

COUNCIL MINUTES

March 14, 1997

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 14, 1997, at 7:30 a.m.

COUNCIL PRESENT

Mayor Wayne Brown
Pat Gilbert
John Giles
Dennis Kavanaugh
Joan Payne
Wayne Pomeroy
Jim Stapley

COUNCIL ABSENT

None

STAFF PRESENT

C.K. Luster
Pauline Backer
Joan Baier
Wayne Balmer
Neal Beets
Tanya Collins
Fred Conway
Mark Coon
Linda Crocker
Kim Fallbeck
Joe Holmwood
Mike Hutchinson
Janice Jackson
Lars Jarvie
Barbara Jones
Harry Kent
Wayne Korinek
Karen Kurtz
Larry Lines
Rich Lorig
Greg Marek
Tray C. Mead

STAFF PRESENT (CONT.)

Ruth Anne Norris
John Oliver
Bill Petrie
Bryan Raines
Andrea Rasizer
Tom Remes
Becky Richardson
Denise Samuel
Kathleen Savagian
Sharon Seekins
Debbie Vickman
Ralph Wisz
Others

OTHERS PRESENT

Bill Brando
Dan Nowicki
Ralph Pew
Jeff Sherman
Tom Verploegen
Others

1. Hear a presentation of the proposed Main Street streetscape concept.

Community Development Manager Wayne Balmer informed the Council that staff and downtown merchants have been working together to create a design in the colonnade area on Main Street. Mr. Balmer said that upon approval of the concept, staff would prepare project drawings for consideration by the Council at a future meeting.

Redevelopment Director Greg Marek explained that a conceptual design of Main Street between Mesa Drive and Country Club Drive has been developed that will assist in creating a blend between the proposed medians and the colonnade. Mr. Marek said meetings with the downtown property owners and City departments involved in the construction and maintenance of the sidewalks are scheduled during March 1997. Mr. Marek noted the importance of initiating construction plans to ensure that the project will be ready to go out to bid during the Spring of 1998. Mr. Marek discussed project costs and emphasized that project funding must be addressed during the upcoming budget process. Mr. Marek recommended that the project be designed in its entirety, but indicated that the ability exists to construct the project in segments.

Jeff Sherman, representing the Sherman Group, an urban design and landscape architectural firm retained by the City to work with downtown business owners to develop a concept for Main Street, presented a proposed streetscape design. Mr. Sherman explained that a workshop with downtown business owners was held to identify critical elements. Mr. Sherman noted the importance of ensuring Main Street's unique design, incorporating a pedestrian lighting system, installing vertical banners at the intersection of Country Club Drive and Main Street and Mesa Drive and Main Street to clearly identify the one mile square Town Center area, extending the intersection corners to decrease the distance required to cross Main Street, and improving the appearance of critical north-south streets.

Mayor Brown expressed concern regarding the City's ability to assist businesses in relocating in the downtown area. Mayor Brown stated the opinion that the proposed improvements to the downtown area are not sufficient to accomplish this goal and that a portion of the project's funds be allocated to assist in attracting businesses to downtown Mesa.

Assistant City Manager Mike Hutchinson pointed out that interest in developing projects in the downtown area has increased and said that staff would develop a list of proposed projects for Council's review.

Councilmember Payne concurred with Mayor Brown's concerns regarding the importance of promoting the relocation of businesses into the downtown area. Councilmember Payne acknowledged staff's efforts regarding the project and stated support for the proposed improvements.

Councilmember Pomeroy informed the Council that the Main Street arcade project was funded by the property owners, and said that it has been more than 30 years since the City has funded a downtown improvement project. Councilmember Pomeroy concurred with Councilmember Payne regarding the importance of the beautification of Main Street and moving forward with the Main Street project.

Mayor Brown agreed with Councilmember Payne and Councilmember Pomeroy's remarks regarding the significance of enhancing the downtown area but emphasized the importance of prioritizing funding requests for the various projects.

Councilmember Kavanaugh commended everyone involved in the collaborative effort displayed in the development of the project. Councilmember Kavanaugh acknowledged support of the proposed concept but advised that efforts should be coordinated on an on-going basis.

Councilmember Kavanaugh added that in order to secure funding, projects should be accomplished in phases.

Councilmember Giles commented on the recent interest that has been generated in downtown Mesa and stated the opinion that prioritizing the proposed downtown projects should be accomplished during the budget process.

In response to questions from Vice Mayor Gilbert, Mr. Marek said that annual project maintenance costs have not been determined but indicated that the issue would be addressed during the budget process.

Mayor Brown and Councilmember Stapley commended Mr. Marek and staff on their efforts relative to this issue.

2. Review applications and staff recommendations concerning the Fiscal Year 1997-1998 Community Development Block Grant, HOME Investment Partnerships, and Emergency Shelter Grant proposed projects.

Community Development Manager Wayne Balmer referred to a staff report containing proposed recommendations for Council consideration relative to Community Development Block Grant (CDBG), HOME Investment Partnerships, and Emergency Shelter Grant projects. Mr. Balmer informed the Council that requests far exceed available funding. Mr. Balmer stated that a public hearing on this issue is scheduled to occur at the March 17, 1997 Regular Council Meeting, and discussed staff's recommendation that the Council consider a resolution relative to this issue at the April 7, 1997 Regular Council Meeting.

In response to a question from Mayor Brown, Mr. Balmer advised that applications for funding must be received by Housing and Urban Development (HUD) no later than May 15, 1997.

Mayor Brown advised that the full Council will not be present at the April 7, 1997 Regular Council Meeting, and requested that the issue be placed on the agenda of the April 21, 1997 Regular Council Meeting for consideration. Mayor Brown added that a public hearing relative to the funding requests will occur at the March 17, 1997 Regular Council Meeting.

3. Discuss and consider a proposed ordinance requiring circulators of petitions for Mayor of Mesa or Mesa City Councilmembers, or of initiatives and referenda relating to the Mesa City Charter or Mesa City Code, to be Mesa residents and qualified electors.

Councilmember Stapley briefed the Council regarding the importance of requiring petition circulators to be qualified electors and residents of Mesa. Councilmember Stapley explained that Phoenix, Tucson, Chandler, Gilbert, Tempe, and Peoria currently require circulators of petitions to be residents of their City and added that the State of Arizona also requires circulators to be residents of Arizona. Councilmember Stapley said that there are currently 180,000 registered voters in the City of Mesa and emphasized that the intent of the proposed requirement is to ensure local control.

Vice Mayor Gilbert requested that this item be continued to a future Study Session to allow additional time to research and evaluate the request.

Councilmember Stapley noted that several communities have regulated circulator requirements for more than nine years and have not encountered difficulties in obtaining a sufficient number of circulators. Councilmember Stapley agreed to continue discussion relative to this issue to a future Study Session.

Mayor Brown thanked Councilmember Stapley and noted appreciation for the input received. Mayor Brown stated that the proposed ordinance would be placed on the agenda of a future Study Session for further review and discussion.

4. Appointment to boards and committees.

Mayor Brown recommended the following appointment to boards and committees:

CRIME PREVENTION ADVISORY BOARD

Kent M. Nicholas - term ending June 30, 1998

It was moved by Vice Mayor Gilbert, seconded by Councilmember Stapley, that the Council concur with the Mayor's recommendation and the appointment be confirmed.

Carried unanimously.

Mayor Brown stated that at the March 3, 1997 Study Session, Council approved the recommendations for appointments to the Judicial Nominating Committee. Mayor Brown informed the Council that one of the proposed appointees has declined the nomination due to prior commitments. Mayor Brown recommended an alternate member for appointment to the Judicial Nominating Committee.

5. Acknowledge receipt of the minutes of meetings of various boards and committees.

- a. Library Advisory Board meeting - March 4, 1997
- b. Museum and Cultural Advisory Board meeting - February 27, 1997
- c. Economic Development Advisory Board meeting - February 27, 1997
- d. Board of Adjustment meeting - March 4, 1997
- e. Design Review Board meeting - March 5, 1997

It was moved by Councilmember Stapley, seconded by Councilmember Pomeroy, that receipt of the above listed minutes be acknowledged.

Carried unanimously.

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

Councilmember Kavanaugh briefly discussed the League of Cities and Towns conference which he recently attended with Mayor Brown, Councilmember Giles, and Councilmember Payne in Washington, D.C. Councilmember Kavanaugh stated that meetings with Congressional leaders were held to discuss the City's transportation needs.

Mayor Brown advised that Representatives Matt Salmon and J. D. Hayworth were responsive to the proposed request to obtain funds through the reauthorization of the Intermodal Surface Transportation Efficiency Act (ISTEA) in the development of a transportation system.

Councilmember Giles discussed his recent attendance at a Parks and Recreation Board meeting held to obtain input from citizens regarding the placement of outdoor lighting and the construction of a public swimming pool at Stapley Junior High School. Councilmember Giles stated that additional meetings may be scheduled to allow sufficient time for citizens to provide input relative to this issue.

Councilmember Giles noted that the annual meeting with the Mesa School Board was held on Thursday, March 13, 1997. Councilmember Giles explained that boardmembers suggested that the annual meeting be changed to biannual.

Vice Mayor Gilbert advised that the City and the School Board are working closely on several joint projects and added that additional interaction would benefit both the schools and the City. Vice Mayor Gilbert suggested that a working group be established to assist in the development of improved communication between the two organizations.

7. Scheduling of meetings and general information.

City Manager Charles Luster advised that the meeting schedule is as follows:

Monday, March 17, 1997, 5:45 p.m. - Regular Council Meeting

Friday, March 21, 1997, 7:30 a.m. - Study Session

8. Review items on the agenda for the March 17, 1997 Regular Council Meeting.

All of the agenda items were reviewed among the Council and staff, with no formal action taken. There was particular discussion with regard to the following agenda items:

5. Consider the following contracts:

- *d. Two-year renewal of the Vehicle Repair and Maintenance contract for Police vehicles as requested by Fleet Support Services.

The Purchasing Division recommends exercising the only two-year renewal option with Hub's Auto Clinic for annual expenditures estimated at \$260,000.00.

Purchasing Administrator Sharon Seekins stated that based on the large volume of work generated through the contract for repair and maintenance of Police vehicles and the small percentage of businesses with a facility large enough to handle the workload, staff determined that an extension of the contract to Hub's Auto Clinic would be in the best interest of the City.

*e. Deleted.

In response to a question from Vice Mayor Gilbert, Mr. Luster explained that questions regarding the bid on this contract necessitated the deletion of item 5e from the agenda. Ms. Seekins added that the item will be placed on the agenda of the April 7, 1997 Regular Council Meeting.

*k. Rebuild one helicopter turbine engine module.

Mr. Luster indicated that this item will be deleted from the agenda but will be considered at a future Regular Council Meeting.

7. Consider the following recommendations from the Utility Committee:
 - a. Approve providing water and sewer service to the northeast corner of University Drive and 83rd Street (lots 5 and 6 of Floyd Homes subdivision) subject to the stipulations listed in the staff report.
 - b. Approve providing water service to the northeast corner of North 83rd Place and East Billings Street subject to the stipulations listed in the staff report.
 - c. Approve providing water service to 7625 East Oasis Street subject to the stipulations listed in the staff report.

Councilmember Kavanaugh, who serves as Chairman of the Utility Committee, said that one of the applicants has indicated his intention to address the Council relative to this issue. Councilmember Kavanaugh noted that the applicant may request that this matter be continued to a future Regular Council Meeting. Councilmember Kavanaugh informed the Council that agenda items 7a and 7c received split votes from the Utility Committee.

8. Consider the following recommendations from the Library Advisory Board:
 - a. Approve increasing the Library's daily fine for overdue library media materials from 7¢ to 10¢ a day.

Mayor Brown stated that item 8a will be added to the consent agenda.

9. Consider the following utility resolutions and ordinances:
 - a. Approve adopting a group rate increase at the Mesa Southwest Museum from \$1.00 per student to \$2.00 per student.

In response to a question from Councilmember Giles, Museum Administrator Tray C. Mead explained that the increase in group rates will establish a comparable price with surrounding museums but will remain lower than the entrance fee of larger museums.

Mayor Brown stated that item 9a will be added to the consent agenda.

12. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding ordinances:
 - a. **Z96-111** The 1900 block of North Stapley Drive (west side). Site Plan Modification (3.6 acres). This case involves the development of a Sonic drive-thru restaurant and commercial retail center. McStapley LLC, owner; Ralph Pew, applicant.

Community Development Manager Wayne Balmer stated that a petition in opposition to the case has been received and that a 3/4 vote will be required to approve the request.

Mayor Brown requested that staff provide the Council with clarification relative to the issue of 3/4 vote requirements at a future Study Session.

- c. **Z97-3** The southeast corner of 40th Street and Brown Road. Rezone from AG to R1-15-PAD (60± acres). This case involves the development of a single residence subdivision. Harvey Wood, owner; Hancock Communities, Inc., applicant. **THIS CASE WAS CONTINUED FROM THE FEBRUARY 18, 1997 CITY COUNCIL MEETING. A 3/4 VOTE IS REQUIRED TO APPROVE THIS REQUEST.**

Councilmember Pomeroy indicated that he had a potential conflict of interest in connection with the matter now under discussion which he wanted recorded in the minutes of the meeting, and because of such conflict of interest, he would refrain from voting upon or otherwise participating in any manner in connection with same.

Mr. Balmer informed the Council that a submittal has been received from the applicant and that a 3/4 vote may no longer be required. Mr. Balmer advised that it appears the applicant and the neighbors have arrived at an acceptable compromise.

- g. **Z97-10** North of the northwest corner of 40th Street and Brown Road. Rezone from AG to R1-15-PAD (5± acres). This case involves the development of an 8-lot gated subdivision. Joe Farnsworth, owner/applicant. **A 3/4 VOTE IS REQUIRED TO APPROVE THIS REQUEST.**

Mr. Balmer reported that the applicant has requested that this case be withdrawn.

- h. **Z97-11** The southeast corner of Greenfield Road and Adobe Road. Rezone from AG to R1-15-PAD (18± acres). This case involves a single-residence subdivision with 31 lots. Robert Turville, Robert Middleton, and James Mast, owners; Stephen C. Earl, applicant. **A 3/4 VOTE IS REQUIRED TO APPROVE THIS REQUEST.**
- i. **Z97-12** South of the southeast corner of Greenfield Road and Adobe Road. Rezone from AG to R1-9 and R1-7 with a PAD overlay (50± acres). This case involves a single-residence subdivision with 148 lots. Robert Turville, Robert Middleton and James Mast, owners; Stephen C. Earl, applicant. **A 3/4 VOTE IS REQUIRED TO APPROVE THIS REQUEST.**

Mr. Balmer indicated that additional petitions in opposition to the above listed cases have been received and that a large number of citizens will be in attendance at the March 17, 1997 Regular Council Meeting.

In response to a question from Vice Mayor Gilbert, Mr. Balmer explained Zoning Cases Z97-11 and Z97-12 are split to allow for a higher density on the south side of the property. Mr. Balmer noted that the two cases will provide distinct characteristics through a landscaping strip, a park, and the retention of citrus trees.

In response to questions from Councilmember Giles, Mr. Balmer informed the Council that the Planning and Zoning Board meeting was excessively lengthy due to the number of citizens requesting to speak.

Assistant City Manager Mike Hutchinson addressed an unrelated issue and informed the Council that an agreement with Pinal County has been reached regarding the Picacho Reservoir. Mr. Hutchinson requested that the ratification of the Picacho Reservoir Lease Agreement be placed on the agenda of the March 17, 1997 Regular Council Meeting.

Mayor Brown advised that this issue will be placed on the agenda of the March 17, 1997 Regular Council Meeting.

9. Prescheduled public opinion appearances (maximum of three speakers for five minutes per speaker).

There were no prescheduled public opinion appearances.

10. Items from citizens present (maximum of three speakers for five minutes per speaker).

There were no items from citizens present.

11. Adjournment.

It was moved by Councilmember Stapley, seconded by Councilmember Pomeroy, that the Study Session adjourn at 8:42 a.m.

Carried unanimously.

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 Study Session of the City Council of Mesa, Arizona, held on the 14th day of March 1997. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11th day of April 1997

BARBARA JONES, CITY CLERK