

COUNCIL MINUTES

June 23, 1997

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 23, 1997, at 4:45 p.m.

COUNCIL PRESENT

Mayor Wayne Brown
Pat Gilbert
John Giles
Dennis Kavanaugh
Wayne Pomeroy
Jim Stapley

COUNCIL ABSENT

Joan Payne

STAFF PRESENT

C.K. Luster
Wayne Balmer
Cindy Barris
Neal Beets
Dennis Compton
Fred Conway
Linda Crocker
Jack Friedline
Joe Holmwood
Lars Jarvie
Harry Kent
Wayne Korinek
Ron Krosting
Karen Kurtz
Dorinda Larsen
Larry Lines
Rich Lorig
Greg Marek
Jeff Martin
Sandy Mason
Mark Meyers
Dave Nichols
Bryan Raines
Tom Remes

STAFF PRESENT (CONT.)

Becky Richardson
Denise Samuel
Sharon Seekins
Jenny Sheppard
Kevin Snow
Dave Spaur
Doug Tessororf
Jamie Warner
Mindy White
Ralph Wisz
Others

OTHERS PRESENT

Stephen Earl
Margie Frost
Keno Hawker
Joan Newth
Dan Nowicki
Others

Councilmember Payne was not present at the meeting.

1. Hear and consider a report regarding a proposal to close Center Street and acquire certain land for a Downtown Education Center.

Community Development Manager Wayne Balmer and Redevelopment Director Greg Marek addressed the Council relative to this agenda item.

Mr. Marek provided the Council with an outline of a Council Report prepared by staff (See Attachment) and stated that staff has prepared preliminary cost estimates, traffic studies, evaluations relative to the proposed closure of Center Street and property acquisition requested by the Mesa School District to construct a Downtown Education Center.

Discussion ensued relative to property acquisitions, infrastructure, the School District's intention to invest \$20 million in the downtown area, and the possible future development of an Arts and Entertainment Facility at the southeast corner of Main and Center Streets.

Mayor Brown spoke in support of the project, the fact that the School District is willing to expend \$20 million dollars on the project, and the positive impacts of the proposal on downtown redevelopment.

City Manager Charles Luster expressed the opinion that a number of the proposed project facilities may be relocated and explained that this action would reduce utility relocation expenses. Mr. Luster added that the previously discussed acquisition of property on 2nd Avenue at an approximate cost of \$1 million does not appear to be a priority of the School District.

Additional discussion ensued relative to the proposal and the possible development of an aquatics facility in East Mesa in the future.

Councilmembers Kavanaugh, Pomeroy, and Giles and Vice Mayor Gilbert also spoke in support of staff's recommendations.

Mayor Brown expressed appreciation to staff for their presentation.

2. Acknowledge receipt of minutes of meetings of various boards and committees and consider action items.

- a. Crime Prevention Advisory Board meeting held June 18.
- b. Traffic Safety Committee meeting held June 17.

It was moved by Councilmember Giles, seconded by Councilmember Pomeroy, that receipt of the above listed minutes be acknowledged.

Mayor Brown declared the motion carried unanimously by those present.

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

Mayor Brown advised that there were no reports on meetings and/or conferences attended.

4. Scheduling of meetings and general information.

City Manager Charles Luster advised that the meeting schedule is as follows:

Tuesday, June 24, 1997 - Special Council Meeting to convene an Executive Session

Friday, June 27, 1997, 7:30 a.m. - Council Study Session

Friday, June 27, 1997, 8:30 a.m. - Utility Committee Meeting

Thursday, July 10, 1997, 4:00 p.m. - Council Policy Session

Economic Development Director David Spaur invited the Council to attend a MEGACORP breakfast meeting on June 26, 1997. Mr. Spaur reported that MEGACORP's five-year plan will be reviewed and added that a public signing of the Strategic Alliance with 27 participating organizations will also occur at that time.

5. Review items on the agenda for the June 23, 1997 Regular Council Meeting.

All of the agenda items were reviewed among the Council and staff, with no formal action taken. There was particular discussion with regard to the following agenda items:

9. Consider the following resolutions:

- *c. Authorizing the City Manager to execute Amendment No. 3 to the agreement between the City of Mesa and Dave Transportation Services, Inc.

In response to a question from Vice Mayor Gilbert, Transportation Director Ron Krosting provided the Council with brief background information relative to this agenda item.

*13.1. Consider write-off of utility and miscellaneous accounts.

Mayor Brown requested that this item be removed from the Consent Agenda.

15. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding ordinances:

- a. **Z96-87**

Community Development Manager Wayne Balmer noted that the applicant has agreed to reduce the number and size of lots contained in the project and added that the applicant has reached an agreement with the Gilbert School District. Mr. Balmer stated that all opposition to the case has been withdrawn.

- c. **Z97-15**

Mr. Balmer informed the Council that a letter has been received from the applicant requesting that this case be continued to the July 7, 1997 Regular Council Meeting.

Mayor Brown requested that this item be placed on the Consent Agenda to be continued to the July 7, 1997 Regular Council Meeting.

i. **Z97-45**

Mayor Brown requested that this item be placed on the Consent Agenda.

6. Prescheduled public opinion appearances (Prescheduled appearances will begin at 5:30 p.m. There will be a maximum of three speakers for five minutes per speaker).

a. Hear from Jennifer Cox regarding the Video Update store.

City Attorney Neal Beets informed the Council that Ms. Cox has requested that she be allowed to present her remarks at the Study Session following the Regular Council Meeting, under Items from citizens present, rather than at this time.

Mayor Brown stated that Ms. Cox will be provided an opportunity to provide input as requested.

7. Adjournment.

Without objection, the Study Session adjourned at 5:25

WAYNE BROWN, MAYOR

ATTEST:

BARBARA JONES, CITY CLERK

Attachment

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 23rd day of June 1997. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11th day of July 1997

BARBARA JONES, CITY CLERK

ATTACHMENT

PRELIMINARY

COUNCIL REPORT

Date: June 23, 1997

To: City Council

Through: C.K. Luster, City Manager

From: Wayne Balmer, Community Development Manager

Subject: Center Street Closure and Land Acquisition for Downtown Education Center

Purpose and Recommendation

On April 24, 1997 during a joint meeting of the Council Transportation and General Development Committees, Council members discussed a report prepared by Bolduc, Smiley & Associates, Inc. regarding the closure of Center Street as part of the proposed Downtown Education Center (DEC). Also, during the budget process the Mesa School District asked the city to acquire properties for the DEC. Council's direction to staff was to evaluate the cost of the Center Street closure and the property acquisition as requested by the Mesa School District.

In order to have the School District construct the Downtown Education Center and invest \$20 million in the downtown, the City has been asked to acquire additional property and close Center Street. At the same time, there has been some discussion about the construction of a new City Arts and Entertainment Center at the southeast corner of Main and Center Streets. The closure of Center Street would affect access to the Town Center from Broadway Road. The Downtown Education Center either by itself, or in conjunction with the Arts and Entertainment Center, could justify the closure of Center Street from Second Avenue to Broadway Road. It is recommended that we study the issues related to the closure in more detail and that should we elect to close Center Street, the closure should be done in conjunction with the construction plans by the School District.

Background

The City Transportation Division hired the traffic engineering firm of Bolduc, Smiley & Associates to evaluate the closure of Center Street for the proposed Downtown Education Center. A conceptual site plan has been prepared by the School District (see attached) which shows Center Street closed at Second Avenue. Based on the site plan, which has not been reviewed by the City, additional land would need to be acquired along the south side of Second Avenue between Center and SIRRINE Streets and along Broadway Road from SIRRINE Street to the west of Center Street.

In the report prepared by Bolduc, Smiley & Associates, a number of issues were addressed. Many of these issues revolved around increasing traffic and congestion on other north-south streets and improvements that would be needed to handle this additional traffic. Additionally, increased traffic on SIRRINE Street would impact the Franklin-West Elementary School and possibly require a gated railroad crossing.

In its proposal for the Downtown Education Center (DEC), the Mesa School District plans to develop an education campus that would include schools from the elementary to high school level, an aquatics complex, conference center, and various academic buildings. Investment in this project is estimated at \$20 million. This would be a significant redevelopment project in downtown and on the south side of Main Street.

Discussion

In order to understand the budgetary impact of closing Center Street and acquiring the land requested by the School District, cost estimates have been made regarding the physical improvements necessary to implement the closure and the land acquisition needed for the project.

Physical Improvements

Physical improvement costs are divided into two categories: traffic improvements and infrastructure. If Center Street is closed between Second Avenue and Broadway Road, the following traffic improvements may be needed:

Left turn signals added to four intersections (Center/Broadway, Macdonald/Broadway Macdonald/First Ave., Center/First Ave.)	\$100,000
Gated railroad crossing on SIRRINE	200,000
Two new traffic signals (SIRRINE/First Ave., SIRRINE/Broadway)	140,000
Rerouting of bus routes	<u>2,500</u>
Subtotal	\$342,500

Based on an analysis by the Engineering Department, the following infrastructure improvements may be needed if Center Street is abandoned between Second Avenue and Broadway Road, and if the DEC is developed as shown on the attached site plan:

Street removal	\$ 59,600
Street improvements	62,500
Water line relocation	285,000
Sewer line improvements	63,000
Gas line relocation and improvements	32,600
Storm drain improvements	149,000
Electric improvements	<u>80,000</u>
Subtotal	\$731,700

Land purchases necessary for this project include the properties along the south side of Second Avenue between Center and Serrine Streets, and the property owned by the railroad from Serrine Street to the area west of Center Street. For this report, the acquisition of the historic Bagley/Wallace home was not included, and it is shown on the School District's site plan as remaining. Cost estimates prepared by the Real Estate Department for these land purchases are:

Railroad property	\$1,500,000
Second Avenue between Center and Serrine Streets	<u>1,000,000</u>
Subtotal	\$2,500,000

In summary, the cost breakdown to close Center Street from Second Avenue to Broadway Road and complete the land acquisition is the following:

Traffic improvements	\$ 342,500
Infrastructure improvements	731,700
Land acquisition	<u>2,500,000</u>
Total	<u>\$3,574,200</u>

The site plan also shows an aquatics center that would be constructed using city bond funds. Neither the specific location within the site, nor the design amenities to be provided have been determined at this time. The site plan shows one possible location.

Fiscal Impact

With the City's investment of \$3.5 million, the Mesa Public School District proposes to invest \$20 million in the project. This also is a major redevelopment project south of Main Street and would complement the Arts and Entertainment Center if its located at the southeast corner of Main and Center Streets. The city funds for this project could be spread over several years, with land acquisition occurring in the early years and the infrastructure occurring in the later years when the School District begins construction.

Concurrence

The Downtown Development Committee supports the closing of Center Street for this project. The Mesa Town Center Corporation supports the Downtown Education Center, but has not taken a vote on closing Center Street. The Mesa School District is asking the City Council for an official position on closing Center Street so it can decide whether or not to pursue the project.

Staff Originator

Division Manager

Department Manager

City Manager

Attachment: Site Plan for Downtown Education Center