

COUNCIL MINUTES

July 21, 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 July 21, 1997 at 5:02 p.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
Neal Beets
Dennis Compton
Mark Coon
Joe Holmwood
Mike Hutchinson
Lars Jarvie
Barbara Jones
Harry Kent
Ron Krosting
Larry Lines
Rich Lorig
Greg Marek
Mark Meyers
Keith Nath

STAFF PRESENT (CONT.)

Ellen Pence
Bryan Raines
Tom Remes
Becky Richardson
Denise Samuel
Debbie Vickman
Mindy White
Ralph Wisz
Others

OTHERS PRESENT

Joanie Flatt
Chris Moeser
Dan Nowicki
Others

(Items on the agenda were discussed out of order but for purposes of clarity, will remain as listed on the agenda.)

Councilmember Payne arrived at the meeting at 5:04 p.m.

1. Discuss and consider proceeding with the required planning and design work needed to narrow Main Street to four lanes between Country Club and Mesa Drive.

Mayor Brown 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. Mayor Brown yielded the gavel to Councilmember Kavanaugh for action on this agenda item and exited the Chambers during discussion of this item.

Vice Mayor Gilbert 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 and exited the Chambers during discussion of this item.

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 and exited the Chambers during discussion of this item.

Redevelopment Director Greg Marek briefed Council relative to proposed improvements to Main Street and requested that Council approve proceeding with the design phase of the project. Mr. Marek indicated that upon Council approval it is anticipated that bids would be accepted in early 1998, construction would commence in June 1998, and completion of the project in October 1998.

It was moved by Councilmember Giles, seconded by Councilmember Payne, that the construction phase for the streetscape of Main Street between Country Club Drive and Mesa Drive be prepared showing four lanes for travel and that staff return with its recommendations on phasing in the construction of the project with the goal to have initial proposals out for bid by early next spring.

Councilmember Stapley expressed the opinion that narrowing Main Street, improvement of existing buildings and attracting appropriate businesses to the downtown area are important factors. Councilmember Stapley stated that the Cities of Phoenix, Tempe, and Scottsdale worked on economics before streetscape and questioned which should occur first, economics or streetscape. Councilmember Stapley suggested that funds be committed for both economics and streetscape and noted the importance of promoting the City's position relative to downtown. Councilmember Stapley expressed support for the streetscape project and the narrowing of Main Street from Country Club Drive to Center Street during phase one.

In response to a question from Councilmember Stapley, Mr. Marek clarified that phase one would include Macdonald Street from First Avenue to Pepper Street and that future phases would include Robson and Center Streets but that the project would be designed in its entirety.

Councilmember Payne expressed support for the project and emphasized the importance of attracting individuals to the downtown area and creating a pedestrian friendly atmosphere.

Discussion ensued relative to clarification of the motion pertaining to the distance along Main Street that would be narrowed, the distance curbs would be moved, and whether bike lanes would be included in the project.

It was moved by Councilmember Giles, seconded by Councilmember Payne, that the motion be clarified and that construction plans for the streetscape on Main Street between Country Club Drive and Mesa Drive be prepared indicating four lanes of travel and that staff return to Council with recommendations concerning phasing of the construction project, with the

goal that initial proposals will be sent out for bid by early spring 1998. Funding is to be determined during the upcoming budget process.

Upon tabulation of votes, it showed:

AYES - Giles-Kavanaugh-Payne-Stapley
NAYS - None
ABSTAIN- Brown-Gilbert-Pomeroy

Councilmember Kavanaugh declared the motion carried unanimously by those voting.

With discussion on this item being completed, Mayor Brown, Vice Mayor Gilbert, and Councilmember Pomeroy returned to the Chambers and Councilmember Kavanaugh yielded the gavel to Mayor Brown.

2. Acknowledge receipt of minutes of meetings of various boards and committees.

- a. Adjustment Board meeting held July 1, 1997
- b. Crime Prevention Advisory Board meeting held July 16, 1997
- c. Design Review Board meeting held July 2, 1997
- d. Economic Development Advisory Board meeting held June 26, 1997
- e. General Development Committee meeting held July 15, 1997

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

Carried unanimously.

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

Mayor Brown advised that there were no reports on meetings and/or conferences attended.

4. Scheduling of meetings and general information.

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

Wednesday, July 23, 1997, 7:30 a.m. - Special Session to convene to an Executive Meeting

Friday, July 25, 1997, 7:30 a.m. - Study Session

Wednesday, July 30, 1997, 7:30 a.m. - Transportation Committee

Friday, August 1, 1997, 7:30 a.m. - Study Session

Monday, August 4, 1997, 5:45 p.m. - Regular Council Meeting

5. Review items on the agenda for the July 21, 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.

- *g. Falcon Field Equipment Building.

This project consists of the construction of a new equipment building at Falcon Field Airport.

Recommend award to low bidder, the Gateway Group, in the amount of \$387,789.20.

In response to a question from Mayor Brown, Community Development Manager Wayne Balmer explained that equipment currently is housed in a hangar and commented that there is a high demand for the hangar's use. Mr. Balmer informed Council that State assistance would provide 90 percent of the funds.

6. Introduction of the following ordinances and setting August 4, 1997 as the date for the public hearing on these ordinances.

- *a. **Z97-25** The 800 through 1100 blocks of West Southern Avenue (south side). Site Plan Review (29± acres). This case involves a proposed retail power center and a concept for future hotel/office development.

Mr. Balmer advised Council that a letter has been received from the applicant requesting that zoning case Z97-25 be tabled.

Mayor Brown stated that this item will be voted on as a consent item for the purpose of tabling.

7. Consider the following resolutions.

- *c. Authorizing the City Manager to execute an Intergovernmental Agreement on behalf of the City of Mesa with Mesa Unified School District No. 4.

In response to a question from Mayor Brown, Mr. Balmer explained that the City and Mesa Public Schools share an employee to assist with coordinating new subdivisions and school sites. Mr. Balmer stated that Mesa Public Schools provide 70 percent of the cost of the employee with the remaining 30 percent paid by the City.

8. Consider the following ordinances.

- *a. Amending the Zoning Ordinance relating to historic preservation, to the preservation of historic properties, buildings, structures, objects and landmarks by amending sections 11-12.1-1, 11-12.1-2, 11-12.1-4, 11-12.1-5, 11-12.1-7, 11-12.1-8, and 11-18-9; and by adding Title 11, Chapter 18, Mesa City Code Section 10 and adding Title 2, Chapter 22.

Councilmember Payne requested that this item be removed from the consent agenda.

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

- *a. **Z96-95** The northeast corner of Hawes Road and Guadalupe Road. Rezone from AG to R1-7-PAD and conceptual R-3 and C-2 with a DMP overlay (155± acres). This case involves a development containing approximately 360-single residence lots and tracts for future multi-residence and commercial uses. Acacia East Valley Limited Partnership, owner; Standage & Truitt Engineering, Ltd.; applicant.

Councilmember Giles requested that this item be removed from the consent agenda relative to concerns pertaining to the proposed lot sizes.

- *b. **Z97-14** The 1700-1900 blocks of South Greenfield Road (east side). Rezone from C-2-PAD and M-1-PAD to M-1-BIZ (49.4 acres). This case involves the development of a film production studio campus. Arizona Studios owner/applicant. **CONTINUED FROM THE MAY 19, 1997 COUNCIL MEETING. THE APPLICANT IS REQUESTING THIS CASE BE CONTINUED.**

Mr. Balmer informed Council that staff received a letter from the applicant requesting that the item be tabled.

Mayor Brown stated that this item will be on the consent agenda for the purpose of tabling.

- c. **Z97-46** The northeast corner of Baseline Road and Vineyard. Site plan modification (9.9± acres). This case involves the development of a Fry's shopping center. Fry's Food Stores, owner; Kurt D. Reed Associates, applicant.

Mr. Balmer advised Council that staff informed the applicant regarding Councilmember Kavanaugh's concerns. Mr. Balmer said that the applicant has requested that the case be continued to the August 4, 1997 Regular Council Meeting.

Councilmember Kavanaugh indicated concern regarding the optimum use for the parcel and suggested that industrial/commercial may be a better use.

Mayor Brown stated that agenda item 11c would be added to the consent agenda for the purpose of continuing to the August 4, 1997 Regular Council Meeting.

- *d. **Z97-52** The 3400 and 3500 blocks of East Broadway (south side). Rezone from C-2 to R-2-PAD (10.36 acres). This case involves the development of an 89-unit townhouse subdivision. Mesa-Val Vista L.P., owner; Del Pueblo Homes, Inc., applicant.

Mr. Balmer noted that a letter has been received from the applicant requesting that the case be continued to the August 4, 1997 Regular Council Meeting.

Mayor Brown stated that this item would be voted on as a consent agenda item for the purpose of continuance to the August 4, 1997 Regular Council Meeting.

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

Mayor Brown advised that there were no prescheduled public opinion appearances.

7. Adjournment.

Without objection, the Study Session adjourned at 5:34 p.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 Study Session of the City Council of Mesa, Arizona, held on 21st day of July 1997. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 6th day of August 1997

BARBARA JONES, CITY CLERK