



COUNCIL MINUTES

June 15, 2000

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 June 15, 2000 at 7:30 a.m.

COUNCIL PRESENT

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

COUNCIL ABSENT

Pat Pomeroy

OFFICERS PRESENT

Mike Hutchinson
Neal Beets
Barbara Jones

Mayor Hawker excused Councilmember Pomeroy from the meeting and Councilmember Jaffa from the beginning of the meeting. Councilmember Jaffa joined the meeting at 7:38 a.m.

1. Discuss appointments to City Council Committees and a variety of Citywide and regional boards.

Mayor Hawker provided the Council with his appointments to the City Council committees and other Citywide and regional boards (See Attachment). Mayor Hawker invited the members of the Council to provide input relative to such recommendations.

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

Mayor Hawker stated that the motion carried unanimously by those present.

2. Discuss City Council meeting schedule.

City Manager Mike Hutchinson addressed the Council relative to this agenda item and provided a summer schedule regarding the City Council Meetings and also a tentative schedule of Special Briefings/Informational Meetings. Mr. Hutchinson advised that the purpose of the Informational Meetings is to provide the Council with greater familiarity relative to a variety of City issues including Williams Gateway Airport, the Police Department, City Court, Utility Services, Media Relations, Financial and Technology. Mr. Hutchinson commented that staff is in the process of scheduling a Retreat/Planning Session which would provide the Council with a forum to discuss goal setting and other major City issues.

Mayor Hawker announced that the Council Study Sessions will continue as presently scheduled on Thursday mornings at 7:30 a.m. and added that such meetings will be a combination Study Session/Policy Session.

Mr. Hutchinson informed the Council that at the request of Mayor Hawker, staff has compiled a list of proposed breakfast/dinner meetings with Mesa's neighboring jurisdictions. Mayor Hawker noted that the purpose of such meetings is to encourage an informal exchange of goals, ideas and possible conflicts.

Vice Mayor Davidson spoke in support of the inclusion of other agencies on the above-mentioned list such as the State Land Department, HUD and Maricopa County.

Councilmember Walters expressed the opinion that the breakfast/dinner meetings would be more productive if there was a limited agenda to permit more in-depth discussion of the specific issues.

Councilmember Jaffa concurred with the opinion of Councilmember Walters and requested that the staffs of the respective jurisdictions establish the agenda prior to the meeting and also provide the Councils with appropriate backup material.

Mayor Hawker stated support for the submission of the proposed breakfast/dinner meeting agendas as part of the Study Session packets to provide the Council with an opportunity to prepare for such meetings.

3. Hear an update on the requirements of the Growing Smarter legislation.

Planning Director Frank Mizner provided the Council with a brief synopsis of this agenda item. Mr. Mizner discussed that in 1998, in response to citizen concerns relative to rapid development, urban sprawl and a loss of the citizens' quality of life, the State of Arizona enacted planning-related legislation referred to as Growing Smart. Mr. Mizner advised that in 1999, additional legislation was adopted known as Growing Smart Plus. Mr. Mizner stated that as a result of such legislation, fundamental changes have been adopted relative to the formulation of Mesa's General Plan.

Mr. Mizner outlined the specific issues to be addressed during the upcoming General Plan update process including: the new General Plan must be adopted by December 31, 2001; Mesa is required to coordinate its planning efforts with the State Land Department, adjacent jurisdictions and other public institutions; the City is required to formally address infill programs and policies; new elements required include open space, growth area, environmental planning, cost of development and water resources; major amendments to the General Plan requires a 2/3 vote of the City Council; the expansion of housing elements; all plan amendments will be considered at a single public hearing; the General Plan must be ratified by public election; zoning must conform with the General Plan; increased requirements for citizen participation; adoption by ordinance of citizen review process for rezoning actions; requirement for service analysis prior to annexation, and the allowance for appeal of potential "takings" issues.

Mr. Mizner added that the above-listed changes will result in additional staff resources and increased consulting costs.

4. Discuss and consider a proposal to proceed with a joint update of the Transportation Plan, General Plan and Parks and Recreation Plan.

Mr. Hutchinson addressed the Council regarding this agenda item and noted that staff has endeavored to coordinate a joint update of the Transportation Plan, General Plan and Parks and Recreation Plan. Mr. Hutchinson advised that a significant amount of effort has been expended by staff to accomplish this process and noted that the purpose of this agenda item is to provide the Council with information on a recommended consultant and on a contract for coordinated consultant services to update the three plans as noted above.

City Engineer Keith Nath addressed the Council relative to this agenda item. Mr. Nath stated that the purpose of the joint master planning effort is to ensure that the three plans are complimentary to each other, and as a part of such process, a Technical Advisory Committee has been formed to participate in the selection process for the most qualified consultant firm. Mr. Nath explained that it was the unanimous recommendation of the Committee that the firm of Parsons Brinkerhoff be selected to perform the Transportation Plan update and the overall coordination of all plans and related consultant services. Mr. Nath added that other team members include BRW, who will perform the General Plan update; Leon Younger and Pros, who will conduct the Parks and Recreation Plan update; ETC Institute, whose responsibilities entail citizen surveys, forums and focus groups; S.R. Beard and Associates, who will assist with the Transportation Plan update, and ERA, who will focus on the economic analysis contained in all three plans.

Dan Hardt, a representative of Parsons Brinkerhoff, stressed the importance of public involvement in the joint update process, and as a result, surveys will be conducted to generate input including a household survey on the Transportation and General Plan, a business survey on the Transportation and General Plan, and a household survey on the Parks and Recreation Plan. Mr. Hardt noted that the survey results will be incorporated into the update process, followed by a final citizen survey to enable the public the opportunity to prioritize alternatives and recommendations. Mr. Hardt stated that in an effort to disseminate information to the public, various groups will be formed including citizen advisory groups, catalyst groups, community meetings and workshops in each Council district, the establishment of a Web page, newsletters and a public hearing in advance of City Council approval of the joint update.

Discussion ensued relative to the fact that General Plan preparation consists of a review of the current General Plan, the development of visions and goals, land use and circulation alternatives, preparation of the elements and implementation programs; the fact that the Transportation Plan preparation includes the examination of current conditions, coordination with Maricopa Association of Governments (MAG) and the transportation forecasting model, if significant changes exist in the General Plan, the incorporation of such changes by way of population and employment into the transportation model, providing staff with a traffic model (the one MAG is using) and provide training so that in the future, staff in house will be able to do their own; the fact that the Parks and Recreations preparation includes the analysis of data collection, identifying needs and alternatives, working with schools and their facilities and developing the master plan and performance measures to evaluate that plan.

Mr. Nath commented that it is anticipated that the joint plan update will be completed in approximately 14 months and the estimated total cost will be \$1,356,287.00. Mr. Nath added that the project's funding would be derived from street bonds, park bonds and the General Fund.

Councilmember Kavanaugh spoke in appreciation of the comprehensive presentation and also commended staff on its efforts to include citizen participation in the joint update process.

In response to a question from Councilmember Kavanaugh, Mr. Mizner clarified that the State legislation did provide some general guidance that spoke to a fundamental change in the land use characters, but the City will seek additional input from the League of Cities and Towns, MAG and other cities on how they define that. But we do have to adopt some kind of definition and standard and we'll be looking for some guidance from our city attorney.

Vice Mayor Davidson directed staff to ensure that the impact fees bear the cost of new development and concurred with the opinion of Councilmember Kavanaugh, but commented that a lot of things in the actual plan the City of Mesa has already accomplished and stressed the importance of retaining processes that work.

In response to a question from Vice Mayor Davidson, Mr. Hutchinson stated that it is anticipated that there will be a high rate of returns relative to the surveys

Councilmember Walters commented that it appears there are two aspects of infill to consider, first the development of an overall infill policy and second, incentives for infill must be discussed and considered. Mr. Mizner indicated staff's intention to request that the consultant explore this issue and said it may constitute a good planning tool here in Mesa to encourage neighborhood redevelopment.

Councilmember Jaffa spoke in support of significant public participation in the process and emphasized the importance of ensuring that development community pays its fair share of the costs through impact fees.

In response to a question from Councilmember Jaffa, City Attorney Neal Beets stated that Growing Smarter Plus envisions that the City will be adopting not only more plans but more ordinances to help carry out those plans. Mr. Beets suggested that ordinances not be phrased in terms of guidelines but rather in terms of rules and shells..

Councilmember Whalen discussed future annexations for the owners of property that has been zoned by the County and is different than what is allowed in the City's General Plan. Mr. Mizner said that from an annexation point of view, staff will be required to identify growth areas in the general plan and as we move forward, we will be required to analyze requiring the cost of providing services to those areas.

Mayor Hawker stated that this document represents one of the most important documents we will create next year and expressed his appreciation to staff for their efforts to combine two plans into one.

Additional discussion ensued relative to districts and redistricting, the importance of more job creation in Mesa and industrial/commercial areas to attract economic development, the importance of determining what the Council wants Mesa to become in the future and then determining the monies that will have to be spent to reach that goal, impact fees, the development of a 20-year financing plan, and the importance of developing a vision for Mesa at build-out.

Mayor Hawker stated that this issue will be placed on the agenda of the June 26, 2000 Regular Council meeting for Council consideration.

Councilmember Kavanaugh commented that the City has been jointly working with Phoenix and Tempe on transportation elements, specifically the light rail plan. He stated the importance of ensuring that one of the elements of the City's updated transportation plan will be to provide information and recommendation on going before the voters at some point for a funding source.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Whalen, that staff's recommendations be approved.

Mayor Hawker declared the motion carried unanimously by those present.

5. Hear and consider an update on the issues associated with the proposed football stadium project.

Assistant to the City Manager Jeff Martin presented a brief overview of this agenda item. Mr. Martin explained that during the recent legislative session, Senate Bill 1220 was adopted in an effort to place an initiative on the November ballot to consider funding for a multi-purpose stadium to be utilized by the Arizona Cardinals. Mr. Martin commented that staff has endeavored to work in a proactive manner with the City of Tempe on a possible joint site (Riverview Park) near the Tempe/Mesa border. Mr. Martin indicated that although it is the opinion of staff that a joint project with Tempe might be economically feasible, it has asked the consulting firm of Ernst & Young to perform an analysis of the economic benefits of such a facility. Mr. Martin said that the cost of the aforementioned study, estimated at \$75,000, would be equally shared by Mesa and Tempe.

Mr. Martin commented that one of the requirements of Senate Bill 1220 includes that the host city/cities provide the land, infrastructure and parking facilities for the site. Mr. Martin added that in addition to the stadium, commercial development opportunities would exist relative to the surrounding area including offices, hotels, restaurants and other retail activities which could utilize the parking areas surrounding the stadium.

Councilmember Kavanaugh spoke in appreciation of staff's recommendation and encouraged the location of a potential light rail line to the proposed stadium location which would provide necessary citizen access.

In response to a question from Vice Mayor Davidson, Mr. Martin clarified that although it is proposed that the facility would be utilized primarily for football, it would also serve as a venue for alternative events as well.

It was moved by Vice Mayor Davidson, seconded by Councilmember Kavanaugh, that the recommendation of staff that the allocation of funds in the amount of \$37,500 to hire a consultant to determine the economic feasibility of this issue, be placed on the agenda of the June 26, 2000 Regular Council meeting.

Mayor Hawker declared the motion carried unanimously by those present.

In response to a question from Mayor Hawker, Mr. Beets clarified that the motion should be worded to specify that the Council is approving a contract with Ernst & Young to perform a

financial feasibility study with respect to the football stadium. He added that the wording may be revised when placed on the agenda of the June 26, 2000 meeting for consideration.

6. Discuss and consider changes to political sign regulations.

City Manager Mike Hutchinson stated that this item will be discussed at a future Council meeting

7. Appointments to boards and committees.

Mayor Hawker recommended the following appointments to Boards and Committees:

STATE NEIGHBORHOOD PRESERVATION COMMITTEE:

Michael Whiting

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

Upon tabulation of votes, it showed:

AYES - Hawker-Davidson-Kavanaugh-Walters-Whalen
NAYS - Jaffa
ABSENT - Pomeroy

Mayor Hawker declared the motion carried by majority vote of those present.

8. Acknowledge receipt of minutes of various boards and committees.

- a. Citizens' Bond Review Committee meeting held May 25.
- b. Finance Committee meeting held May 18.
- c. General Development Committee meeting held May 1.
- d. Museum and Cultural Advisory Board meeting held May 24.
- e. Citizens' Bond Review Committee meeting held May 25.

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

Mayor Hawker declared the motion carried unanimously by those present.

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

Due to time constraints, this agenda item was not discussed.

9. Scheduling of meetings and general information.

City Manager Mike Hutchinson stated that the meeting schedule is as follows:

Thursday, June 22, 2000, 7:30 a.m. – Study Session

Monday, June 26, 2000, 5:45 p.m. – Regular Council Meeting

Thursday, June 29, 2000 – Study Session Cancelled

Thursday, June 29, 2000, TBA – Megacorp Annual Meeting

11. Prescheduled public opinion appearances.

There were no prescheduled public opinion appearances.

12. Items from citizens present.

There were no items from citizens present.

13. Adjournment.

Without objection, the Study Session adjourned at 9:37 a.m.

MAYOR KENO HAWKER

ATTEST:

BARBARA JONES, CITY CLERK

CERTIFICATION

I hereby certify that the following minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa held on the 15th day of June, 2000. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 2000

BARBARA JONES, CITY CLERK