

COUNCIL MINUTES

March 6, 2001

The City Council of the City of Mesa met in a joint meeting with the Dobson Association Board of Directors at the Neighbors Garden Cafe, 2740 S. Alma School Rd., Suite 13, on March 6, 2001 at 7:30 a.m.

COUNCIL PRESENT

Keno Hawker
Jim Davidson
Bill Jaffa
Dennis Kavanaugh
Pat Pomeroy

COUNCIL ABSENT

Claudia Walters
Mike Whalen

STAFF PRESENT

Mike Hutchinson
Debra Dollar
Jack Friedline
Bill Haney
Barbara Jones
Saul Larsen
Jeff Martin
Frank Mizner
Keith Nath
Tom Remes
Paul Wenbert

DOBSON DIRECTORS/STAFF

Phillip Lowry, Board President
Tom Taussig, Vice President
Ben Fernandez, Treasurer
Sherri Harris, Boardmember
Richard Larson, Boardmember
Gaby Mathes, Boardmember
Wendee Murrietta, Secretary
Laurie Nichols, Boardmember
Bob Sassano, Boardmember
Roger Weber, Executive Director
Faye Bristow, Executive Asst.
Donna Chapman, Editor
Lynda Bailey, Liaison

BOARD CANDIDATES

Tanya Dussell
Kathy Henderson
Amanda Sihler

OTHERS PRESENT

Keith Stott, Past President

Dobson Ranch Board President Phillip Lowry welcomed everyone to the meeting and stressed the importance of maintaining the City's assistance in order to continue operating successfully. Mr. Lowry stated that Dobson Ranch has received extensive support from the City during the past year.

Mr. Lowry introduced individuals from Dobson Ranch (boardmembers and staff) and introduced the Mayor, Vice Mayor and Councilmembers who were present at the meeting.

1. Discuss US 60 widening project.

- a. Freeway landscaping
- b. Noise mitigation

Engineering Director Keith Nath discussed the proposed sound walls that will be erected by the Arizona Department of Transportation (ADOT) during the freeway construction period. Mr. Nath pointed out that ADOT has completed a noise study as part of the Environment Impact Statement and said that the Department has since established new criteria relative to noise mitigation. Mr. Nath indicated that as a result of this study there are greater noise restrictions, including an increase in the height of existing sound walls and outlined the segments of the freeway along which wall heights will be increased. In addition to the new height requirements to sound walls, Mr. Nath informed those present that ADOT is proposing to overlay the existing concrete pavement with rubber asphalt, which will positively impact noise mitigation. Mr. Nath stated that the project is a design-build contract, and said that the bid opening will occur on March 16th with construction anticipated to commence in early June.

Mr. Nath indicated that as part of the design-build concept, ADOT will be improving the landscaping adjacent to the freeway and discussed ADOT's intent to maintain the existing mature landscaping as well as the new foliage. Mr. Nath stated that based on discussions with ADOT and the City of Mesa, the Mesa City Council has opted to supplement ADOT's base landscaping contract of \$650,000 per mile by \$140,000 per mile to cover costs associated with maintenance of the enhanced landscaping. Mr. Nath pointed out that the additional landscaping will be primarily located at the interchanges of the US 60 freeway. Mr. Nath estimated that the cost for the landscaping improvements will be approximately \$1.1 million.

In response to a question posed by Councilmember Kavanaugh relative to dust control measures for the project, Mr. Nath reported that the contractor will be required to obtain a dust permit from the County and may also require the contractor to maintain a watering truck on site and establish other means to mitigate the dust problems.

At the request of the Mayor, Mr. Nath informed those present that the City of Mesa is participating in the wall treatment enhancement for the freeways and stated that beyond the standard funding for wall design graphics provided by ADOT, the City is contributing \$1.3 million for additional wall treatment aesthetics for the U.S. 60 freeway. Mr. Nath pointed out the fact that the City recently solicited the services of an artist to provide a concept pattern, representative of the history of Mesa. Mr. Nath indicated that there are several types of concepts depicting Mesa's history, which include random patterns of graphic designs such as orchards, cacti and agricultural crops (cotton fields). Mr. Nath stated that although the sound walls will be painted in a single color, the shades of color will vary depending on the time of day or year.

2. Update on landscaping for Dobson, Baseline and Alma School Roads.

Development Services Manager Jack Friedline stated that because of previous budget restraints, the City of Mesa had not replaced dead vegetation. He stated that during the upcoming year, efforts will be expended to re-establish trees and foliage in the medians located on Dobson, Baseline, and Alma School Roads. Mr. Friedline suggested that Dobson Ranch and the City of Mesa form a partnership to determine the type of landscaping replacement that would result in the greatest benefit. Mr. Friedline also suggested establishing a funding partnership for future landscaping enhancements in the Dobson Ranch area.

In response to a question posed by Board President Lowry, Mr. Friedline stated that the City of Mesa will continue to obtain input from Dobson Ranch Board of Directors relative to any future fencing improvements.

3. Discuss wastewater odor control at Price Road and Baseline Road.

Assistant Utilities Manager Bill Haney provided brief history of the large sewer line located along Baseline Road with a metering station at the intersection of Price Road and Baseline Road. Mr. Haney stated that during the construction phase of the 101 Freeway ADOT found it necessary to lower the sewer line which required the placement of a siphon and resulted in the resurfacing of a historical odor problem that had previously been eliminated. Mr. Haney stated that although ADOT is responsible for the odor problem, the City of Mesa has been working with ADOT to obtain funding for the installation of odor control facilities. Mr. Haney outlined some difficulties the City has experienced with the new facilities but commented that odors should significantly decrease in approximately two weeks.

4. Discuss zoning and development concerns.

- a. Kicks 66 at Guadalupe and Dobson
- b. Vacant Lot at Baseline and Dobson (SE Corner)
- c. Proliferation of communication/cell phone towers

Planning Director Frank Mizner discussed three ongoing development-planning issues in the Dobson Ranch area. Mr. Mizner said that the first issue involves problems associated with the demolition of a bank building for the construction of a Kicks 66 convenience store at the corner of Dobson and Guadalupe Roads. Mr. Mizner stated that subsequent to the demolition of the bank building, it was determined that private deed restrictions exist that prohibit any liquor sales other than by the ABCO store located in the shopping center. Mr. Mizner noted that construction has been halted and this issue remains unresolved.

Mr. Mizner reported that communities are addressing the development issues associated with vacated grocery store buildings and the challenges affiliated with determining an appropriate reuse for those vacated box-type structures.

Mr. Mizner stated that the second development issue involves a vacant lot located on the southeast corner of Baseline Road and Dobson Road (southeast corner). Mr. Mizner said that the issue involves a building permit for retail shops with various tenants located behind the existing bank building and adjacent to the Albertson's store located in the shopping center.

In response to concerns expressed by Boardmember Nichols relative to the fact that the west side of the Albertson's building is unfinished, Mr. Mizner stated that the building will likely remain unfinished until the development of the retail shops proceed. Mr. Mizner indicated that in the meantime, staff will work diligently with the developer to maintain the fence and eliminate the weeds located in the adjacent vacant lot.

Mr. Mizner discussed the necessity for numerous communications towers based on the increasing growth of this industry. Mr. Mizner explained that currently in the City there are eight different carriers with requests for their own tower in an area of their choice. Mr. Mizner distributed a map that depicts all of the communication facilities located in Mesa and commented that there are approximately 8-10 locations in Dobson Ranch.

Mr. Mizner pointed out that the City of Mesa was recently a recipient of an award from the Arizona Planning Association for the establishment of communication tower guidelines and stated that based on those guidelines, the City of Mesa requires companies in the industry to share tower facilities. In addition, companies may be requested to erect vertical elements that may serve as architectural embellishments.

Mr. Mizner noted that Dobson Ranch does not contain any more towers than any other areas in the City and said that the City of Mesa cannot prohibit cell towers from locating in the City simply because of their appearance.

5. Update on the widening of Alma School Road.

Engineering Director Keith Nath reported that the widening of Alma School Road project is not currently in the City's five-year plan. Mr. Nath indicated that the previous two-year project of widening the intersection at Alma School Road and Guadalupe Road alleviated some of the traffic congestion and stated that the City of Chandler is currently in the initial stages of widening the intersection at Alma School and Elliot Roads.

Mr. Nath advised that the City of Mesa is in the process of updating the City's Transportation Plan as part of the Vision 2025 Master Plan Update and commented that through this process the City will be conducting an in-depth study of transportation issues throughout Mesa.

Mr. Nath reported that, although not included in Mesa's current five-year plan, a future project will be to address traffic issues at Longmore and Baseline Roads.

Mr. Nath stated that the Mesa City Council has decided not to proceed with the Dobson Road and Guadalupe Road project based on neighborhood input and commented on the difficulties associated with these types of projects.

6. Adjournment.

Without objection the Joint Meeting with Dobson Association Board of Directors adjourned at 9:02 a.m.

KENO HAWKER, MAYOR

ATTEST:

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 Association Board of Directors held on the 6th day of March, 2001. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 2001

BARBARA JONES, CITY CLERK