

COUNCIL MINUTES

June 1, 2000

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 1, 2000 at 7:30 am.

COUNCIL PRESENT

Mayor Wayne Brown
Jim Davidson
John Giles
Keno Hawker
Bill Jaffa
Dennis Kavanaugh
Pat Pomeroy

COUNCIL-ELECT PRESENT

Claudia Walters

STAFF PRESENT

Mike Hutchinson
Don Ayers
Neal Beets
Gary Bradley
Mike Brennan
Bob DeLeon
G.T. Fowler
Pat Granillo
Joe Holmwood
Barbara Jones
Karen Kille
Wayne Korinek
Dorinda Larsen
Frank Mizner
Keith Nath
Joe Padilla
Ellen Pence
David Plumb
Bryan Raines
Andrea Rasizer
Tom Remes
Regan Robbins
Fred Rosenfeld

STAFF PRESENT (CONT.)

Sharon Seekins
Jenny Sheppard
Jan Strauss
Walter Switzer
Doug Tessendorf
Lois Underdah
Jamie Warner
Bill Way
Judy Wessel
Mindy White
Larry Woolf
Others

OTHERS PRESENT

Betty Beard
Charlie Deaton
Jan Hibbard
Sean Lake
Barrett Marson
David Molina
Ralph Pew
Fred Rosenfeld
C.K. Sato

1. Review items on the agenda for the June 5, 2000 Regular Council Meeting.

Mayor Brown invited Councilmember Hawker to preside over this first agenda item.

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:

10. Conduct a public hearing for the following General Plan Amendment:

- a. GP99-1 North of the northeast corner of Greenfield Road and Brown Road. Change from Neighborhood Commercial (NC) to Medium High Density

Residential (5 to 15 du/ac) 8+ acres. NEC Greenfield and Brown Roads, Ltd., owner; Mark Reeb, applicant. **CONTINUED FROM THE MAY 1, 2000 COUNCIL MEETING (SEE ITEM No. 14j).**

Planning Director Frank Mizner informed the Council that at the request of the applicant, this case has been withdrawn.

12. Consider the following contracts:

- *p. Sulfide Control Station. City of Mesa Project No. 96-53.
- *s. Street Improvements at Various Locations. City of Mesa Project No. 99-101.
- *t. Highland Junior High School Athletic Field Lighting. City of Mesa Project No. 00-92.

Councilmember Hawker indicated that he had potential conflicts of interest in connection with the above-listed three items (*p, *s & *t) which he wanted reported in the minutes of the meeting, and because of such conflicts of interest, he would refrain from voting upon or otherwise participating in any manner in connection with same.

14. Consider the following resolutions:

- *j. GP99-1 North of the northeast corner of Greenfield Road and Brown Road. Change from Neighborhood Commercial (NC) to Medium High Density Residential (5 to 15 du/ac) 8+ acres. NEC Greenfield and Brown Roads, Ltd., owner; Mark Reeb, applicant.

Mr. Mizner informed the Council that at the request of the applicant, this case has been withdrawn.

- *k. Granting an easement to Salt River Project for underground power at the Reed Park Skate Court.
- *l. Granting an easement to Salt River Project for underground power at the Dobson Ranch Golf Course.

Councilmember Davidson indicated that he had potential conflicts of interest in connection with the above-listed two items (*k & *l) which he wanted reported in the minutes of the meeting, and because of such conflicts of interest, he would refrain from voting upon or otherwise participating in any manner in connection with same.

15. Consider the following ordinances:

- *b. Amending Sections 11-13-2 and 11-18-9 specifying mandatory review of churches by the Design Review Board.

In response to a question from Councilmember Pomeroy, City Attorney Neal Beets noted that Design Review Boards in the cities of Phoenix, Tempe and Chandler are currently performing

case reviews on churches. Mr. Beets stated that he would conduct additional investigation to confirm whether legislation exists that would affect the City's ability to review church designs.

Councilmember Hawker stated that this item will be removed from the consent agenda.

16. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding Ordinances:

- *a. Z00-14 The 1200 and 1300 blocks of North Greenfield Road - east side. Rezone from C-2 to R1-6-PAD (8+acres). This case involves the development of a Z-lot single residential subdivision. Mark Reeb, owner/applicant.
CONTINUED FROM MAY 1, 2000 COUNCIL MEETING.

Mr. Mizner informed the Council that at the request of the applicant, this case has been withdrawn.

- *b. Z00-16 North and east of the northeast corner of Power and McKellips Roads. Rezone from R1-35 and R1-35 (conceptual C-2) to C-2 (20+acres). This case involves the development of a Target Store, retail shops and pad buildings. Norman Saba, owner; Bruce Utterback, applicant.

Councilmember Hawker stated that this item will be removed from the consent agenda.

Councilmember Davidson expressed appreciation to the developer for addressing the concerns of the Council and reducing the number of drive-thru restaurants to one.

- *c. Z00-21 560 South Country Club Drive. Rezone from C-3 and R1-6 to R-3 (4+acres). This case involves the development of two-story apartments. Vera Vasilov, owner; Kristi Kenney, applicant.

In response to a question from Councilmember Davidson, Mr. Mizner noted that the surrounding neighbors are in support of this development, but noted that the neighbors are opposed to any pedestrian access onto Date Street. Mr. Mizner added that the neighbors' request would impede travel for local residents and force them to travel onto Country Club Drive.

Councilmember Hawker stated that this item will be removed from the consent agenda.

- *j. Z00-33 The 2200 block of North Center Street (west side). Rezone from AG to M-1 (8+ acres). This case involves the development of a print shop. Owens Broadcasting, owner; Represented by Michael Owens; Commercial Lithographers, applicant; Represented by: Stewart Hogue.

Mr. Mizner provided the Council with a brief synopsis of this agenda item. Mr. Mizner indicated that the applicant has attended recent meetings with the residents of the subject Lehi neighborhood and said the neighbors have expressed support regarding the proposed development.

Councilmember Jaffa requested that staff provide additional information to Council relative to landscaping buffers surrounding the proposed development site.

- *k. Z00-34 The southwest corner of Stapley and US 60. Site Plan Modification (14+acres). This case involves development of retail pad buildings. Bill Kelly, Glenwood Development Company, owner; Sean Lake, applicant.

In response to a question from Councilmember-Elect Walters, Mr. Mizner advised that a specific user has not yet been determined for the proposed service station located at this site. Mr. Mizner noted that the Design Review Board will have final approval over the plans. Mr. Mizner discussed staff's concerns regarding the mixture of land uses and the fact that there are a number of existing service stations within a half mile of this site. Mr. Mizner also emphasized staff's intention to initiate appropriate measures to ensure that the design will not detract from the existing businesses in the area.

Councilmember-Elect Walters expressed the opinion that it is vital that the applicant examine alternative land uses for the proposed site.

- m. Z00-36 The southwest corner of 106th and Broadway. Rezone from R1-9-DMP (conceptual R-3) to R1-6-PAD-DMP (11+ acres). This case involves development of patio homes. Curtis Coughlin, owner; Kaufman and Broad, applicant. Represented by: Leigh Cover.
- n. Z00-37 The 400 block of South Crismon Road (east side). Rezone from R1-9-DMP (conceptual R-3) to R1-6-PAD-DMP (11+ acres). This case involves development of patio homes. Curtis Coughlin, owner; Kaufman and Broad, applicant. Represented by: Leigh Cover.

Mr. Mizner stated that at the request of the applicant, the above two cases (m & n) have been withdrawn.

Councilmember Hawker stated that agenda items m & n will be placed on the consent agenda for withdrawal.

2. Hear a presentation and discuss recommendations from the Citizen Bond Review Committee 2000.

Citizen Bond Review Committee – 2000 Chairman C.K. Sato addressed the Council relative to this agenda item and presented the Committee's findings. Chairman Sato advised that as a result of extensive discussions, the Committee decided to focus its attention primarily on the issuance of bonds with regards to Parks & Recreation projects and one Capital Improvement project which includes the Municipal Court Building. Chairman Sato added that the Committee voted unanimously with regard to placing the remaining bond proposals on the ballot of the March 2002 election.

Chairman Sato remarked that relative to the proposed land acquisition and the Parks & Recreation bonds, that seven of the eleven Committee members voted that both proposals, which total approximately \$43 million, be included on the September 12, 2000 ballot. Chairman Sato said that the other four members expressed the opinion it is important to include the land acquisition bonds on the September ballot at a minimum primarily due to the limited availability of multi-acre parcels strategically located throughout many neighborhoods. Chairman Sato added that the Committee felt strongly that the City should acquire the land rather than allow it to be purchased by land developers. Chairman Sato noted that the land acquisitions would total approximately \$22

million and the remaining \$21 million would be designated for development and renovation of various Parks & Recreation locales.

Councilmember Kavanaugh expressed appreciation to Chairman Sato and the Committee for their efforts.

In response to a question from Councilmember Jaffa, Chairman Sato indicated that the \$22.3 million on a per acre basis varied for the neighborhood parks, ranging from \$60 to \$80,000 per acre, and said that the largest purchase would be a 210-acre site on State Trust Land, which was priced at \$55,000 an acre. Chairman Sato noted that all of the land acquisitions have been earmarked for the next 12 to 18 months, and noted that it was the consensus of the Committee that the sooner the Council granted approval for the purchase, the quicker the City could acquire the parcels at today's prices.

Chairman Sato expressed the opinion that voters may have construed ballot language voting no on the bond issues meant they were voting against the implementation of a property tax. Councilmember Jaffa concurred with Chairman Sato and noted that it has always been the law that as part of the bond competence, the City has to provide for a secondary property tax in order to meet the bond applications.

Discussion ensued relative to expansion of the Municipal Court Complex and the 6th Street Service Center.

Chairman Sato said that in an effort to better inform the voters of the specific bond issues, the Committee recommended that the development of an informational pamphlet would be beneficial and assist the voters in understanding the various bond issues.

Councilmembers Jaffa and Davidson expressed appreciation to Chairman Sato and the Committee for their efforts.

Vice Mayor Giles expressed appreciation to Chairman Sato and his Committee for their efforts and concurred with the recommendations of the Committee.

In response to a question from Vice Mayor Giles relative to the Committee's decision to delay construction of the Municipal Court Complex, Chairman Sato stated that although the Committee felt that both the City Court Complex and the 6th Street Service Center are in need of expansion, the focus of the Committee's recommendations was limited to bond issues which would most likely be approved by the voters in September 2000 or March 2001.

Mayor Brown and Vice Mayor Giles commended Chairman Sato and the Committee on their sensitivity relative to the political issues and their assessment of the situation. Vice Mayor Giles requested that staff provide the Council additional input regarding proceeding with the City Court Complex renovation and expansion.

Councilmember-Elect Walters thanked Chairman Sato and the Committee for their hard work and their diligent effort. Councilmember-Elect Walters emphasized the fact that the expansion of the City Court Complex is imperative considering the anticipated increase in the number of police officers that will be hired by the City of Mesa.

Councilmember Pomeroy thanked Chairman Sato and the Committee for their efforts.

Discussion ensued relative to the fact that the ballots can be specifically defined in an effort to provide more definitive information to the voters; however, because the County balloting system is utilized, the City must work within given parameters relative to the use of space on the ballot.

In response to a question from Mayor Brown, City Manager Mike Hutchinson noted that the handout distributed to Council reflects the potential bond authorization groupings. Mr. Hutchinson added that the only difference between the Committee's recommendations and the recommendations presented to the Council was the removal of a \$3.2 million new swimming pool at Smith Jr. High and two multi-use path development projects, McDowell to Greenfield and Greenfield to Granite Reef, for a total cost of \$4.5 million. Mr. Hutchinson added that both items were included in the recommendations from the Bond Committee, but reported that the staff felt those issues could be deferred to the March 2002 ballot.

Discussion ensued relative to the issuance of the proposed bond for the Recker and Thomas Youth Sports Complex, the fact that the primary focus of the bond is to provide more youth athletic fields, including soccer, baseball and softball, the fact that the facility contains no building structures, the fact that the name "Youth Sports Complex" could be confusing to the voters, and the possibility of exploring alternative names for the facility.

Mayor Brown informed staff that the Special Council Meeting would be temporarily delayed to provide staff an opportunity to compose a revised draft of special bond election questions.

Councilmember Hawker stated that although he opposes the placement of any bonds on the September ballot, he would consider \$11.6 million for park land acquisition due to the fact that if the City does not purchase a large regional park area now, the property may not be available in the future. Councilmember Hawker added that he would prefer a geographic dispersion of parcels that would allow all areas of Mesa to be represented with some form of regional park site.

Additional discussion ensued relative to the proposed Recker-Thomas Road Youth Sports complex, athletic field lighting, the possibility of combining neighborhood and community park land acquisition into one question, and the fact that seven of the eleven members of the Bond Review Committee voted in support of combining the items into one question to be presented to the voters.

Mayor Brown directed staff to analyze various suggestions presented by the members of the Council and compose an additional draft of the official ballot questions for additional review and consideration by the Council.

Mayor Brown thanked Chairman Sato and the Bond Review Committee for their input.

3. Hear an update on new Police district and beat realignments.

Assistant Police Chief Greg Fowler referred to graphics displayed in Council Chambers and provided Council with a brief overview of this agenda item. Chief Fowler stated that because the City's demographics have dramatically changed and the Superstition Freeway is no longer a viable alternative for prompt police officer response to calls in an east-west direction, the Department has instituted a new beat realignment of district boundaries which will enable officers to travel more expeditiously in a north-south direction. Chief Fowler detailed the new districts including the Superstition District, the Falcon District, Central District and Dobson District.

Chief Fowler indicated that the revised system will reduce Departmental response times and will improve the efficiency and effectiveness of the Police Department's service to the community.

Councilmember Davidson expressed appreciation to Chief Fowler for his presentation.

4. Acknowledge receipt of minutes of various boards and committees.

- a. Downtown Development Committee meeting held May 18.
- b. Economic Development Advisory Board meeting held May 2.
- c. Historic Preservation Committee meeting held May 11.
- d. Human Relations Advisory Board meeting held April 26.

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

Carried unanimously.

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

Mayor Brown advised that due to time constraints, this agenda item would not be discussed at this time.

6. Scheduling of meetings and general information.

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

Monday, June 5, 2000, 4:30 p.m. – Council Study Session

Monday, June 5, 2000, 5:45 p.m. – Regular Council Meeting

Thursday, June 8, 2000, 7:30 a.m. – Council Study Session

7. Prescheduled public opinion appearances.

There were no prescheduled public opinion appearances.

8. Items from citizens present.

There were no items from citizens present.

9. Adjournment.

Without objection, the Study Session adjourned at 9:17 a.m.

WAYNE BROWN, MAYOR

ATTEST:

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 1st day of June, 2000. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 2000

BARBARA JONES, CITY CLERK

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