

# COUNCIL MINUTES

January 27, 1998

The City Council of the City of Mesa met in a joint meeting with the Dobson Ranch Homeowners' Association Board of Directors in the La Casita Recreation Facility, 2719 South Reyes, on January 27, 1998 at 7:30 a.m.

## COUNCIL PRESENT

Mayor Wayne Brown  
Pat Gilbert  
John Giles  
Dennis Kavanaugh  
Wayne Pomeroy  
Claudia Walters

## COUNCIL ABSENT

Joan Payne

## DIRECTORS/STAFF DOBSON RANCH

Laurie Nichols, Pres.  
Adib Abou-Hadar  
Bob Griffith  
Linda Larson  
Bob Sassano  
Tom Taussig  
Jerry White  
Others

## STAFF PRESENT

C.K. Luster  
Mike Hutchinson  
Barbara Jones  
Vic Kalva  
Harry Kent  
Wayne Korinek  
Ron Krosting  
Frank Mizner  
Ellen Pence  
Andrea Rasizer  
Tom Remes  
Others

## OTHERS PRESENT

Faye Bristow  
Donna Chapman  
Manny Cortez  
Jim Davidson  
Dale Douglas  
Joe Farnsworth  
Bev Hart  
Keno Hawker  
Bill Jaffa  
Alan Kuhn  
Phillip Lowry  
Greg McIntuff  
Ross Muiread  
Pat Pomeroy  
Sherry Springer  
Janice Staggs  
Keith Stott  
Bill Voigt  
Others

Dobson Ranch Board President Laurie Nichols welcomed those in attendance at the meeting and advised that the joint meetings between the Dobson Ranch Board of Directors and the Mesa City Council have been held for the past 19 years for the purpose of sharing accomplishments and discussing issues and future goals. Ms. Nichols emphasized that the meetings continue to enhance a good working relationship between Dobson Ranch and the City of Mesa.

Ms. Nichols thanked everyone for their attendance and requested that attendees introduce themselves.

Mayor Brown also welcomed those in attendance and briefly outlined his past and present working relationship with Dobson Ranch. Mayor Brown stated that he has asked Councilmember Kavanaugh, who is affiliated with Dobson Ranch, to lead the City Council discussion.

Councilmember Kavanaugh read a letter from Councilmember Payne indicating her unfortunate inability to attend this last joint meeting with the Board during her tenure as Councilmember and expressing her appreciation to the Board for their continuing efforts.

1. Update on renovations of Dobson Ranch (Wayne Korinek, Dale Douglas).

Community Services Manager Wayne Korinek referred to aerial photographs displayed in the meeting room and outlined two projects that have occurred since the joint meeting held last year. Mr. Korinek discussed the ongoing fence project and reported that the bid for the fifth phase should be awarded next month. Mr. Korinek informed those present that the project will commence in April or May, 1998.

Mr. Korinek commented on the fact that the Dobson Ranch Golf Course is one of the busiest golf courses in the State of Arizona and provided statistics reflecting that 100,000 rounds of golf were played during the previous calendar year.

Mr. Korinek outlined the first four completed phases of the fencing project, which consisted of a composite of block and rod iron fencing. Mr. Korinek estimated that it will take approximately six more years to complete the entire fencing project and reported that approximately 100,000 linear feet of fencing are expended each year.

Mr. Korinek commented on the Dobson Ranch Park Project, which involves three components: the playground and picnicking area; the areas where recycling bins are located; and the area between the park and golf course adjacent to the lake. Mr. Korinek informed those present that approximately \$200,000 has been expended to upgrade the park with new ramadas, playground equipment, and walls and trees to screen solid waste recycling bins.

Dobson Ranch Executive Director Dale Douglas discussed the Ranch Renewal Project, which commenced last year and involves improvements to exterior fences, signage, and landscaping. Mr. Douglas stressed the importance of proper maintenance to ensure the lasting value of Dobson Ranch properties. Mr. Douglas stated that one of the main goals of the Association is to improve the property values of the homes located in Dobson Ranch.

2. Update on planned intersection improvements for Alma School and Guadalupe Road; Dobson and Guadalupe Road (Ron Krosting).

Transportation Director Ron Krosting provided an update on the Alma School and Guadalupe Road and Dobson and Guadalupe Road intersection improvements. Mr. Krosting reported that plans for the Alma School and Guadalupe project are being finalized and acquisition will soon begin followed by utility relocations. Mr. Krosting commented that the roadway widening will commence early next year and last approximately five to six months. Mr. Krosting stated that completion is anticipated for early summer. Mr. Krosting stated that this project includes widening the intersection to accommodate six lanes, dual left-turn lanes on all four approaches, and a few selected right-turn lanes.

Mr. Krosting discussed the Dobson and Guadalupe Road project and commented that the Transportation Committee will meet with the neighbors later this month. Mr. Krosting commented that median islands will be the main topic of discussion at the meeting, particularly among the adjacent businesses. Mr. Krosting informed those present that construction for that project, if approved by the City Council, will commence in early 2000.

Mr. Krosting advised that the City of Mesa has recently received authorization to utilize federal funding for the intersection of Baseline and Dobson Roads. Mr. Krosting commented that this project would proceed in late 1999.

In response to a question from Boardmember Taussig relative to the burying of 69Kv power lines, Mr. Krosting reported that burying the 69Kv lines costs approximately \$1 million dollars per mile. Mr. Krosting indicated that the City typically buries 12Kv lines.

In response to a question from Boardmember Abou-Hadar relative to locating speed humps in specific locations within Dobson Ranch, Mr. Krosting confirmed that the City Council has adopted a policy on the utilization of speed humps. Mr. Krosting noted that the City has received numerous requests from other areas for the speed humps and discussed the speed hump criteria process.

3. Discuss possible landscaping improvements for various streets at the Ranch (Vic Kalva).

Landscape Architect Vic Kalva outlined a conceptual landscaping plan for various streets within Dobson Ranch. Mr. Kalva reported that at a recent meeting, discussion occurred regarding unsightly shrubs located along the right-of-way on Baseline and Guadalupe Roads. Mr. Kalva recommended that the City provide landscaping improvements to the 300' area on an incremental basis. Mr. Kalva described the proposed tree and plant selection that would provide color throughout the year with low maintenance and low water consumption.

Board President Laurie Nichols inquired as to the possibility of creating a line item in the City's budget for 1999 or 2000 to accommodate the entire project, with completion in two years. Mr. Krosting reported on the City's ability to fund improvements for approximately one-half mile per year from the maintenance portion of the budget.

4. Discuss possible improvements to bus stops at the Ranch (Dale Douglas).

Executive Director Dale Douglas stated that in order to minimize traffic congestion, focus has been directed on encouraging bus ridership. Mr. Douglas suggested that Dobson Ranch be utilized as a pilot program for bus stops and improvements.

Transportation Director Ron Krosting advised that the Council has authorized the upgrading of bus shelters throughout the City. Mr. Krosting added that the larger shelters provide shade and are an attractive addition to the City's streets. Mr. Krosting reported that bus ridership for Dobson Ranch residents is statistically very low and that usage is one of the criteria utilized in selecting the locations for bus improvements.

Mayor Brown reported that the proposed new bus shelters cost approximately \$14,000 to \$15,000 each but stressed that the Council is committed to continuing discussions relative to this subject.

In response to a question from Board Candidate Sherry Springer, Public Works Manager Harry Kent advised that based on a recent bid, the cost for a bus pull-out lane is approximately \$100,000.

5. Update on Price Freeway construction (Ron Krosting).

Transportation Director Ron Krosting informed those present that sound walls are currently being installed along the Price Freeway by the Arizona Department of Transportation (ADOT) north of Guadalupe Road. Mr. Krosting stated that ADOT is projecting that the freeway will be open to Guadalupe Road or beyond by

the end of the year and appears to be on schedule. Mr. Krosting stated that the contract on the US60 Freeway Interchange on the Price Freeway expires at the end of the year but announced that the project is approximately 2 to 3% ahead of schedule. Mr. Krosting commented that if the interchange is completed earlier, the ramps may be open prior to the end of the year.

Mr. Krosting discussed the ADOT project from Guadalupe to Warner Road and advised that ADOT is presently in the process of finalizing their design and will go out to bid in the near future.

Mr. Krosting reported on additional landscaping from Guadalupe Road north and the Interchange which will commence early next year.

Executive Director Dale Douglas expressed concern that negative public perception exists relative to the manner in which the City of Mesa addresses transportation issues with ADOT. Mayor Brown stressed that the City of Mesa is continuing their efforts to secure funding for both current and future transportation needs.

6. Update on 25th Anniversary Event (Dale Douglas).

Executive Director Dale Douglas announced that in October 1998 Dobson Ranch will celebrate the 25th anniversary of their incorporation and existence as a community. Mr. Douglas stated his appreciation for any City representation at this event. Mr. Douglas said that plans have not yet been formalized but emphasized the event's importance.

Mayor Wayne Brown stated that he looks forward to the 25th Anniversary Event.

7. Adjournment.

The meeting adjourned without objection at 9:05 a.m.

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WAYNE BROWN, MAYOR

ATTEST:

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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 27th day of January, 1998. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_ 1998

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BARBARA JONES, CITY CLERK