

# COUNCIL MINUTES

January 28, 1999

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 January 28, 1999 at 7:45 a.m.

## COUNCIL PRESENT

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

## COUNCIL ABSENT

None

## STAFF PRESENT

C.K. Luster  
Wayne Balmer  
Cindy Barris  
Neal Beets  
Jaime Brennen  
Dennis Compton  
Fred Conway  
Bob Deleon  
Gerry Dillehay  
Jack Friedline  
Joe Holmwood  
Mike Hutchinson  
Barbara Jones  
Richard Kasper  
Harry Kent  
Wayne Korinek  
Ron Krosting  
Dorinda Larsen  
Rich Lorig  
Greg Marek  
Jeff Martin  
Tray Mead  
Keith Nath

## STAFF PRESENT (CONT.)

Ellen Pence  
David Plumb  
Ron Poulin  
Bryan Raines  
Andrea Rasizer  
Tom Remes  
Becky Richardson  
Sharon Seekins  
Jenny Sheppard  
Jan Strauss  
Ursula Strehpans  
Doug Tessoroff  
Mike Whalen  
Mindy White  
Others

## OTHERS PRESENT

Robbie Sherwood  
David Udall  
Marilyn Wennerstrom  
Others

### 1. Review items on the agenda for the February 1, 1999 Regular Council Meeting.

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

(Items were discussed out of order but for purposes of clarity, will remain as listed on the agenda.)

### 5. Consider the following contracts.

- \*a. One-year renewal of the supply contract for leather drivers' gloves for the Materials and Supplies Division warehouse inventory. These gloves are used by a variety of City departments.

In response to questions from Councilmember Pomeroy, Purchasing Director Sharon Seekins explained the purpose of utilizing leather gloves and delineated anticipated costs and departments who will use the gloves.

- \*f. One infrared camera and measuring device as requested by the Utilities Department. This equipment is used for preventative maintenance of overhead and underground power lines and equipment.

In response to questions from Councilmember Hawker, Utilities Manager Dave Plumb explained the proposed contract, stating that the equipment will be purchased by the City but will be available for loan to other entities.

Ms. Seekins advised that staff will provide information pertaining to the recommendation not to purchase a one-year extended warranty.

(Councilmember Jaffa arrived at the meeting at 7:55 a.m.)

- \*k. 97/98 neighborhood lighting, Broadway Road to 8th Avenue, Mesa Drive to Hobson. City of Mesa Project No. 98-21.

In response to questions from Councilmember Davidson, Transportation Director Ron Krosting spoke concerning neighborhood requests, Community Development Block Grant (CDBG) funding, eligibility, and scheduling. Councilmember Davidson requested a listing of neighborhoods who have requested/are in need of street lighting.

- \*l. Site 16 alley construction. City of Mesa Project No. 98-60.

Councilmember Hawker indicated that he had a potential conflict of interest in connection with the matter now under discussion which he wanted recorded in the minutes of the meeting, and because of such conflict of interest, he would refrain from voting upon or otherwise participating in any manner in connection with same.

Mayor Brown stated that this item will be removed from the consent agenda.

7. Consider the following resolutions.

- \*b. Ordering work on Special Improvement District No. 239.

Councilmember Hawker indicated that he had a potential conflict of interest in connection with the matter now under discussion which he wanted recorded in the minutes of the meeting, and because of such conflict of interest, he would refrain from voting upon or otherwise participating in any manner in connection with same.

Mayor Brown stated that this item will be removed from the consent agenda.

- \*c. Providing support for the application of HFM to the Maricopa HOME Consortium for funding under the HOME Investment Partnerships Program.

*and*

- \*d. Providing support for the application of A.R.M. of Save the Family to the Maricopa HOME Consortium for funding under the HOME Investment Partnerships Program.

Councilmember Hawker questioned the purpose of the proposed resolutions, commenting that specific sites have not been identified. Community Development Manager Wayne Balmer said that both applications represent requests that agencies have submitted to Maricopa County for funding under federal programs. Mr. Balmer advised that the requests for funding must be accompanied by a resolution of support from the governmental jurisdiction in which projects are to be located.

Mr. Balmer reported that the resolutions do not reference specific sites but indicated that Site 23 could accommodate the Housing for Mesa (HFM) proposal. (The City received only one response to the Request for Proposals for Site 23.) Mr. Balmer clarified that approval of the resolutions does not constitute approval for a specific site (e.g., Site 23) and that a list of several potential sites is available. Mr. Balmer stated that funding cannot be obtained without resolutions of support.

In response to a question from Councilmember Hawker, Mr. Balmer said that the request for funding from A.R.M. of Save the Family is to purchase a four-plex in the East Valley, which could be located in Mesa if an appropriate site is available.

Councilmember Jaffa commented concerning the anticipate role of an urban planner and reiterated that approval of the resolution does not constitute approval of a project for Site 23.

- \*e. Granting an underground power easement to Salt River Project for a City of Mesa reservoir and pump station located at Thomas and Hawes Roads.

Councilmember Davidson indicated that he had a potential conflict of interest in connection with the matter now under discussion which he wanted recorded in the minutes of the meeting, and because of such conflict of interest, he would refrain from voting upon or otherwise participating in any manner in connection with same.

Mayor Brown stated that this item will be removed from the consent agenda.

- 8. Consider the following ordinance.
  - a. Historic Preservation Overlay District for the Evergreen District (HP98-001) (generally bordered on the south by University Drive; on the north by 8th Street; on the west by Robson Street; and on the east by Macdonald Street).

Vice Mayor Giles indicated that he had a potential conflict of interest in connection with the matter now under discussion which he wanted recorded in the minutes of the meeting, and because of such conflict of interest, he would refrain from voting upon or otherwise participating in any manner in connection with same.

Mayor Brown noted that this item will remain off the consent agenda.

- 9. Consider the following subdivision plats.
  - \*a. "MESA SPECTRUM" - The 1300 block of East Baseline Road (north side); 7 M-1-CUP commercial lots (37.39 acres). Vestar Arizona XXVI, L.L.C., Wal-Mart Real Estate Business Trust and Baseline Park Properties, Ltd., developers; Cella Barr Associates, Inc., engineer.

In response to a question from Councilmember Jaffa, Mr. Balmer explained that Wal-Mart has previously been approved for this location at Baseline and Stapley Roads and that the subdivision plat represents a more precise design to complete the building permit and approval process.

Councilmember Kavanaugh requested that this item be removed from the consent agenda for further discussion.

City Manager Charles Luster presented a recommendation from the Joint Transportation Committee/Transportation Advisory Board to add to the agenda for the February 1, 1999 Regular Council Meeting a resolution in support of an Arizona Department of Transportation (ADOT) proposal to add high occupancy vehicle (HOV) and general use (through) lanes to the Superstition Freeway.

Councilmember Hawker, Chairman of the Transportation Committee, provided an overview of the proposed resolution and discussions by the Transportation Committee and Transportation Advisory Board.

Councilmember Kavanaugh indicated support for the HOV lanes.

Mayor Brown spoke concerning discussions with the Maricopa Association of Governments (MAG) and his role as Chairman of the MAG Transportation Subcommittee. Mayor Brown commented that the ADOT proposal may be premature. Mayor Brown stated support for improvements to the Superstition Freeway but suggested that this matter be delayed pending negotiations.

Assistant to the City Manager Jeff Martin expressed the opinion that the addition of general use (through) lanes is appropriate as recommended by the ADOT consultant. Mr. Martin commented that an alternative compromise may be achieved in the future but recommended support of the ADOT proposal at this time. Mr. Martin noted ADOT's deadline of February 1, 1999 for input. Mr. Martin advised that the addition of general use (through) lanes simultaneously with the HOV lanes will minimize inconvenience to the public.

Mayor Brown said that he will not support a resolution at this time.

Discussion ensued concerning projected costs, funding, and the revised MAG freeway acceleration proposal. Mr. Martin advised that a new map from MAG is anticipated early next week.

Mr. Martin stated that MAG is supportive of HOV lanes but not general use (through) lanes. Mr. Martin noted that a compromise may be developed soon but reiterated his support for the ADOT proposal at this time.

Mr. Luster noted that the proposal to add to the agenda a resolution in support of the ADOT proposal is not a recommendation from staff but from the Transportation Committee.

Councilmember Pomeroy stated that as a Transportation Committeemember he voted in favor of recommending the resolution to Council but indicated a willingness to delay action given Mayor Brown's comments.

Councilmember Hawker said that he was unaware of ongoing discussions but suggested that any plan chosen be implemented as one process rather than phases to minimize disruption.

Councilmember Jaffa stated support for postponing the matter pending negotiations.

Mayor Brown spoke regarding the importance of timing and commented that additional negotiations with the City of Tempe may be necessary.

Councilmember Davidson indicated agreement to delay action to allow an opportunity for continued negotiations.

Mayor Brown suggested that a resolution in support of the ADOT proposal be placed on the agenda for the February 1, 1999 Regular Council Meeting to alert citizens to the issue but recommended that action on the matter be continued to allow additional continued negotiation.

Vice Mayor Giles concurred with Mayor Brown's suggestion.

2. Consider a report on the construction schedule for the Main Street Streetscape Project (Robson to Lewis).

Councilmembers Jaffa and Pomeroy indicated that they had a potential conflict of interest in connection with the matter now under discussion which they wanted recorded in the minutes of the meeting, and because of such conflict of interest, they would refrain from voting upon or otherwise participating in any manner in connection with same.

Councilmember Hawker stated that he would typically declare a potential conflict of interest in connection with a matter such as this, but because he previously excluded his firm from working on this project and will continue to do so, he will participate in discussion and voting on this item.

City Attorney Neal Beets noted that the matter before Council involves the construction schedule for a previously approved project, not a decision to pursue the project.

City Engineer Keith Nath presented an update concerning the Main Street streetscape improvements, stating that the portion from Country Club Drive to Robson was finished in November 1998. Mr. Nath said that since completion of the first portion, staff has been working with the contractor to develop a schedule for the remainder of Phase I. Mr. Nath reviewed outstanding items of work and advised that preliminary estimates indicate that a March 1, 1999 start date will not allow completion of the remaining work by November 1, 1999. Mr. Nath reported that an earlier start date at the beginning of February 1999 would afford the contractor a better opportunity to complete this phase in early November 1999.

Mr. Nath reviewed additional projects to be considered in relation to the Main Street streetscape, including the Bank One remodel, anticipated to begin in March 1999 and conclude in mid-October 1999, and construction of the parking garage on Macdonald, expected to begin in March 1999 and conclude at the beginning of October 1999.

Mr. Nath advised that staff has contacted downtown businesses concerning the time frame for completion of Phase I. Mr. Nath referred to a chart illustrating those individuals who favor a February 1 start date (Option 1) and those who favor March 1 (Option 2). Mr. Nath stated that it is the recommendation of staff to proceed with Option 1.

Councilmember Kavanaugh commended staff for their efforts to date. In response to a question from Councilmember Kavanaugh, Mr. Luster reported that the parking garage is anticipated for completion in October 1999 and that Voit has rescheduled the remodeling of the Bank One building to coincide accordingly.

Mr. Luster stated that a restaurant has not yet been secured but Voit has indicated that the project will begin March 1 as planned.

In response to a question from Vice Mayor Giles, Mr. Nath said that those businesses that would be affected by the last portion of Phase I favor a February 1 start date. Vice Mayor Giles stated support for the February date.

Discussion ensued concerning efforts to accommodate businesses (e.g., work during night hours) and coordinate the parking garage construction and Bank One remodeling.

Following brief comments, Mayor Brown stated that it is the consensus of Council participating in the discussion to accelerate the start date to for the remainder of Phase I to February 1, 1999.

3. Further discussion and consideration concerning the Heritage Wall plaques on the south side of the Mesa City Plaza Building.

Councilmember Pomeroy related a citizen's suggestion to place historical events on the Heritage Wall plaques on the south side of the Mesa City Plaza Building. Councilmember Pomeroy stated support for the recommendation.

Mayor Brown said that he has had discussions regarding this matter with Charles Crismon, who reported that the Historic Preservation Committee has been discussing the issue.

Museum Administrator Tray Mead advised that the existing plaques along the Heritage Wall are actually placeholders and that recasting would be required prior to utilization. Mr. Mead stated that the Mesa Historical Society has indicated an interest in obtaining the plaques for engraving (e.g., names of various groups of individuals) and use as a fundraising tool. Mr. Mead stated that new plaques would be required to implement the suggestion noted by Councilmember Pomeroy and that the Historical Society is therefore requesting that the current plaques be provided for their use.

Councilmember Jaffa spoke in support of utilizing historical events for the Heritage Wall but expressed concern relative to specific individuals and/or religious inferences.

In response to a question from Councilmember Pomeroy, Mr. Mead clarified the two proposals relating to the Heritage Wall plaques: a) provide to the Mesa Historical Society the existing plaques and b) secure new plaques to implement the suggestion presented by Councilmember Pomeroy; i.e., place historical events along the front facade of the Mesa City Plaza Building.

Mayor Brown suggested that Mr. Mead work with the involved parties to develop a recommendation that is compatible with the City's long-term goals.

Assistant to the City Manager Mike Hutchinson concurred with Mayor Brown and recommended that the involved parties be reconvened to develop a plan for Council consideration.

Mayor Brown thanked Mr. Mead for his assistance.

4. Discuss and consider a Request for Qualifications for the preparation of the downtown concept plan as recommended by the General Development Committee.

Redevelopment Director Greg Marek advised that at Council's direction, a Request for Qualifications (RFQ) has been prepared to select an urban planner/urban designer to prepare a downtown concept plan. Mr. Marek stated that a preliminary draft of the RFQ was reviewed at the January 9, 1999 meeting of the General Development Committee and that it is the intent of staff to issue the final RFQ on February 1, 1999, with a due date of February 19. Mr. Marek outlined the anticipated nine-week time frame for preparation of the concept plan. Mr. Marek noted that the project study area will include the entire redevelopment area.

Mr. Marek indicated that based on recommendations from various entities, staff has developed a list of 11 consultants who will receive the RFQ. Mr. Marek stated that staff has additionally prepared an extensive list of consultants who will receive a letter of interest and that the RFQ will be placed on the City's web site and advertised in the newspaper.

Mr. Marek requested direction from Council to proceed with the issuance of the RFQ.

Councilmember Kavanaugh commended staff for their work.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Davidson, that staff be directed to proceed with the issuance of an RFQ to select an urban planner/urban designer to prepare a downtown concept plan.

Vice Mayor Giles spoke in favor of the motion. Vice Mayor Giles advocated the acquisition of property previously considered for a downtown education center and recommended the development of a plan by the urban designer.

Mayor Brown reported that negotiations regarding the property are underway.

Councilmember Hawker advised that he had suggested that the Mormon Temple area be included in the study area. Mr. Marek stated that the recommendation has been incorporated into the text of the RFQ but said that the Temple does not wish to be included in the City's redevelopment area and that redevelopment map has therefore not been amended.

Discussion ensued concerning the importance of defining the study area, the feasibility of touring the vicinity, and the recommendation to include the Mormon Temple area in the study area for purposes of the concept plan only (not the City's redevelopment area in general).

It was moved by Councilmember Kavanaugh, seconded by Councilmember Davidson, that the motion be amended to include the Mormon Temple area in the study area for purposes of the concept plan.

Carried unanimously.

5. Appointments to boards and committees.

Mayor Brown recommended the appointment of Don Grant to the Transportation Advisory Board; appointment to fill the vacancy of Carl Whaley for term ending June 30, 2001.

It was moved by Councilmember Pomeroy, seconded by Councilmember Kavanaugh, that the Council concur with the Mayor's recommendation and the appointment be confirmed.

Carried unanimously.

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

- a. Adjustment Board meeting held January 12, 1999.
- b. Crime Prevention Advisory Board meeting held January 20, 1999.

It was moved by Councilmember Jaffa, seconded by Councilmember Hawker, to acknowledge the receipt of the minutes of the above-listed meetings.

Carried unanimously.

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

Mayor Brown reported regarding a recent meeting with an ADOT representative and discussions relating to freeway construction, acceleration, and funding.

Councilmember Davidson advised that he will forward information to Council pertaining to a meeting of the Arts Congress he recently attended on behalf of Councilmember Kavanaugh.

Councilmember Pomeroy stated that he attended a meeting of the MAG Human Services Advisory Committee last week. Councilmember Pomeroy spoke concerning block grant funding and the feasibility of a regional plan relative to domestic violence.

Councilmember Hawker said that the Aquatics Committee met yesterday and reviewed financing, the potential for phasing, and the feasibility of including the Mesa Verde project.

Councilmember Hawker reported that a meeting was held recently pertaining to the Year 2000 census. Councilmember Hawker noted the importance of population counts in fund distribution.

8. Scheduling of meetings and general information.

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

Thursday, January 28, 1999 - Police Committee Meeting (following Study Session)

Monday, February 1, 1999, 5:45 p.m. - Regular Council Meeting

Thursday, February 4, 1999, 7:45 a.m. - Policy/Study Session

Thursday, February 4, 1999 - Fire Committee Meeting (following Study Session)

Thursday, February 11, 1999, 7:45 a.m. - Study Session

Thursday, February 11, 1999, 8:30 a.m. - Utility Committee Meeting

Tuesday, February 16, 1999, 5:45 p.m. - Regular Council Meeting

9. Prescheduled public opinion appearances (maximum of three speakers for three minutes per speaker).

Mayor Brown advised that there were no prescheduled public opinion appearances.

10. Items from citizens present (maximum of three speakers for three minutes per speaker).

There were no items from citizens present at this time.

11. Adjournment.

Without objection, the meeting adjourned at 9:25 a.m.

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WAYNE BROWN, 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 28th day of January 1999. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_ 1999

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BARBARA JONES, CITY CLERK