

# COUNCIL MINUTES

March 4, 2002

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 March 4, 2002 at 4:15 p.m.

## COUNCIL PRESENT

Mayor Hawker  
Jim Davidson  
Bill Jaffa  
Dennis Kavanaugh  
Claudia Walters  
Mike Whalen

## COUNCIL ABSENT

Pat Pomeroy

## OFFICERS PRESENT

Mike Hutchinson  
Debbie Spinner  
Barbara Jones

Mayor Hawker excused Councilmember Pomeroy from the entire meeting and Councilmembers Jaffa and Kavanaugh from the beginning of the meeting.

### 1. Review items on the agenda for the March 4, 2002 Regular Council Meeting.

All of the items on the agenda were reviewed among Council and staff with no formal action taken. There was specific discussion relative to the following items:

Mayor Hawker declared a potential conflict of interest on agenda item 4e (Queen Creek Ranchos Gas Line Replacement. City of Mesa Project No. 01-017) and stated that he would refrain from discussion/participation on this agenda item.

Vice Mayor Davidson declared a potential conflict of interest on agenda item 6a (Authorizing the City Manager to enter into Intergovernmental Agreements between the Apache Manor, Sagewood and Sagewood Unit Two street lighting improvement districts) and stated that he would refrain from discussion/participation on this agenda item.

(Councilmember Jaffa arrived at the meeting at 4:22 p.m.)

### 2. Hear a report from representatives of Westcor regarding improvements to Superstition Springs Mall.

David Scholl, a representative of Westcor, addressed the Council relative to this agenda item and reported that every eight to ten years, it is the practice of Westcor to reinvest in its malls on a large-scale basis. He advised that this year, Westcor will commence a six-month renovation

project on the interior of the Superstition Springs Mall, as well as a tenant re-merchandising program. Mr. Scholl noted that in the 11 years the Superstition Springs Mall has been in existence, the demographics in the East Valley have changed dramatically and that it is important to address the needs of the community as they currently exist. He stated that the proposed renovations include new ceiling treatments, a lighting and electrical package, the replacement of the existing floor tile with natural stone, an updated earth tone color scheme, new furniture throughout the facility, including the food court, and also the replacement of all health and safety items such as smoke detectors and fire alarms. Mr. Scholl added that the work on the project will occur between the hours of 10 p.m and 9 a.m. to enable mall tenants to conduct business as usual and not be inconvenienced by the construction process.

Mayor Hawker thanked Mr. Scholl for his presentation and also for Westcor's foresight in reinvesting in the Superstition Springs Mall. He added that the mall has been a major sales tax generator for the City of Mesa.

Councilmember Jaffa requested that Mr. Scholl convey the message to the Superstition Springs Mall retailers that Mesa shoppers would appreciate the opportunity to gain access to a full compliment of merchandise that is offered to shoppers in other Valley malls.

In response to Councilmember Jaffa's comment, Mr. Scholl suggested that when the renovation project is completed, it might be beneficial to invite the major retailers to the Superstition Springs Mall for a tour to demonstrate Westcor's commitment to the mall and also to observe firsthand the changing demographics in the community.

In response to a question from Councilmember Walters, Mr. Scholl clarified that the mall's footprint will not be altered during the renovations. He noted, however, that Westcor is considering the possibility of reconfiguring the outdoor botanical garden in an effort to re-merchandise the area and to attract new tenants.

Councilmember Walters and Vice Mayor Davidson thanked Mr. Scholl for Westcor's reinvestment in the community.

In response to a question from Vice Mayor Davidson, Mr. Scholl commented that although Westcor does not expect an immediate return on its \$10 million renovation project, it is anticipated that once the retailers discern Westcor's commitment to update the Superstition Springs Mall, it is anticipated that retailers will generate higher sales volumes, which will result in higher sales tax revenues for the City of Mesa.

3. Hear from representatives of Advanced Training Systems, Inc. (ATSI) regarding their pilot training operation at Williams Gateway Airport.

Jon McBride, a retired U.S. Navy Captain and President of Advanced Training Systems, Inc. (ATSI), addressed the Council relative to this agenda item and played a videotape which provided a brief overview of ATSI's pilot training operation. He commented on the recent downsizing in the U.S. military and its inability to provide the necessary training to prepare U.S. and foreign military pilots for flight school or to qualify as combat pilots and explained that ATSI was established to fill the void. Mr. McBride stated that the instructors at ATSI include a wide array of professional aviators consisting of former U.S. test pilots, fighter pilots and combat

pilots. He noted that ATSI, which is located at Williams Gateway Airport (WGA), has been in operation for one year, currently employs 35 to 40 individuals, and owns 13 refurbished military jets which are used in the training program.

In response to a series of questions posed by Mayor Hawker, Mr. McBride stated that all foreign pilots must undergo extensive background checks through their home countries as well as through the State Department and the Department of Defense prior to attending ATSI, and the cost to train a pilot during the one-year program is estimated at between \$600,000 and \$1 million. He also commented that the A-4 Sky Hawk training jets are intended to take off and quickly leave the WGA air space so as not to interfere with commercial or private air traffic.

Discussion ensued relative to the fact that the jets, which are utilized at Luke Air Force Base for training purposes, are after-burning airplanes and create excessive jet noise, as compared to the basic engine training jets utilized at ATSI; the fact that the foreign pilots are not required to reside at the WGA housing complex, and the fact that the training jets contain no live ordnance.

Vice Mayor Davidson and Councilmember Whalen voiced appreciation to Mr. McBride for his presentation and also for his military service to the country.

In response to a question from Councilmember Jaffa relative to attracting quality development to WGA, Mr. McBride assured the Council that ATSI has formed strong partnerships with its neighbors at WGA, including Arizona State University-East and Chandler-Gilbert Community College.

Councilmember Walters and Mayor Hawker thanked Mr. McBride for his informative presentation.

(Councilmember Kavanaugh arrived at the meeting at 5:16 p.m.)

4. Appointments to boards and committees:

Mayor Hawker recommended the following appointments to Boards and Committees:

PLANNING and ZONING BOARD

Dr. Michael B. Cowan

LIBRARY ADVISORY BOARD

Irv Fellner

It was moved by Councilmember Jaffa, seconded by Councilmember Walters, that the Council concur with the Mayor's recommendations and the appointments be confirmed.

Mayor Hawker declared the motion carried unanimously by those present.

5. Acknowledge receipt of minutes of boards and committees.

- a. Board of Adjustment meeting held February 12, 2002.
- b. Finance Committee meeting held February 25, 2002.
- c. General Development Committee meeting held February 28, 2002.

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

Mayor Hawker declared the motion carried unanimously by those present.

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

Councilmember Walters reported on her recent attendance at the groundbreaking ceremony for the expansion of the Commemorative Air Force facilities at Falcon Field Airport. She stated that the participants, many of whom are World War II veterans, are deeply committed to maintaining the history of the air service in the country.

Councilmember Jaffa stated that he recently attended two meetings in East Mesa regarding various transportation and parks and recreation issues.

7. Scheduling of meetings and general information.

Thursday, March 7, 2002, 7:30 a.m. – Study Session Cancelled

Wednesday, March 13, 2002, 4:00 p.m. – Transportation Committee Meeting

Thursday, March 14, 2002, 7:30 a.m. – Study Session

Monday, March 18, 2002, TBA – Study Session

Monday, March 18, 2002, 5:45 p.m. – Regular Council Meeting

Thursday, March 21, 2002, 7:30 a.m. – Study Session

8. Prescheduled public opinion appearances.

There were no prescheduled public opinion appearances.

9. Adjournment.

Without objection, the Study Session adjourned at 5:26 p.m.

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KENO HAWKER, MAYOR

ATTEST:

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BARBARA JONES, 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 4<sup>th</sup> day of March 2002. I further certify that the meeting was duly called and held and that a quorum was present.

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BARBARA JONES, CITY CLERK

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