

# COUNCIL MINUTES

July 11, 2002

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 11, 2002 at 7:30 a.m.

## COUNCIL PRESENT

Rex Griswold  
Kyle Jones  
Dennis Kavanaugh  
Janie Thom  
Claudia Walters  
Mike Whalen

## COUNCIL ABSENT

Mayor Keno Hawker

## OFFICERS PRESENT

Mike Hutchinson  
Debbie Spinner

Vice Mayor Kavanaugh excused Mayor Hawker from the meeting and Councilmember Thom from the beginning of the meeting. Councilmember Thom joined the meeting at approximately 7:45 a.m.

### 1. Review items on the agenda for the July 1, 2002 Regular Council Meeting.

All of the items on the agenda were reviewed among Council and staff with no formal action taken. There was specific discussion relative to the following items:

Vice Mayor Kavanaugh stated that agenda items 4h (Desert Sage Well #9 Equipment and Piping), 4i (6<sup>th</sup> Street Service Center Remodel, Phase 2) and 4l (Arizona Museum for Youth Expansion) would be removed from the consent agenda.

### 2. Hear, discuss and consider the Council Use Permit for Paz de Cristo.

Neighborhood Services Manager Bryan Raines and Human Services Coordinator Debbra Determan addressed the Council regarding this agenda item. Mr. Raines advised that the purpose of this presentation is to update the Council concerning the Council Use Permit for Paz de Cristo.

Ms. Determan provided a brief historical overview concerning the Paz de Cristo operation and reported that Paz de Cristo has operated the non-profit facility at 424 W. Broadway Road under the Council Use Permit (CUP) since 1993. She added that an amendment to the CUP was approved in 1998 that was specifically designed to determine if operations at the newly developed East Valley Transitional Training and Living Center (currently known as the East Valley Men's Center), located at 2345 Country Club Drive, would impact the need for the Paz de Cristo evening meal program. Ms. Determan provided a brief overview regarding the East

Valley Men's Center and said that services and meals are only provided to residents living at the Center.

Ms. Determan commented on the demand for evening meals at Paz de Cristo since the East Valley Men's Center became operational in 1998 and referred to staff's report and a chart provided to the Councilmembers that illustrated the average number of evening meals served by Paz de Cristo during each quarter since 1996. She noted that the demand for this service has significantly increased since 1999. She added that many low-income families utilize the evening meal service in addition to homeless individuals.

Ms. Determan outlined staff's efforts to collaborate with the Paz de Cristo organization and communicate with neighborhood residents and businesses impacted by the Paz de Cristo operation. She reported that although there has not been any neighborhood complaints of non-compliance concerning the good neighbor policy required of Paz de Cristo, the Kleinman Park neighborhood has not supported Paz de Cristo's evening meal program since inception. She added that residents believe that numerous negative neighborhood factors, including loitering by homeless individuals, are a direct result of the evening meal program. Ms. Determan referred to a letter authored by Karl Kleinman, Co-Chairman of the Kleinman Park Neighborhood Association, outlining the neighborhood's opposition to the evening meal program.

Ms. Determan reported that Paz de Cristo has diligently adhered to the terms of the Council Use Permit (Ordinance #2769) and the 1998 amendment (Ordinance #3493) and noted that staff and volunteers at Paz de Cristo have developed a program that meets the demand for services and are currently working towards a case management structure that focuses on assisting participants in achieving a more stable, secure lifestyle.

Ms. Determan stated that because of Paz de Cristo's strict adherence to the Council Use Permit and amendment and also because of the organization's service to the community, staff recommends that the City maintain the Council Use Permit and modify the amendment to allow Paz de Cristo to self-monitor their operations. She noted that a number of miscellaneous terms contained in the amendment are no longer valid including terms relative to MEGACORP, the Paz de Cristo newsletter and required participation on the East Valley Men's Center Board. She added that the Neighborhood Outreach Division concurs with this recommendation.

City Manager Mike Hutchinson voiced the opinion that Paz de Cristo has done an excellent job of monitoring their operations and provides an important social service to members of the community.

Mr. Raines noted that although staff recommends that Paz de Cristo be allowed to self-monitor operations, the Council Use Permit is always subject to revocation if the terms of the permit are not met.

In response to a question from Councilmember Walters concerning the mandatory 2-year review process, Ms. Determan explained that the 2-year review process is incorporated into the original Council Use Permit and would continue to remain in effect.

Councilmember Walters agreed that the 2-year review process should remain in effect.

In response to a question from Councilmember Jones concerning the City's response to neighborhood issues that might arise prior to the 2-year review process, Ms. Determan advised that staff will endeavor to work with neighbors and submit any good neighbor policy complaints to the Council for consideration when they arise.

Councilmember Jones stressed the importance of addressing neighborhood concerns and urged staff to consider increased police patrols of neighborhood streets and alleys in the Kleinman Park area.

Vice Mayor Kavanaugh stated that there is Council concurrence that staff proceed with drafting the proposed Ordinance modifications and return to the Council for further consideration. He noted that this process would include opportunities for public comment.

3. Hear, discuss and consider approving proposed ballot and publicity pamphlet language for the Mesa General Plan item scheduled for the November 5, 2002 election.

Vice Mayor Kavanaugh advised that this agenda item is for information only and does not require Council action.

Mr. Hutchinson referred to ballot and publicity pamphlet language provided to the Councilmembers concerning the Mesa General Plan item scheduled to appear on the ballot of the November 5, 2002 election. He stated that this language will be submitted to the County to be incorporated into the publicity pamphlet and placed on the election ballot.

4. Hear, discuss and consider approving additional funding for the Williams Gateway Airport Authority to provide US Customs, USDA and INS service at Williams Gateway Airport.

Williams Gateway AREA Project Manager Wayne Balmer and Lynn Kusy, Williams Gateway Airport Executive Director, addressed the Council concerning this agenda item. Mr. Balmer introduced Warren Eales, Deputy Port Director with the United States Customs Service.

Mr. Balmer reported that throughout the last year, the Airport Authority and City staff have worked on this project to provide US Customs, USDA and INS service at Williams Gateway Airport (WGA). He explained that the Airport Authority and staff proposes that WGA operate as a "user-fee" airport which requires the Airport to pay the costs associated with an on-site Customs Officer, including office space and equipment expenses. He added that under this system, the Airport is authorized to charge fees to aircraft and users of the customs services.

Mr. Balmer discussed the import/export commerce opportunities this project represents for WGA and the unique benefits WGA is in a position to provide Pacific Rim cargo carriers in contrast to California airports, particularly due to reduced costs, the Airport's ability to accommodate large aircraft and its proximity to the Pacific coast.

Mr. Balmer advised that a site in Building 75, which is north of the fire station, has been selected as the location for the combined port-of-entry operations and he explained that the Customs Officer would be cross-trained to perform INS and USDA inspections and processing.

Mr. Balmer stated that the total projected cost to initiate this program during the first fiscal year is \$130,000; and that Mesa's share of the total is \$102,000.

Mr. Kusy reported that the Airport Authority has approved the proposed budget as outlined by Mr. Balmer, the remodeling of space in Building 75 and a fee schedule. He noted that the fee schedule is based on fees charged by similar user-fee airports in the southwestern United States and fees will range from \$45 for light aircraft to \$500 for a wide body freighter. Mr. Kusy stated that the Airport Authority is anxious to proceed with execution of the proposed two-year agreement with Customs.

Mr. Eales addressed the Council and said that Customs is prepared to proceed with this project and will be in a position to begin operations within three months after the space remodel is complete. He also concurred with Mr. Balmer's comments relative to the import/export trade opportunities available to WGA and he added that presently there is a lack of facilities available in the Phoenix area to provide adequate international cargo service.

In response to a question from Councilmember Jones concerning the likelihood of recovering costs associated with this proposal, Mr. Kusy stated that the Airport Authority forecasts that this operation will be profitable in two years. He added that most of the international freight that leaves central Arizona goes through Los Angeles International Airport and that the Williams Gateway Airport Authority believes that a tremendous potential exists to attract significant freight business at WGA.

Mr. Balmer commented on interest that has been expressed by various businesses with respect to international cargo service at WGA. He stated that the largest airfreight airlines are Pacific Rim carriers, who have expressed interest in utilizing WGA, and he commented on plans to promote the Airport to Pacific Rim carriers in the future.

In response to a question from Councilmember Walters concerning the projected cost recovery period of this project, Mr. Kusy advised that his two-year projection is based on direct costs. He added that other revenues generated through international cargo business, including fuel sales, parking and aircraft service fees are not included in that projection and will increase the profitability of this project.

Mr. Kusy advised the Councilmembers that last month the Airport Board of Directors authorized a \$9 million construction project for an international cargo ramp that will accommodate two 747 aircrafts. He added that this project will be complete in approximately 18 months.

Councilmember Griswold stated support for this project and the opportunity for the City to realize an investment return and attract additional jobs.

It was moved by Councilmember Walters, seconded by Councilmember Jones, that the recommendations of staff for additional funding for the Williams Gateway Airport Authority to provide US Customs, USDA and INS service at Williams Gateway Airport, be approved.

Vice Mayor Kavanaugh declared the motion carried unanimously by those present.

5. Acknowledge receipt of minutes of boards and committees.

- a. Building Board of Appeals meeting held June 11, 2002.
- b. Police Committee meeting held May 16, 2002.
- c. Transportation Advisory Board meeting held June 18, 2002

It was moved by Councilmember Walters, seconded by Councilmember Jones, that receipt of the above-listed minutes be acknowledged.

Vice Mayor Kavanaugh declared the motion carried unanimously by those present.

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

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

7. Scheduling of meetings and general information.

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

Thursday, July 11, 2002, Executive Session immediately following Study Session

Monday, July 15, 2002, 3:00 p.m. – Utility Committee Meeting

Monday, July 15, 2002, TBA – Study Session

Monday, July 15, 2002, 5:45 p.m. – Regular Council Meeting

Tuesday, July 16, 2002, 8:00 a.m. – Tour & Briefing by Neighborhood Services

Tuesday, July 16, 2002 3:30 p.m. – Transportation Committee Meeting

Thursday, July 18, 2002, 7:30 a.m. – Study Session CANCELLED

Thursday, July 18, 2002, 8:00 a.m. – Tour & Briefing by Community Services

Thursday, July 25, 2002, 7:30 a.m. – Study Session

Thursday, July 25, 2002, Tour & Briefing by Development Services following Study Session

Thursday, August 1, 2002, 7:30 a.m. – Study Session

Monday, August 5, 2002, TBA – Study Session

Monday August 5, 2002, 5:45 p.m. – Regular Council Meeting

Assistant to the Mayor Julie Rice addressed the Council and outlined activities planned in connection with the upcoming visit of Mesa's Sister Cities delegation from Kaiping, China. Ms. Rice stated that the delegation would arrive in Mesa on Monday, July 15, 2002 and participate

in a series of briefings at the Mesa City Plaza Monday afternoon. She reported that the Regional Phoenix Chinese Community will host a dinner for the delegation on Monday evening, Mesa Community College will host a luncheon on Tuesday, July 16th, and the Mesa Sister City Organization will host a dinner for the delegation on Tuesday evening.

Mr. Hutchinson provided the Council with an update concerning the damage caused by the microburst storm that occurred on Tuesday, July 9, 2002 in the general vicinity of the intersection of University Drive and Country Club Drive. He reported that although several power poles were downed in this area, there were no injuries.

Councilmember Walters commented on the Council's summer vacation schedule historically observed during late August and noted that classes at Mesa Public Schools now resume in mid-August. Councilmember Walters requested that staff consider revising the Council's vacation schedule in future years to occur earlier in August or possibly in July.

8. Prescheduled public opinion appearances.

There were no prescheduled public opinion appearances.

9. Items from citizens present.

Lynn Rees, 754 W. 6<sup>th</sup> Avenue, addressed the Council and voiced opposition to the evening meal program conducted by Paz de Cristo at 424 W. Broadway. Mr. Rees said that he is a resident of the Kleinman Park Neighborhood and that homeless individuals loiter in that area because of the evening meal program. He stated that the neighborhood proposes that the evening meal program be discontinued, or in the alternative, that homeless individuals be bused out of the neighborhood following the evening meal. He stated the opinion that opening the East Valley Men's Center did not alleviate the problems associated with the evening meal program at Paz de Cristo.

Mr. Rees urged the Council to modify the Council Use Permit for Paz de Cristo to terminate the evening meal program and asked questions concerning this process.

Vice Mayor Kavanaugh and City Attorney Debbie Spinner commented on the Council Use Permit process and advised Mr. Rees concerning the opportunities for public comment that will be provided in the near future in conjunction with the Council Use Permit amendment update, as previously directed by Council.

10. Adjournment.

Without objection, the Study Session adjourned at 8:26 a.m.

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DENNIS KAVANAUGH, VICE-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 Study Session of the City Council of Mesa, Arizona, held on the 11<sup>th</sup> day of July 2002. I further certify that the meeting was duly called and held and that a quorum was present.

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BARBARA JONES, CITY CLERK

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