



COUNCIL MINUTES

March 23, 2005

The City Council of the City of Mesa met in a joint meeting with the Dobson Ranch Homeowners' Association Board of Directors at the T.C. Eggington's Brunchery, 1660 Alma School Rd., on March 23, 2005 at 7:30 a.m.

COUNCIL PRESENT	STAFF PRESENT	DOBSON RANCH BOARD PRESENT	DOBSON RANCH STAFF PRESENT
Keno Hawker, Mayor Rex Griswold Kyle Jones Tom Rawles Janie Thom Claudia Walters	Mike Hutchinson Debra Dollar Dennis Donna Michael Dvorak Rhett Evans Lenny Hulme Barbara Jones	Walter Switzer, Pres. Judy Miller Sandra Murray	Frank Mizner Faye Bristow Donna Chapman
COUNCIL ABSENT	Dick Mulligan Eric Norenberg Rodney Ross Gordon Sheffield Paul Wenbert	BOARD ABSENT Kelly Boycks Ted Disbrow Tom Minor	DOBSON RANCH STAFF ABSENT Lynda Bailey Bill Caldwell Kimi Towery
Mike Whalen	STAFF ABSENT Dorothy Chimel Don Flavell		CANDIDATES PRESENT Barry Hegrenes Glenn Kirk Michele Ray-Sezate

1. Welcome and Introductions.

Dobson Ranch Board of Directors' President Walter Switzer stated that approximately twenty years ago he served as a Boardmember and attended these breakfast meetings. President Switzer commented on the importance of these meetings in discussing interrelated items and resolving issues resulting in a mutual benefit.

President Switzer introduced himself and Mayor Hawker and thanked the Mayor for his attendance. He also recognized Councilmember Rawles and pointed out that he is the Dobson Ranch Association's District Councilmember.

President Switzer stated that the Dobson Ranch Association is willing to provide any assistance necessary to the City in appreciation for their efforts in addressing Dobson Ranch issues.

President Switzer stated that at this time the meeting would be conducted by Mayor Hawker. Mayor Hawker requested that everyone in attendance introduce themselves.

2. Update on Dobson Patrol District - Mesa Police Department.

Police Commander Dvorak provided some background on the district's police substation located at 2505 S. Dobson Road. Commander Dvorak reported that there are 125 officers serving the public from that location and outlined their areas of responsibility; Stapley Drive to the east, Tempe border on the west, and Dobson Ranch, the south border and up to Broadway Road on the north. He explained that this area is very populated with unique issues based on the volume of residents. Commander Dvorak stated that on a positive note, this substation essentially is a patrol bureau since it does not house any detectives and is located in close proximity to Dobson Ranch.

Commander Dvorak commented on the continuous decrease in crime throughout the City, specifically in the Dobson Ranch area. He stated that the decrease equates to approximately 20% in many of the areas and indicated that the reduction occurred in the number of residential and vehicle burglaries and auto thefts. Commander Dvorak stated that the positive relationship between the Police Department and the Dobson Ranch Community as well as the Police Department's quick response times contributed to the decreased crime statistics.

Commander Dvorak indicated that one of the accomplishments in the past year has been the completion of the construction of walls surrounding the substation and security/gate access to the buildings. He mentioned the positive impacts resulting from the heightened security and protection of property. Commander Dvorak also touched on additional improvements to the Dobson substation, which included building updates and interior amenities.

Dobson Ranch Executive Director Frank Mizner discussed the complaints received from Dobson Ranch residents related to the use of motorized scooters. He stated that the complaints refer to both noise and safety issues and commented that other cities are likely experiencing this same type of problem.

At the request of Director Mizner, Commander Dvorak confirmed the difficulty associated with enforcing the regulations. Commander Dvorak emphasized that complications arise in these matters since this type of activity (operating a motor scooter) typically involves juveniles and not adults. He noted that because the Department's concerns represent a safety issue, greater efforts have been expended in educating parents regarding the dangers involved with scooters.

City Manager Mike Hutchinson reported that the Police Committee recently held a meeting where this issue was discussed and added that an additional Committee meeting has been scheduled for April to further discuss this complex issue.

3. Update on arterial street landscaping.

Street Maintenance Superintendent Lenny Hulme reported that due to the recent heavy rainfall, the City has focused on street repairs rather than landscaping areas. Superintendent Hulme pointed out that approximately ten crews are sent out daily to repair street potholes, and he commented on the expenditures that have been allocated for this type of work. He mentioned that there is funding for

some of the medians and landscaping in the Dobson area. In addition, Superintendent Hulme said that a budget adjustment request has been generated that would remove a portion of the grass landscaping on Guadalupe Road between Dobson and Price and replace it with desert plants. He pointed out that approval has not yet taken place and will be discussed during the Council's budget session.

Superintendent Hulme stated that there is some money allocated for some minor landscaping repairs next year; however, the City has decreased the overall landscaping budget. He reiterated that the City's resources will be allocated to the preservation of streets with sealants and asphalt and repairs to storm drains.

Director Mizner commented on the positive improvements to landscaping as a result of the municipal co-share program. Mr. Mizner explained that the program involves the purchase of landscaping materials by Dobson Ranch and an agreement with the City to install and maintain those plantings. Superintendent Hulme expressed the City's appreciation for the capital expenditures expended by Dobson Ranch and pointed out that the City benefits from this program.

4. Update on Dobson Ranch Golf Course.

Commercial Facilities Director J. Rhett Evans stated that he would be speaking on behalf of Don Flavell, the golf supervisor at the Dobson Ranch and Riverview Golf Course, who is currently out of town.

Director Evans outlined organizational changes that have taken place in the City's Community Services Department. He stated that some of the City's enterprises have been consolidated in the formation of the Commercial Facilities Division. Mr. Evans reported that the City's golf courses, stadium and cemetery have been assigned to the Facilities Division in conjunction with the Convention Center and Amphitheater.

Director Evans reported that last fiscal year, the Dobson Ranch Golf Course placed second in the number of rounds played (77,000) for that year. He commented on the scheduling of two one-week long junior clinics that will be free for the first 50 youths who register. Mr. Evans requested that Dobson Ranch residents encourage their children to join the Junior Golf Program and commented on the benefits received from this type of activity.

Director Evans discussed the concerns expressed by Dobson Ranch residents relative to noise generated on the golf course. He commented that the City is cooperating in delaying the start-up of any mowers (no earlier than 6:00 a.m.) and modifications are also being made to diesel mowers to diminish the sound.

Director Evans announced that the wall project has been completed and noted that it involved phases 8-10 surrounding holes 16, 3 and 4. In closing, he mentioned that the Dobson Ranch Golf Course is in excellent condition, particularly with the new clubhouse and restaurant improvements.

5. Update on economic development activity around the Fiesta Mall area.

Economic Development Director Dick Mulligan discussed the meetings held with the various retail operations and stated that during these meetings it became obvious that although individual operators were successful, they had not been provided an opportunity previously to discuss issues in a coordinated fashion. Mr. Mulligan discussed the major study recently completed for the Fiesta Mall

area, which included recommendations to revitalize and sustain this super regional retail center. Director Mulligan also stated that a key component of that Study includes the hiring of a manager who would be charged with creating a Business Improvement District around this area. Mr. Mulligan also discussed the difficulties associated with the Legislature in forming the District and commented that this issue will likely not be resolved until possibly next spring.

Director Mulligan discussed the development activity at the Banner Desert Hospital, which involves approximately 90,000 square feet of medical space, and announced that future developments will continue to occur. Mr. Mulligan pointed out that Banner Health is the number one private sector employer in the City of Mesa. He also reported on the expansion of Mesa Community College's main campus and announced the fact that the College has a record enrollment of 28,000 students.

Director Mulligan stated that Westcor recently purchased Fiesta Mall and stated the opinion that based on Westcor's successful record, the purchase will benefit the City of Mesa.

Mr. Mulligan reported that currently the City is working to help struggling shopping centers such as the one on the corner of Alma School and Southern and commented on the fact that the City would like to see the development of a Lowe's or similar improvement in order to revitalize the area.

Director Mulligan discussed other potential projects for the area, which included the development of high-end condominiums and also talked about the projects that were successes, such as the Mesa Corporate Center, the National Bank of Arizona and Pearson Digital.

6. Report on the development issues and tools related to reuse of former gas stations.

Senior Planner Gordon Sheffield provided an schematic of a conceptual reuse of a gas station located at the corner of Alma School and Guadalupe Road. Mr. Sheffield advised that the City Council recently approved a site plan application for the construction of a Walgreen's Drug Store. He reported that the White Brothers' Gas station formerly at that location has been demolished. He stated that because the Walgreen's located at Alma School and Baseline Road does not have a drive-through pharmacy window, the current proposal at Alma School and Guadalupe Roads could accommodate this economic feature.

Senior Planner Gordon Scheffield discussed the Chevron/Texaco merger, which resulted in a major impact on several street corners located in the City of Mesa.

Mayor Hawker and City Manager Hutchinson discussed the efforts expended by the City of Mesa's Environmental staff to identify resources (federal monies) to assist with remediation efforts for the conversion of gas station sites.

7. Other questions.

Mayor Hawker commented on the significance of the Financing the Future Committee, which is reviewing the Land Use Master Plan and developing a 7 to 25 year long-term financial program for the City of Mesa. Mayor Hawker added that the Committee's meetings are televised and reported that there is a meeting scheduled this evening at 5:30 p.m.

At the request of Executive Director Mizner, Vice Mayor Walters advised that the School District has elected to close the school campuses during lunchtime. Vice Mayor Walters stated that the next step

will involve a study to determine the best method to accomplish this endeavor. She explained, however, that all seniors who are in good standing will be permitted to leave campus for lunch. Vice Mayor Walters indicated that it has not been determined at this point whether this policy will begin next fall.

City Manager Mike Hutchinson stated that the schools are required to have this policy in place by the fall of 2006.

Councilmember Rawles commended the Police Department for their response to an incident involving a burglary that recently occurred at his home. He also provided positive comments relating to the same incident whereby a check-cashing business alerted him regarding an attempt to forge one of his stolen checks.

Board of Directors' President Switzer thanked everyone for their attendance at the meeting and stated his appreciation for the support received from the City Council and their extra effort in attending this meeting considering their busy schedules.

8. Adjournment.

Without objection, the Joint Meeting with the Dobson Ranch Homeowners' Association Board of Directors adjourned at 8:45 a.m.

KENO HAWKER, 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 Meeting with the Dobson Ranch Homeowners' Association Board of Directors held on the 23rd day of March 2005. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 2005

BARBARA JONES, CITY CLERK

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