

COUNCIL MINUTES

February 7, 1996

The City Council of the City of Mesa met in a Breakfast Meeting with the Dobson Ranch Homeowners' Association Board of Directors, in the La Casita Community Center, Dobson Ranch, 2719 South Reyes, on February 7, 1996 at 7:30 a.m.

COUNCIL PRESENT

Mayor Willie Wong
T. Farrell Jensen
Jerry Boyd
Pat Gilbert
Jim Stapley

COUNCIL ABSENT

Dale Johnson
Joan Payne

STAFF PRESENT

C.K. Luster
Mike Hutchinson
Jack Friedline
Barbara Jones
Harry Kent
Wayne Korinek
Ron Krosting
Jeff Martin
Frank Mizner
Dennis Kavanaugh

DIRECTORS/STAFF

Lee Athmer
Donna Chapman
Skipp DiGiusto
Dale Douglas
Bob Dowle
Carolyn Holden
Les Johnson
Linda Larson
Laurie Nichols
Lexie Rosenfield
Bill Voigt
Roger Weber

Laurie Nichols, Dobson Ranch Board President, commenced the meeting with the Pledge of Allegiance. Ms. Nichols thanked everyone for their attendance at the meeting to discuss various Association concerns. Ms. Nichols introduced the members of the Board of Directors and the Dobson Ranch staff present at the meeting.

Mayor Wong requested that the Council and City of Mesa staff introduce themselves.

Mr. Lee Athmer, Dobson Ranch Board Treasurer, reported that there are approximately 5,000 homes in Dobson Ranch and that the area's population has grown to approximately 18,000 residents. Mr. Athmer displayed an illustration which outlined residential areas that are part of the Dobson Ranch, subassociations which are self-managed properties within the Dobson Ranch area, and the nonresidential Ranch areas including schools, churches, golf courses and commercial businesses. Mr. Athmer explained the difficulties associated with determining and implementing a process to involve the nonresidential developments in the Ranch's renewal project.

Mr. Athmer briefly commented on the continuing traffic problems and their locations in the Dobson Ranch area, specifically Alma School and Dobson Roads. Mr. Athmer noted that the current traffic levels on Price Road is a major concern and stated the opinion that the approaching freeway will increase traffic congestion. Mr. Athmer illustrated the areas along the proposed freeway that will contain sound walls.

1. Update on improvements to golf course fences.

Community Services Manager Wayne Korinek referred to an illustration displayed in the meeting room and outlined the portions of the fencing project that have been completed and as well as proposed portions scheduled for completion this year. Mr. Korinek stated that the City will begin the third phase of this multi-phase (10 year) project and that this phase will complete the common area fencing system. Mr. Korinek highlighted the areas that were completed in the first two phases and said that the City is proposing to commence construction on the third phase within the next five to six days. Mr. Korinek reported that the four area project will take approximately 30 to 45 days to complete.

Mr. Korinek noted that in 1997 it will be necessary to initiate a process to identify high priority areas in Dobson Ranch and added that the City of Mesa plans to meet with the Association Board and residents relative to this issue. Mr. Korinek commented on the goal of salvaging as many fencing panels as possible during the construction phase. Mr. Korinek reported that funding for the next phase of the fencing project is included in the upcoming budget.

2. Discussion of traffic on nearby streets.

Traffic & Streets Director Ron Krosting reported that approximately 50,000 vehicles per day travel on Dobson and Alma School Roads and noted that this amount constitutes capacity levels for the roadways. Mr. Krosting commented that the Arizona Department of Transportation (ADOT) intends to conduct a study of all freeway corridors to identify those intersections or interchanges that require improvements. Mr. Krosting added that based on the proposed study, improvements on Dobson Road, Alma School Road, Country Club Drive, Mesa Drive and Gilbert Road would not occur for a minimum of five to six years.

Mr. Krosting discussed ADOT's proposed project to construct a bridge over the freeway at Baseline Road and noted that the eighteen-month project should commence in the near future. Mr. Krosting added that the freeway bridge will be constructed in two sections.

Mr. Krosting reported that traffic congestion relief on Dobson and Alma School Roads will be noted when the Price Freeway reaches Guadalupe Road and commented that portions of the freeway are expected to open in January 1999. Mr. Krosting stated that approximately two years later the freeway will continue from Guadalupe to Warner Road.

Boardmember Bob Dowle inquired as to the possibility of obtaining dual left turn lanes at the junction of Alma School Road and the freeway. Mr. Krosting commented that the City has requested that ADOT address situations such as this as part of the overall freeway/improvement study.

3. Discuss plans for sound walls along west edge of Price Freeway.

Traffic & Streets Director Ron Krosting stated that City staff has met with ADOT representatives regarding the freeway and noted that the issue of sound walls was discussed. Mr. Krosting commented that he was informed that ADOT was not proceeding with construction of sound walls along the side of the Price Freeway based on input received from residents. Mr. Krosting said that the project has

been deleted from the plans and added that the current proposal is limited to the construction of a sound wall between the frontage road and the main line of the freeway. Mr. Krosting reported that ADOT's engineer has expressed a willingness to readdress the sound wall issue if requested by the residents but noted that a decision must be expeditiously reached to avoid delays.

Laurie Nichols, Dobson Board President, stated that the Association would be very appreciative of any assistance the City could provide regarding this matter.

4. Discuss relocation of SRP power line along west edge of Dobson Ranch between Guadalupe and Baseline.

Public Works Manager Harry Kent advised that the relocation of the Salt River Project (SRP) power line along Price Road has been a two-phase project. Mr. Kent outlined procedures undertaken regarding the aesthetic improvements to the SRP program which includes a review by the Planning and Zoning Department and Public Works Department. Mr. Kent reported that final determinations are based on the amount of improvement to a vast portion of the City and noted that SRP's original request was denied.

Mr. Kent said that the City's decision is being reconsidered but requested that SRP participate in a 50/50 cost split (\$200,000 each). Mr. Kent advised that if approved, an agreement would be developed relative to burying the 12kv power lines from Baseline to Guadalupe Road and from Guadalupe Road south should Tempe agree to the relocation of the 69kv line on the Tempe side.

In response to a question relative to ADOT's responsibility for relocation costs, Mr. Kent advised that ADOT's policy is to fund only required relocation costs. Mr. Kent added that the burying of a kv line for aesthetic purposes would not be considered a required expense.

5. Adjournment.

Without objection the meeting was adjourned at 8:40 a.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Mesa City Council/Dobson Ranch Homeowners' Association Board of Directors Breakfast Meeting held on the 7th day of February, 1996. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12th day of February 1996

BARBARA JONES, CITY CLERK