

COUNCIL MINUTES

February 19, 1997

The City Council of the City of Mesa met in a Joint Breakfast Meeting with the Dobson Ranch Homeowners' Association Board of Directors, in the La Casita Recreation Facility, 2719 South Reyes, on February 19, 1997 at 7:30 a.m.

COUNCIL PRESENT	STAFF PRESENT	DIRECTORS/STAFF DOBSON RANCH
Mayor Wayne Brown Pat Gilbert John Giles Dennis Kavanaugh Wayne Pomeroy Jim Stapley	Wayne Balmer Jack Friedline Mike Hutchinson Barbara Jones Wayne Korinek Ron Krosting Jeff Martin Keith Nath	Laurie Nichols, Pres. Donna Chapman Dale Douglas Ralph Ellis Carolyn Holden Linda Larson Lexie Rosenfield Bob Sassano Tom Taussig Roger Weber Kate Wyatt
COUNCIL ABSENT	OTHERS PRESENT	
Joan Payne	Phillip Lowry Bob Meko Gary Nelson Bill Voigt Jerry White Others	

Dobson Ranch Board President Laurie Nichols welcomed everyone to the meeting and requested that the attendees introduce themselves and provide a brief work history.

Mayor Wayne Brown expressed appreciation for the opportunity to meet and discuss issues and concerns. Mayor Brown stated that Dobson Ranch is a very unique section of the City of Mesa.

Executive Director Dale Douglas commented that the annual meetings are an enjoyable method of exchanging information.

1. Update on Improvements to Golf Course Fences (Wayne Korinek).

Community Services Manager Wayne Korinek presented an aerial display of the completed and future phases of the ongoing project. Mr. Korinek stated that the Council recently approved the fourth phase of the project and added that phase five improvements will be

proposed as a high priority capital program item in the upcoming 1997-98 budget. Mr. Korinek advised that approximately \$125,000 to \$130,000 has been budgeted for the project.

Mr. Korinek advised that phases one, two and three are dedicated to common area improvements and noted that phase four, which will require 45 days to complete the construction of 1,200 linear feet of fencing improvements, is scheduled to commence at the end of this week. Mr. Korinek discussed the challenges involved in working with Dobson Ranch residents as improvements occur in the residents' rear yards.

In response to a comment by Board Secretary Linda Larson relative to the discoloration of the black paint on fencing, Mr. Korinek stated that research into the matter will be conducted.

2. Update on Renovation of Dobson Ranch Park (Wayne Korinek).

Community Services Manager Wayne Korinek outlined two specific targeted renovation areas in the Dobson Ranch Park: (1) increasing the number of picnic facilities and improving the ramadas, including eliminating the shuffle board area to ensure enhanced amphitheater seating for concerts, and (2) expanding the playground area and initiating improvements required to comply, with the Americans With Disabilities (ADA) requirements. Mr. Korinek stated that in order to accommodate upcoming previously scheduled concerts, construction of the Park projects will not commence until July 1997.

3. Discuss Proposed Lake Renovations at Dobson Ranch Park (Dale Douglas).

Executive Director Dale Douglas informed those present that for the last one and a half years, Dobson Ranch has participated in an improvement program known as 'Ranch Renewal.' Mr. Douglas stated that locations with high visibility were targeted for improvements in signage, walls and landscaping and added that the program operates on a continuing basis throughout the Ranch. Mr. Douglas commented on lake end improvements that have occurred at the main thoroughfare but reported that the north end of Lake #6 requires considerable upgrading. Mr. Douglas advised that preliminary improvement plans containing a compatible design have been submitted to City of Mesa Public Works Manager Harry Kent for possible incorporation into the current improvement efforts by the City. Mr. Douglas emphasized the importance of design compatibility should the proposed improvements occur.

Mr. Douglas reported that the north end of the parking lot is partially utilized as a recycling collection plant and stated the opinion that efforts should be initiated to screen this unattractive area from the remainder of the Park.

Boardmember Tom Taussig expressed concern regarding the City's position on plans submitted by St. Matthew's Church relative to renovation of the Church's parking lot area. Boardmember Douglas provided background information on an agreement between the City and Dobson Ranch whereby permission was given to the City to drain water from the streets into the lakes. Boardmember Douglas noted that in return for the drainage permission, the City agreed to conduct lake water quality tests. Mr. Douglas stated the opinion that this

agreement is still in effect and would therefore allow St. Matthew's Church to drain water from the parking lot into the lake. Mr. Douglas added that during the plan review process, St. Matthew's Church was required to redesign plans to develop water retention basins. Mr. Douglas requested that the issue be reviewed by the City and reiterated his opinion that the water runoff from the Church's parking lot should be drained into the lake. Mr. Douglas commented that the lakes were built primarily as drainage basins and are equipped to discharge water when they reach full capacity.

City of Mesa Engineering Design Director Keith Nath briefly discussed problems associated with St. Matthew's proposal.

4. Discuss Speed Hump Demonstration Project (Ron Krosting).

Transportation Director Ron Krosting advised that the City Council recently approved a demonstration project which involves the installation of speed humps for three segments of roadways within the City. Mr. Krosting reported, however, that the chosen segments are not located in Dobson Ranch. Mr. Krosting said that extensive data was gathered relative to the volume of traffic and speeding violations in the selected areas. Mr. Krosting discussed the formation of neighborhood committees to address this issue and stated the opinion that data collected and neighborhood cooperation contributed to the final selected locations. Mr. Krosting stated that results relative to the effectiveness of the speed humps will be presented to the Council. Mr. Krosting commented that should Council determine that the demonstration project is a success, staff may be directed to evaluate and recommend additional areas throughout the City that may benefit from the utilization of speed humps. Mr. Krosting said that should this occur, the construction of speed humps in certain areas of Dobson Ranch may be considered and recommended.

Mr. Krosting described the construction height and perimeters of the proposed speed humps and the challenge associated with achieving neighborhood consensus relative to speed hump locations. Mr. Krosting discussed anticipated reductions in speed as a result of the placement of the speed humps at the various locations.

In response to a question, Mr. Krosting reported that the three locations selected for the installation of speed humps are: (1) Hampton between 32nd and Val Vista; (2) Preston east of Recker and (3) Virginia south of Thomas.

5. Discuss Planned Intersection Improvements for Alma School and Guadalupe Road; Dobson and Guadalupe Road (Ron Krosting).

Transportation Director Ron Krosting informed those present that a public hearing on this issue was held on Thursday, February 13, 1997, and that a decision has been reached to initiate improvements to the intersections at Alma School Road/Guadalupe Road and Dobson Road/ Guadalupe Road. Mr. Krosting stated that conceptually adopted preliminary plans contain approaches that are three lanes wide with double left turn lanes. Mr. Krosting briefly discussed proposed construction time frames and emphasized that completion of these projects is a priority in anticipation of the Price Freeway development.

Boardmember Taussig expressed concern relative to continual traffic congestion problems which exist at Alma School Road and suggested that consideration be given to closing the first northbound entrance to Fiesta Mall to alleviate a portion of the traffic congestion directly in front of the mall.

Mr. Krosting stated that Mr. Taussig's concerns have been previously discussed with the Arizona Department of Transportation (ADOT) and added that a meeting has been scheduled with ADOT representatives to further address this issue. Mr. Krosting discussed Mr. Taussig's suggestion and advised that north and southbound double left turn lanes may be more effective in alleviating the Fiesta Mall traffic congestion. Mr. Krosting reported that Country Club Drive is experiencing greater traffic congestion than Alma School Road and that ADOT has indicated that Country Club Drive would be the first location for improvements.

Mr. Taussig requested that Alma School Road traffic problems be addressed prior to Country Club Drive and stressed the importance of providing a measure of relief for residents of Dobson Ranch.

Mayor Brown commented on the seriousness of the traffic congestion on Alma School Road and stated the opinion that lobbying ADOT may be the appropriate method of resolving this issue.

In response to comments by President Nichols, Mr. Krosting stated that the traffic situation on Country Club Drive is compounded by the numerous trucks that travel in the north and southbound lanes. Mr. Krosting expressed the opinion that Country Club Drive traffic congestion warrants priority scheduling.

6. Update on Possible New Tenant for Albertson's at Dobson and Baseline Roads (Wayne Balmer).

Community Development Manager Wayne Balmer provided a site plan of the shopping center located at Dobson and Baseline Roads. Mr. Balmer noted that the center was built in 1975 and that Dobson Ranch was developed approximately twenty-two years ago. Mr. Balmer described the changes to the demographics relative to grocery stores and commented that larger facilities similar to Smith's stores are the current trend. Mr. Balmer discussed Albertson's intention to locate at the shopping center but pointed out that removal of the "Whataburger" facility will be necessary in order to provide additional parking. Mr. Balmer added that a former 25,000-square foot ABCO Supermarket building will be demolished at the end of the month to accommodate the Albertson's proposed 52,000-square foot facility. Mr. Balmer reported that demolition of the ABCO store will commence at the end of February 1997 and that the project will be completed in approximately six to eight months.

7. Update on Price Freeway Construction (Ron Krosting).

Transportation Director Ron Krosting stated that the construction project at the intersection of Baseline Road and the Price Freeway should be completed on schedule by the end of this summer. Mr. Krosting added that one additional freeway closure will occur during March

1997 and commented that despite the fact that traffic will be rerouted to two westbound lanes and three eastbound lanes, increased traffic congestion will occur. Mr. Krosting informed those present that the interchange is expected to be completed by 1998 and should ensure traffic movement in all four directions, which will benefit the residents of Dobson Ranch.

Mr. Krosting reported that construction will commence in May 1997 from Baseline Road to Guadalupe Road, with completion expected in 1998. Mr. Krosting noted that the entire freeway system should be completed to Guadalupe Road by the end of 1998. Mr. Krosting outlined the time frame for construction from Guadalupe Road to Warner Road and advised that the project will commence in 1998 and be completed by the end of the year 2000.

Executive Director Dale Douglas questioned whether discussions were occurring between Mesa and Tempe relative to changing the current divided city limit boundaries along Price Road to a single jurisdiction. In response to the question posed by Mr. Douglas, Mr. Krosting discussed the positive relationship Mesa has experienced with the City of Tempe regarding this issue but stated concern relative to traffic enforcement responsibilities and ADOT's traffic signal control.

Community Development Manager Wayne Balmer discussed difficulties encountered in determining the physical line that establishes the boundaries of the Tempe Canal and outlined other complexities affiliated with this issue.

8. Adjournment.

Prior to adjournment of the meeting, President Nichols thanked the City of Mesa for extending the operating hours of the libraries. The meeting adjourned without objection at 9:13 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 Breakfast Meeting with the Dobson Ranch Homeowners' Association Board of Directors held on the 19th day of February, 1997. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 19th day of March 1997

BARBARA JONES, CITY CLERK