

# COUNCIL MINUTES

April 12, 1996

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 April 12, 1996 at 7:30 a.m.

## COUNCIL PRESENT

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

## COUNCIL ABSENT

Joan Payne

## STAFF PRESENT

C.K. Luster  
Tom Albright  
Joan Baier  
Steve Baker  
Wayne Balmer  
Cindy Barris  
Neal Beets  
Dorothy Chimel  
Tanya Collins  
Fred Conway  
Mark Coon  
John Gendron  
Mike Hutchinson  
Lars Jarvie  
Barbara Jones  
Sharon Joyce  
Harry Kent  
Karen Kille  
John Kokanovich  
Wayne Korinek  
Ron Krosting  
Larry Lines  
Jeff Martin  
Ernie Mason  
Frank Mizner  
Ruth Anne Norris  
John Oliver  
Ellen Pence

## STAFF PRESENT (CONT.)

Sharon Seekins  
John Smoyer  
Bill Thompson  
Roger Weber  
Mindy White  
Ralph Wisz

## OTHERS PRESENT

Cordell Batt  
Wayne Brown  
Clyde Dangerfield  
Charles Deaton  
Debra Duvall  
Joanie Flatt  
Jackie Guthrie  
Julia McCleve  
Mike McCormick  
David Molina  
Bill Jaffa  
Ralph Pew  
Joe Shipley  
Art Thomason  
G. Keith Vaughn  
Lillian Wilkinson  
Others

Mayor Wong excused Councilmember Payne from the meeting.

1. Joint meeting with the Planning and Zoning Board.

- a. Hear from the Gilbert Public Schools (GPS) concerning the construction crisis facing the school district.

Community Development Manager Wayne Balmer stated that G. Keith Vaughan, Coordinator/Schools and Community Development, GPS, has submitted a letter requesting that GPS appear before Council to explain the construction crisis facing the Gilbert school district.

Julia McCleve, President of the Governing Board, GPS, noted that approximately one-third of the land area within the Gilbert school boundaries is located in the City of Mesa. Ms. McCleve reported that a recent court decision has created a construction crisis for GPS, and unless resolved by the Legislature, GPS will be unable to construct new school facilities to accommodate student growth. Ms. McCleve indicated that GPS has requested that the Town of Gilbert consider a moratorium on new development.

Mr. Vaughan spoke concerning current and projected growth in student population, particularly in the Superstition Springs area. Mr. Vaughan outlined alternatives to new school construction, such as: maximize the use of inadequate buildings, reduce special needs programs, and implement extended days (full-year schools, triple sessions, etc.). Mr. Vaughan encouraged Council to take the needs of GPS into consideration when reviewing the General Plan update.

Clyde Dangerfield, Director of Finance, GPS, explained that GPS uses capital appreciation bonds to build schools, but a recent court decision no longer allows such a funding mechanism. Mr. Dangerfield noted that a bill is before the State Legislature that would provide Gilbert reauthorization of bonds previously authorized for the construction of schools, but stated that if the bill is not passed, the district will be unable to build another school for eight years.

Discussion ensued concerning HB2257 relating to construction/land development moratoriums, zoning options, the bonding capacity of Mesa Public Schools given the City's commercial development, and the role of the Department of Education. Mr. Balmer indicated that potential avenues of assistance to GPS by the City of Mesa involve employment development in the vicinity of Williams Gateway Airport and along the Superstition Freeway from Center to Greenfield Road.

Council requested updates concerning pending legislation affecting Gilbert Public Schools. The representatives from GPS encouraged Council to contact legislators regarding the matter.

Mayor Wong thanked Mr. Vaughan, Ms. McCleve, and Mr. Dangerfield for their comments.

b. General Plan update.

Mr. Balmer advised that the Planning and Zoning Board held the first of two required public meetings concerning the draft General Plan on April 4, 1996 and that the second meeting is scheduled for April 18.

Debra Duvall, Vice Chairman of the Planning and Zoning Board, expressed appreciation for the opportunity to meet with Council. Vice Chairman Duvall said that following the public hearing at the April 18 meeting, the Planning and Zoning Board will develop recommendations to present to Council.

In response to a question from Vice Mayor Jensen, Vice Chairman Duvall stated the opinion that she has received sufficient information to adequately evaluate the General Plan update.

Boardmember Molina spoke concerning a proposal by Del Webb for property in northeast Mesa and the role of land use and economic analysis. Boardmember Molina suggested that action concerning the General Plan, particularly by Council, be postponed to allow meetings and possible consensus concerning economic theory with representatives from various organizations (retail, development, etc.).

Mr. Balmer noted that a report from Elliott Pollack indicates that Mesa has a more-than-adequate supply of designated employment areas but that a number of varying conclusions have been drawn from the data utilized. Mr. Balmer said that the General Plan Steering Committee has attempted to balance figures from the Pollack report with residential development. Mr. Balmer advised that the report is included in materials provided to the Planning and Zoning Board for review.

Boardmember Molina stated that the Pollack report was a source of controversy during discussions by the General Plan Steering Committee.

Boardmember Shipley expressed the opinion that economics should not determine land use and that action concerning the General Plan is the responsibility of the currently elected Council.

Boardmember Jaffa commented that the Planning and Zoning Board has sufficient material to proceed and that adoption of a new General Plan should be carried out by the current Council. Boardmember Jaffa indicated that he shares some concerns with Boardmember Molina relative to land use mix. Boardmember Jaffa spoke concerning the importance of balanced development, particularly in the area of Williams Gateway Airport.

Boardmembers McCormick and Batt stated the opinion that the Board has sufficient data to develop recommendations for Council.

Discussion ensued concerning the importance of long-term land use compatibility, the General Plan versus specific zoning cases, and the responsibility of the current Council to act on the new General Plan.

Mr. Balmer stated that at this time it is anticipated that a resolution adopting a new General Plan will be scheduled for adoption at the May 6, 1996 Regular Council Meeting.

In response to a question from Councilmember Gilbert, City Attorney Neal Beets spoke briefly concerning conflict of interest and campaign finance statutes.

Council expressed appreciation to the General Plan Steering Committee, the Planning and Zoning Board, and staff for their efforts concerning the General Plan update.

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

There were no reports on meetings and/or conferences attended.

3. Scheduling of meetings and general information.

City Manager Charles Luster stated that Budget Review Sessions have been scheduled for May 3, 6, and 7, 1996 from 7:30 a.m. until approximately noon each day.

4. Review items on the agenda for the April 15, 1996 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:

6. Consider the following contracts:

- f. Annual supply contract for construction materials used by Street Maintenance, Utility Construction, Electric, Parks Maintenance, and other departments.

At the request of Mayor Wong, Purchasing Administrator Sharon Seekins provided background information concerning the division of the City into Zones A and B and the recommendation of both primary and secondary contracts.

In response to questions from Councilmembers Gilbert and Johnson, Ms. Seekins stated that City contracts require vendors to operate their businesses in a lawful manner. Council encouraged staff to investigate the possibility of considering a vendor's previous business record and stipulating elements for disqualification (e.g., citations) as components of the award process.

- g. Criminal Laboratory Information Management System for the Police Department's Crime Lab Division as requested by the Information Services Division.

Police Captain Steve Baker explained that the Information Management System involves barcodes and will allow members of the Crime Lab to enter analyses and training manuals on-line, providing officers direct access to such information. Captain Baker commented that it is anticipated that the system will additionally serve to accelerate accreditation and lend credibility to DNA analysis. Captain Baker advised that the system is estimated at \$171,000, but that cost savings over a five-year period are projected at \$821,000.

Supervisory Criminalist John Kokanovich thanked the Information Services Division for their assistance in recommending a system that will provide the greatest benefit for the long term.

Purchasing Administrator Sharon Seekins noted that a protest was received from the firm with the second highest score stating that the bid was not fairly evaluated. Ms. Seekins expressed the opinion that the bid was fairly assessed and that staff is able to adequately respond to the concerns. Ms. Seekins added that the company is located in New Jersey, and it is not anticipated that representatives will be present at the April 15, 1996 Regular Council Meeting.

8. Consider the following ordinances:

- \*b. Amending Section 11-13-2 of the Mesa City Code pertaining to exterior building illumination; and amending Section 11-18-8 pertaining to the Design Review Board.

Mr. Balmer explained that the proposed ordinance will allow cases involving the use of neon to be decided by the Design Review Board, with an option to appeal to the City Council.

9. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding ordinances:

- a. Z96-16 The northwest corner of Signal Butte Road and Broadway Road. Rezone from R1-7-DMP to R1-7-PAD and modification of the Development Master Plan (109+/- acres). This case involves the development of a 450+/- lot, single-residence project. Signal Butte Land Partners limited, owner; Standage & Truitt Engineering, Ltd., applicant.

Mr. Balmer advised that the Planning and Zoning Board has recommended approval of Z96-16 (vote 4-2) but that Boardmember Shipley has written a letter recommending denial of the case.

- b. Z96-17 The northeast corner of Power Road and Madero Avenue. Rezone from AG to C-2 (3.5 acres). This case involves the development of a restaurant and a mini-storage. Cosimo DiBella, owner; DMS Architects, applicant.

Mr. Balmer noted that the Planning and Zoning Board has unanimously recommended approval of the project but that letters of protest have been received from surrounding neighbors (3/4 vote not required because of distance from property).

5. Prescheduled public opinion appearances. (Maximum of three speakers for five minutes per speaker.)

There were no prescheduled public opinion appearances.

6. Items from citizens present. (Maximum of three speakers for five minutes per speaker.)

There were no items from citizens present.

7. Adjournment.

It was moved by Councilmember Stapley, seconded by Councilmember Gilbert, that the Study Session adjourn at 9:22 a.m.

Carried unanimously.

WILLIE WONG, 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 12th day of April, 1996. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 6<sup>th</sup> day of May 1996

BARBARA JONES, CITY CLERK