

COUNCIL MINUTES

February 13, 2007

The City Council of the City of Mesa met in a Joint meeting with the Dobson Ranch Homeowners' Association Board of Directors at the T.C. Eggington's Brunchery, 1660 Alma School Rd., on February 13, 2007 at 7:30 a.m.

COUNCIL PRESENT

Vice Mayor Claudia Walters
Rex Griswold
Kyle Jones
Tom Rawles
Scott Somers

COUNCIL ABSENT

Mayor Keno Hawker
Mike Whalen

STAFF PRESENT

Debbi Dollar
Jack Friedline
Lt. Andy Alonzo
Barbara Jones
Sgt. Lee Rankin
Scot Rigby
Rod Ross
Ofcr. Nancy Spina

DOBSON RANCH BOARD PRESENT

Ted Disbrow
Katherine Halstead
Barry Hegrenes
Glen Kirk
Shelley Mardany

BOARD ABSENT

Michele Ray-Brethower, Pres.
Kelly Boycks
Sandra Murray

DOBSON RANCH STAFF PRESENT

Lynda Bailey
Faye Bristow
Bob Dowle
Donna Chapman
Renee' Coburn
John Knapp
Kimi Gueringer
Carole Stabile

OTHERS PRESENT

Chuck Fletcher
Tom Taussig

1. Welcome and Introductions.

Vice Mayor Walters requested that each person introduce themselves and discuss who they represent.

2. City plans for Riverview Golf Course.

Management Assistant II, Scot Rigby, commented on the fact that his responsibilities include the current Riverview development east to the Riverview Golf Course and a proposal for the reuse of the Riverview Golf course referred to as the Waveyard project. Mr. Rigby distributed a map, which outlined the areas (120 acres) that are currently in the discussion phase with the City of Mesa and the group interested in developing the Waveyard project. He outlined the proposed development's recreational amenities, which included water rafting, kayaking, surfing, canoeing and various other recreational uses. In addition, Mr. Rigby stated that the project also has a proposal for the development of a resort hotel containing 300+ rooms, and an office and retail development. He stated the opinion that the Waveyard project would serve as a great opportunity for reuse of that property.

Mr. Rigby pointed out that the developers have been diligent in contacting the surrounding neighborhoods in an effort to receive their input regarding the proposed project. He pointed out that the feedback from the neighbors appears to be favorable. Mr. Rigby stated that, at this point, the City of Mesa is waiting for the developers to decide if they wish to proceed with the project at the Riverview site. He indicated that the developers have also had previous discussions with the City of Surprise to research the possibility of locating this project in that City.

In response to a question regarding tax concessions, Mr. Rigby stated that preliminary discussions with the Waveyard group have included a tax incentive component along with a dialogue relative to the value of the property and the financing of the purchased property.

In response to a question regarding the existence of any similar developments, Mr. Rigby indicated that an Olympic white water rapids training facility located just outside of Charlotte, North Carolina appears to be the most comparable as far as the recreational component.

Mr. Rigby emphasized the fact that should this project be located at the Riverview site, the ball fields would be replaced and discussions have taken place regarding the relocation of the current golf course.

3. Changes to Dobson/Guadalupe Intersection.

Deputy City Manager Jack Friedline announced that he is representing the Transportation and Engineering Department in his presentation of this agenda item. Mr. Friedline outlined the modifications to the Dobson/Guadalupe intersection and commented on the controversial northeast corner. He stated that the City's proposal is to add double left-turn lanes to all four corners of the intersection and incorporating right-turn-only lanes on three corners of the intersection excluding the northeast corner due to the location of homes in that area. He reported that the City does not propose to move the stucco walls located behind the homes and stated that no taking of any land would be necessary for this project. He advised that the moving of a curb north approximately twelve feet will be necessary to accommodate the right turn-only lane.

Mr. Friedline commented on the fact that this issue will be addressed at an upcoming Transportation Committee meeting in the near future. He also responded to the suggestion of eliminating the right-turn lane from the City's proposal and stated that although the project could be designed without the right-turn lane, the result would be an increase in traffic congestion.

Dobson Ranch Executive Director, Lynda Bailey, announced that Dobson Ranch Board representatives will be present at the Transportation Committee to present their views regarding the right-hand turn lane.

Councilmember Rawles stated that since the traffic volume in this area is at a level where Engineers may not feel that a right-turn lane is essential in order to relieve congestion, input from the neighborhood could be significant.

In response to a suggestion relative to the possibility of incorporating a right-turn lane into Dobson High School across from Saint Timothy's Church, Mr. Friedline indicated that it will be necessary to have discussions with the School regarding this proposal.

4. City-ADOT cooperation on Price Road sound wall.

Deputy City Manager Jack Friedline commented on the fact that many years ago the Arizona Department of Transportation (ADOT) was prepared to erect a new wall along the frontage road between Guadalupe and Baseline Roads. He pointed out that ADOT, however, required that 100% of the neighbors in the area would need to be in agreement with the project.

Dobson Ranch Executive Director, Lynda Bailey, pointed out that at that time there were four neighbors not in agreement with the erection of a new wall and since that time these neighbors have relocated. She stated the opinion that the wall continues to be a concern aesthetically and negatively impacts the western border.

Mr. Friedline reported that the City is having discussions with Maricopa Association of Governments' (MAG) and commented that this entity may have the funds to assist. He stated that the City's transportation staff will represent Dobson Ranch Board's interest at an upcoming MAG committee meeting to determine if this project would qualify for MAG's Neighborhood Noise Mitigation funding. Mr. Friedline indicated that should the project be funded by MAG the City would then work closely with ADOT and the neighbors to construct a new wall.

5. Dobson Ranch Library Hours.

Deputy City Manager Jack Friedline discussed Mesa's three libraries and pointed out that the Dobson Ranch library is a heavily used facility. He stated that because of its extensive use questions have arisen regarding the possibility of extending library hours on Fridays and Saturdays. Mr. Friedline commented on the fact that without additional revenue the extension of library hours was not feasible. He pointed out that the Red Mountain Library has similar hours of operation as Dobson; Mondays 10:00 a.m. to 6:00 p.m., Tuesdays and Wednesdays from 10 a.m. to 9:00 p.m., Thursdays from 10:00 a.m. to 6:00 p.m. and Fridays and Saturdays with a total of four hours, 1:00 p.m. to 5:00 p.m.

Mr. Friedline indicated that the hours of operation were selected based on statistical data and customer surveys in an effort to optimize usage of the library while at the same time meeting budgetary constraints. He commented that the Library Director indicated that she would be willing to meet with any interested parties to discuss the possibility of making adjustments to the library's current hours of operations.

In response to an inquiry regarding the utilization of volunteers at the libraries, Mr. Friedline reported that currently a great number of volunteers assist in staffing the libraries.

Discussion ensued regarding the possibility of private funding for the extension of library hours. Councilmember Rawles requested that Mr. Friedline direct staff to calculate the amount of funding necessary to extend the library's hours by both five hours and an additional ten hours. Councilmember Rawles stated that should a community show interest in raising the funds, the estimated costs could then be provided. Vice Mayor Walters suggested that the estimated costs should contain a breakdown for each library.

Vice Mayor Walters pointed out that in the libraries alone there are 20,000 hours that are staffed by volunteers and in the City, volunteers donated service totals in excess of 100,000 hours.

6. Dobson Ranch Burglar.

Sergeant Lee Rankin commented on the affects to Dobson Ranch regarding the decentralization of the Police Department and the resources provided to the Dobson substation. Sergeant Rankin stated that as a result of decentralization, the Dobson Ranch District now has ten detectives solely dedicated to working Part 1 crimes that occur within that District. Sergeant Rankin explained that Part 1 crimes include assaults, burglaries and thefts including vehicles and burglaries. He reported that the District also houses street crime detectives that investigate drug activities, vice and any crimes that are not considered Part 1 criminal activities.

Sergeant Rankin introduced Detective Nancy Spina who is currently working on a series of burglaries that recently occurred in the Dobson Ranch area. Detective Spina spoke of five recent burglaries which the department believes to be suspect-related. She suggested that residents be alert and report any suspicious activities in their neighborhood.

Dobson Ranch Executive Director, Lynda Bailey, reported that based on the recent criminal activities in the Dobson Ranch area, the Board has received approximately four to six requests to initiate a Neighborhood Watch Program for their neighborhood.

Ms. Bailey stressed the importance of educating the Police Department regarding the actual boundaries surrounding the Dobson Ranch area in an effort to ensure that any future communication specifically relates to criminal activities that occur only in the Dobson Ranch area.

Discussion ensued regarding the use of email to disperse information and the fact that the Internet is a quick and effective means to alert a community to any criminal activity taking place in the area. Ms. Bailey informed Lieutenant Alonzo that Dobson Ranch has established a hot-line email – “Neighborhood Alert” by which residents of the community can alert other homeowners of any suspicious activity in the area. She pointed out that this exchange of information (community alert) might avert the suspect(s) ability to successfully commit future crimes in the area.

7. Other questions.

Discussion ensued regarding the blighted area located north of Fiesta Mall on the northwest corner of Alma School Road and Southern. Councilmember Rawles commented on the fact that the City’s Code Compliance Department is in contact with the developer and is in the process of enforcing any code violations. Councilmember Rawles pointed out that although the developer is not required by law to redevelop the area, the property must remain in compliance.

Councilmember Rawles commented on the district meetings that have been held and stated that the City Manager believes that the meetings are an excellent opportunity for the City to outline the services provided to citizens and address any concerns they may have.

8. Adjournment.

Without objection, the Joint Meeting with the Dobson Ranch Homeowners’ Association Board of Directors adjourned at 8:50 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 Ranch Homeowners' Association Board of Directors held on the 13th day of February 2007. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 2007

BARBARA JONES, CITY CLERK

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