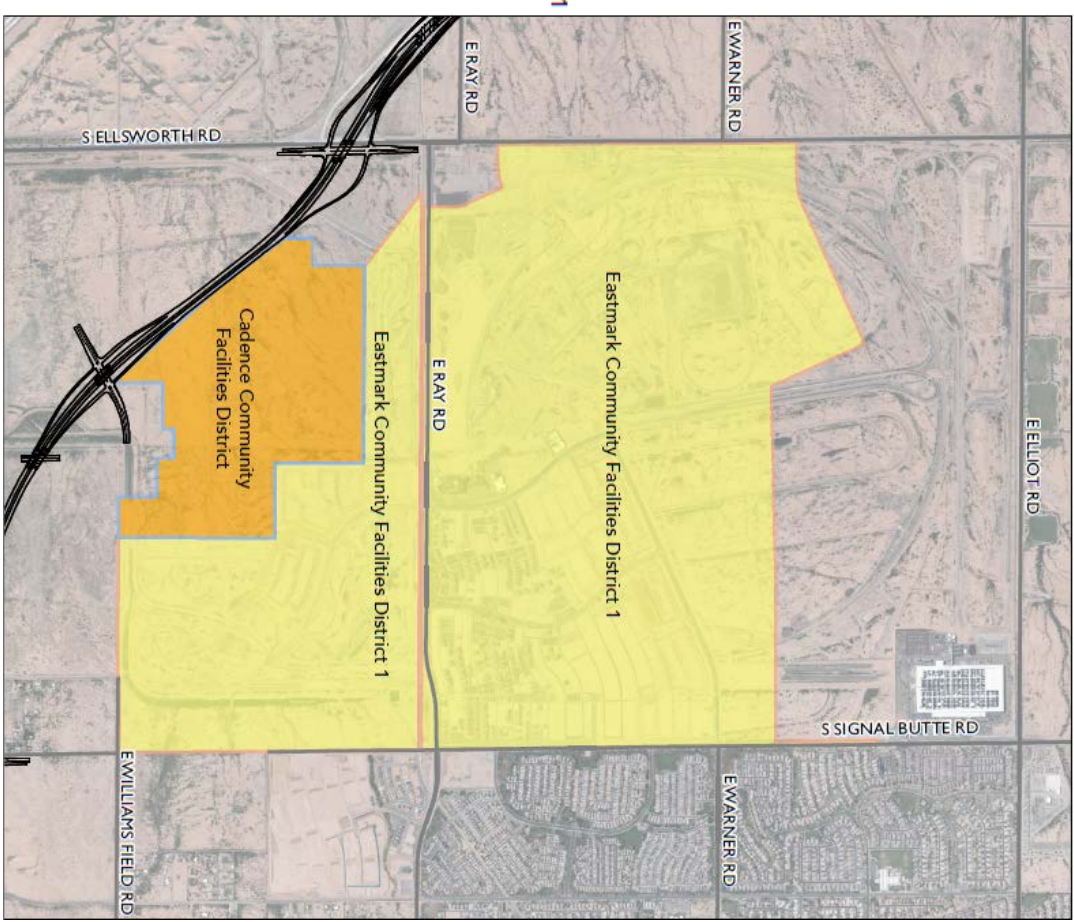




# Cadence Community Facilities District (CFD) Proposed Formation Timeline

# Proposed CFD Location

- State Route 24 Alignment
- Street Centerline
- Eastmark Community Facilities District 1
- Cadence Community Facilities District

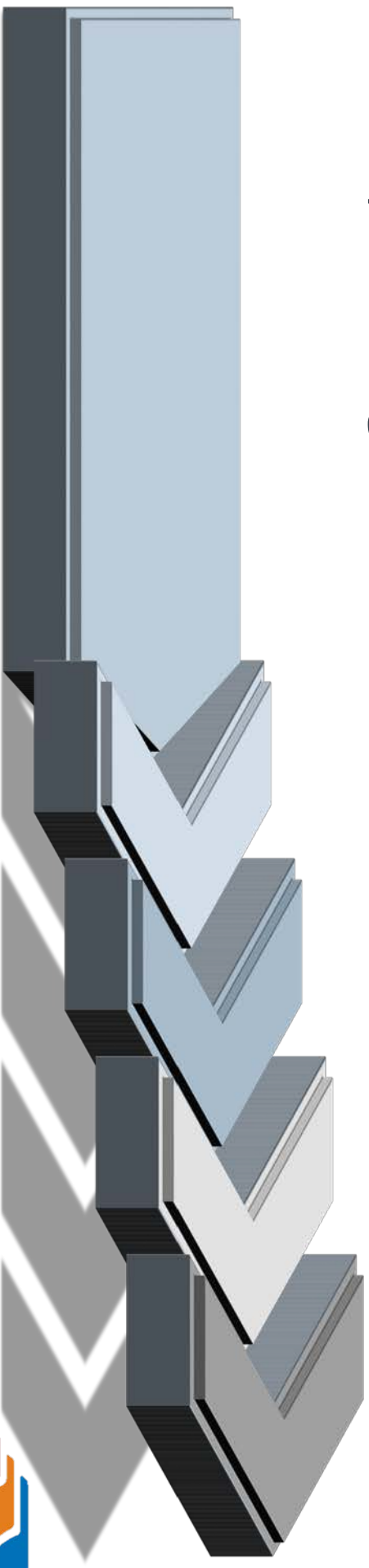


# Proposed CFD Timeline

Oct. 29th – Harvard Investments delivered executed Petition for Formation and General Plan

Thursday, Nov. 12th – City Council to consider resolution forming Cadence CFD and approving Development Agreement

Thursday, Nov. 19th – Cadence CFD Board considers resolution appointing officers, ordering election and approving Development Agreement



## Proposed CFD Timeline (cont.)

Week of Nov. 23<sup>rd</sup> – Publish and Post Notice of Election (must occur at least 20 days prior to election date)

Monday, Jan. 4<sup>th</sup> – Election Date

Thursday, Jan. 7<sup>th</sup> – Cadence CFD Board considers resolution canvassing election results (must occur no more than 14 days after election)

