

COUNCIL MINUTES

March 4, 2002

The City Council of the City of Mesa met in a Special Council Meeting in the lower level meeting room of the Council Chambers, 57 East 1st Street, on March 4, 2002 at 5:45 p.m.

COUNCIL PRESENT

Mayor Keno Hawker
Jim Davidson
Bill Jaffa
Dennis Kavanaugh
Pat Pomeroy
Claudia Walters
Mike Whalen

COUNCIL ABSENT

OFFICERS PRESENT

Mike Hutchinson
Barbara Jones

Mayor Hawker excused Councilmember Pomeroy from the meeting.

Invocation by Councilmember Walters.

Pledge of Allegiance was led by Mayor Hawker.

Mayor Hawker welcomed everyone to the meeting. He explained that the City of Mesa has adopted an Ethics Code and Handbook which states that Council candidates shall not engage in political campaigning at City meetings or in City buildings. As a result of the policy, Mayor Hawker requested that Council candidates refrain from wearing political items such as buttons, hats, t-shirts or pins during Council meetings. He also encouraged candidates to address the Council if they so desire, but not to identify themselves as Council candidates while at the podium. Mayor Hawker suggested that citizens who wish to distribute informational materials do so before or after the Council meeting so as not to disrupt the proceedings. He added that the Ethics Code and Handbook does not apply to individuals who are present at a Council meeting in support of or in opposition to a proposition.

1. Consider all consent agenda items.

At this time, all matters on the consent agenda were considered or were removed at the request of a member of the Council. All items identified with an asterisk (*) were approved with one Council action.

It was moved by Vice Mayor Davidson, seconded by Councilmember Kavanaugh, that the consent agenda items be approved.

Mayor Hawker declared the motion carried unanimously by those present.

*2. Approval of minutes of previous meetings as written.

Minutes of the February 14 and 19, 2002 Council meetings.

3. Consider the following liquor license applications:

*a. JUDITH L. BAUERSFELD, EXECUTIVE DIRECTOR

Special Event License application of Judith L. Bauersfeld, Executive Director, Leukemia & Lymphoma Society, a one-day charitable event to be held on Saturday, March 9, 2002 from 4:00 p.m. to 7:30 p.m. at 7550 E. Adobe, Red Mountain Multigenerational Center.

*b. JUDITH L. BAUERSFELD, EXECUTIVE DIRECTOR

Special Event License application of Judith L. Bauersfeld, Executive Director, Leukemia & Lymphoma Society, a one-day charitable event to be held on Sunday, March 10, 2002 from 10:00 a.m. to 2:30 p.m. at 7745 E. Brown Road, Red Mountain Park.

*c. KATE A. COPIC, ASSISTANT SCHOOL ADMINISTRATOR

Special Event License application of Kate A. Copic, Assistant School Administrator, St. Anne Little Flower Montessori School, a one-day religious event to be held on Friday, April 5, 2002 from 6:00 p.m. to 12:00 midnight at 636 W. University Drive, The Wright House.

*d. MCKAY MONSON, SQUADRON COMMANDER

Special Event License application of McKay Monson Squadron Commander, Squadron 301, Civil Air Patrol, a two-day charitable event to be held on Saturday, March 16, 2002 from 9:00 a.m. to 5:00 p.m. and Sunday, March 17, 2002 from 10:00 a.m. to 5:00 p.m. at 5835 S. Sossaman Road, Williams Gateway Airport.

*e. MARC C. HANCHETT, AGENT

Person transfer Bar License, Friendly Irish Pub, 1423 S. Country Club Drive, Suite 12. This is an existing business. This transfer is from Kirk Nielson, Agent, Priceless KC's Club, Inc.

*f. DAVID G. CISIEWSKI, AGENT

New Beer and Wine Store License for Quiktrip #457, 339 N. Power Road. This is a new business. No previous liquor licenses at this location.

*g. JOE F. HRUDKA, AGENT

New Restaurant License for Buster's Restaurant, 6646 E. Superstition Springs Blvd. This is a new building which is currently under construction. No previous liquor licenses at this location.

*h. ANGELO J. BARRO, AGENT

New Restaurant License for Barro's Pizza, 7205 E. Southern Avenue. This is a new building which is currently under construction. No previous liquor licenses at this location.

4. Consider the following contracts:

- *a. One-year renewal of the supply contract for automotive lubricant and oil products as requested by Fleet Support Services.

The Purchasing Division recommends authorizing the one-year renewal from the State of Arizona contract with Chevron USA for annual purchases estimated at \$100,000.00.

- *b. Document Management Hardware (Scanner) for the Transportation Division as requested by Information Services Division.

The Purchasing Division recommends authorizing purchase from the State of Arizona contract with Transource Computers for a total of \$16,232.30, including applicable sales tax.

- *c. Two-year supply contract for Specialty Photo Services requested by the Southwest Museum.

The Purchasing Division recommends a dual award. Photobition Phoenix achieved the highest evaluated score and is recommended as primary contractor for annual purchases estimated at \$14,500.00. Tempe Camera Repair, Inc. achieved the second highest evaluated score and is recommended as secondary contractor for estimated annual purchases of \$2,500.00. The combined award is \$17,000.00 based on estimated annual purchases.

- *d. Two-year Supply Contract for Compaq File Servers as requested by the Information Services Division.

The Purchasing Division recommends exercising the final two-year renewal option with the original low bidder meeting specification, CompuCom Systems, Inc., for a total of \$775,951.97, based on estimated requirements for the next twelve months.

- e. Queen Creek Ranchos Gas Line Replacement. City of Mesa Project No. 01-017.

This project will replace over four miles of PVC gas main with new PE gas main and will upgrade 43 services.

Recommend award to low bidder, Mastec North America, Inc., in the amount of \$151,202.70 plus an additional \$15,120.27 (10% allowance for change orders) for a total award of \$166,322.97.

Mayor Hawker declared a potential conflict of interest on this agenda item and said he would refrain from discussion/participation on this item.

Mayor Hawker yielded the gavel to Vice Mayor Davidson for action on this agenda item.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Walters, that the recommendation of staff be approved.

Upon tabulation of votes, it showed:

AYES - Davidson-Jaffa-Kavanaugh-Walters-Whalen
ABSTAIN - Hawker
ABSENT - Pomeroy

Vice Mayor Davidson declared the motion carried unanimously by those present and voting.

With action on this agenda item being completed, Vice Mayor Davidson yielded the gavel back to Mayor Hawker.

5. Introduction of the following ordinances and setting March 18, 2002 as the date of public hearing on these ordinances:

- *a. **A01-5** Annexing the area north of the Corner of Culver Street and 87th Street. (5± acres). Initiated by the property owner.

6. Consider the following resolutions:

- a. Authorizing the City Manager to enter into Intergovernmental Agreements between the Apache Manor, Sagewood and Sagewood Unit Two street lighting improvement districts – Resolution No. 7794.

This will allow the City of Mesa to provide for the operation and maintenance of street lighting facilities outside of the Mesa City limits.

Vice Mayor Davidson declared a potential conflict of interest on this agenda item and said he would refrain from discussion/participation on this item.

It was moved by Councilmember Whalen, seconded by Councilmember Kavanaugh, that Resolution No. 7794 be approved.

Upon tabulation of votes, it showed:

AYES - Hawker-Jaffa-Kavanaugh-Walters-Whalen
ABSTAIN - Davidson

ABSENT - Pomeroy

Mayor Hawker declared the motion carried by those present and voting and Resolution No. 7794 adopted.

6.1. Consider the following recommendation from the Finance Committee:

- a. Approving the adoption of a policy to guide the establishment of Community Facilities Districts (CFD) in the City of Mesa.

Councilmember Jaffa, as Chairman of the Finance Committee, provided the Council with a brief overview of this agenda item. He explained that Community Facilities Districts (CFD) are political subdivisions which are created to provide a tax-exempt funding mechanism for developers to finance construction, operation and maintenance of public infrastructure within a special district. Councilmember Jaffa stated that under a CFD, a developer is permitted to obtain low-interest bonds and pay off the debt over time through the levy of special assessments or fees collected from future property owners and users within the district. He stressed the fact that CFDs are an effective tool to attract future economic development opportunities to the City of Mesa.

Councilmember Jaffa advised that staff has been engaged in ongoing discussions regarding the proposed CFD policy with Bob McNichols, managing partner of the developers of the Longbow Business Park and Golf Club, whose zoning case Z02-01 is scheduled for Council consideration this evening. He noted that although the CFD policy permits developers to be assessed maintenance fees, the applicant in the Longbow project has not requested maintenance fee approval. Councilmember Jaffa added that it is staff's recommendation that the Council adopt a broad and flexible CFD policy which would respond to a variety of needs from the development community as opposed to a policy which would apply only to the Longbow project.

Councilmember Jaffa voiced a variety of concerns including the fact that maintenance fees, although not real estate taxes, are similar to real estate taxes in the sense that the assessment never stops, and the fact that the proposal permits the utilization of a CFD for the development of residential projects. He commented, however, that due to the fact that all CFD applications will be presented to the Council on a case-by-case basis, he will support approval of the policy. Councilmember Jaffa also stated that prior to the formation of a CFD for the development of residential projects, a public hearing would need to be conducted to solicit input from Mesa residents regarding this issue.

William Hicks, One Arizona Center, Phoenix, an attorney representing the developer of the Longbow project, addressed the Council regarding this agenda item. He explained that several recent newspaper articles have erroneously reported that the developer's ability to finance the Longbow project is predicated on Mesa's credit, thus implicating a financial risk on the part of the City. Mr. Hicks stressed, however, that the State statute which governs the creation of CFDs clearly indicates that the City would assume no financial liability for any indebtedness incurred by the developers of the business park.

Mayor Hawker stated that Bob McNichols filled out a blue Speaker/Comment card relative to this agenda item, but has indicated that he does not wish to address the Council.

In response to a question from Vice Mayor Davidson, City Attorney Debbie Spinner advised that due to the fact that CFDs will be governed by the Council, who will sit as a Board of Directors of the special district, a separate and distinct legal entity, it is her recommendation that the City purchase additional insurance for this purpose. She explained that the City is self-insured up to the first \$2 million and that her staff will conduct further research relative to the City's current insurance coverage.

Discussion ensued relative to the fact that the CFD policy contains generic language regarding the formation of a CFD, and upon receipt of a developer's application for the creation of a special district, staff would then address specific administrative and ministerial issues, such as insurance coverage, to be included in the process of forming the CFD, and the fact that the CFD policy contains the necessary verbiage to provide enhanced levels of public infrastructure and to encourage further discussion with respect to each and every CFD that comes before the Council for consideration.

In response to a question from Councilmember Walters, Scott Ruby, the City's Bond Counsel, concurred with Mr. Hicks' comments regarding the fact that the City has no liability associated with CFD financing and that for security purposes, the financing rests on its own structure.

Councilmember Walters commented on the creation of a CFD and noted that the City is merely following State law with regard to the formation of CFDs. She added that it is the duty of a developer to conduct research regarding the various funding options which are available.

In response to a question from Mayor Hawker, Mr. Ruby assured the Council that the City's bond ratings and the amount of capacity to issue bonds would not be affected by the creation of CFDs.

Councilmember Whalen commended staff and the developer of the Longbow project for their efforts and hard work to create Mesa's first CFD policy.

Councilmember Kavanaugh expressed support for staff's proposal and stated that it is imperative that Mesa possess the necessary tools to entice future economic development to the City. He added that adoption of the proposal would also provide the development community with a clear understanding of the types of projects which would be acceptable under the policy.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Jaffa, that the Finance Committee's recommendation to approve the adoption of a policy to guide the establishment of Community Facilities Districts (CFDs) in the City of Mesa, be approved.

Vice Mayor Davidson commented that through the adoption of a CFD policy, the Council will carefully scrutinize Planning and Zoning Board and Design Review Board cases to examine the caliber of projects which developers wish to bring to the City using tax-free financing.

Mayor Hawker thanked Councilmember Jaffa for his overview of this agenda item and also concurred with Councilmember Kavanaugh's comments. He voiced support for the motion and stated the opinion that a CFD is an appropriate tool for the development of the Longbow project. Mayor Hawker added that he would also favor the creation of CFDs for the development of the General Motors (GM) and Williams Gateway Airport (WGA) properties.

Mayor Hawker declared the motion carried unanimously by those present.

6.2. Consider the following recommendations from the General Development Committee:

- *a. Approving staff's recommendation to enter into an agreement with Economics Research Associates to develop the Falcon Field and Environs Economic Development Strategy Plan.
- b. Approving staff's recommendations to maintain the allocation of general funds annually to retain the existing maintenance levels for the total amount of basin acres for which the Parks and Recreation Division is responsible for maintaining, and that the Parks and Recreation Division and the Engineering Division work together to evaluate the potential redesign of new retention basins to achieve the maximum amount of recreation potential within the minimal cost considerations for ongoing maintenance.

Councilmember Walters, as Chairman of the General Development Committee, stated that this agenda item is in response to a request from members of the Council during the FY01/02-02/03 budget hearings that staff examine the potential and feasibility of reducing the City's maintenance costs for retention basins.

Parks and Recreation Director Joe Holmwood addressed the Council and provided a brief overview of various issues, policies, standards and costs associated with retention basins.

Councilmember Walters stated the opinion that this matter is a joint Utility/Parks and Recreation issue due to the fact that retention basins are a water collection facility designed to collect storm water runoff and release it at a controlled rate after a storm. She noted that at the February 28, 2002 General Development Committee meeting, she suggested that staff examine the possibility of implementing a utility surcharge in the range of .25 to .50 to assist the City in subsidizing the cost of maintaining these facilities. Councilmember Walters also commented that although staff has not had sufficient time to implement the surcharge, she wanted to apprise the Council of her request.

In response to a series of questions from Mayor Hawker relative to the possibility of utilizing desert landscaping in Mesa's retention basins as a means by which to reduce the City's maintenance costs, Mr. Holmwood responded that although it is an option, desert landscaping would also reduce the number of retention basins which could be used by citizens for recreational activities.

In response to a question from Mayor Hawker, Councilmember Walters clarified that approval of this item would not lock the Council into a specific dollar amount relative to "existing maintenance levels" and explained that if deemed necessary, the Council could revisit this issue in the future.

City Attorney Debbie Spinner concurred with Councilmember Walters' comments and added that Council approval of this agenda item would not raise this matter to a higher level than any other budget item.

Councilmember Walters noted that in a recent discussion with Community Services Manager Wayne Korinek, she learned that desert landscaping requires a considerable degree of

maintenance, including weed control, and that it cannot be considered a zero maintenance option.

It was moved by Councilmember Walters, seconded by Vice Mayor Davidson, that the General Development Committee's recommendation to approve staff's recommendation to maintain the allocation of general funds annually to retain the existing maintenance levels for the total amount of basin acres for which the Parks and Recreation Division is responsible for maintaining, and that the Parks and Recreation Division and the Engineering Division work together to evaluate the potential redesign of new retention basins to achieve the maximum amount of recreation potential within the minimal cost considerations for ongoing maintenance, be approved.

Mayor Hawker declared the motion carried unanimously by those present.

7. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding ordinances: (THIS MATTER IS CONTINUED TO THE MARCH 18, 2002 REGULAR COUNCIL MEETING.)

- *a. **Z01-55** 1010 S. Stapley Drive. Rezone from OS to OS-PAD and Site Plan Modification (1.8 acres). This case involves development of an office complex. Richard Phillips and David and Dennis Belnap; owner, Gregory Hitchens, applicant.

P&Z Recommendation: Approval with conditions (Vote: Passed 7-0).

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted (without guarantee of lot coverage), except as noted below.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.) with special attention paid to fire access, fire lanes, turning radius, hydrant placement and location of the dumpster enclosure in the northwest corner of the site. To be verified by the applicant prior to formal submittal to the Design Review Board.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit or at the time of the City's request for dedication, whichever comes first.
5. All street improvements and perimeter landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of the Design Review Board with special attention paid to the landscape plan within the parking lot and along the north property line.
7. Compliance with Subdivision Technical Review Committee.
8. Review and approval of a Special Use Permit by the Board of Adjustment for a comprehensive sign plan.
9. Medical office use only permitted after review and approval of the parking calculations by Planning staff.
10. Retention basins to be 6:1 slopes maximum when adjacent to public rights-of-way, pedestrian areas and/or walkways.

11. Parking lot lights for the offices shall be shielded and designed to direct light down to the ground to prevent light dispersion off the property.
12. Recordation of cross-access and reciprocal parking easements for the condominium complex.
13. Completion of the abandonment of PUE's prior to issuance of any building permits.
14. Compliance with the letter dated November 1, 2001, related to charter schools.
15. Dedication of the utility easement and completion of alley improvements along north property line in initial phase of development.

- b. **Z02-01** The 2800-3100 blocks of North Higley Road (east to Recker Road) and the 3200-3300 blocks of North Recker Road (west side, south of future freeway right-of-way). Rezone from AG, M-1 and C-3 to M-1 DMP, C-3 DMP, and conceptual M-1-BIZ. This case involves the creation of a Development Master Plan for a business park with industrial, office and commercial uses, and golf course. City of Mesa and Dover Associates, LLC, owner; Daedalus Real Estate Advisors, LLC, applicant – Ordinance No. 3972.

P&Z Recommendation: Approval with conditions (Vote: Passed 7-0).

1. Compliance with the basic development as described in the Development Master Plan narrative submitted, (without guarantee of lot yield, building count, building height, building placement, lot coverage) except as noted below.
2. Review and approval by the Planning and Zoning Board, Design Review Board and City Council of future development plans for parcels 5, 6, 7, 9, and that portion of parcel 8 along Recker Road. For parcel 1 and that portion of parcel 8 along McDowell Road, future review and approval by the Planning and Zoning Board, Design Review Board and City Council of any development of which a part or a whole is within 200 feet of Higley Road and/or McDowell Road.
3. Review and approval by the Planning and Zoning Board, Design Review Board and City Council of future development plans requiring a Bonus Intensity Overlay Zone (Parcels 1, 2, 3, 4, 5).
4. Review and approval by the Design Review Board of all future development proposals as required per the Zoning Ordinance, including: Buildings four or more stories in height; Commercial and industrial projects that have frontage on an arterial street, or that are part of an existing or planned development that has frontage on an arterial street; Commercial and industrial projects which have, or will have, greater than twenty thousand square feet of gross floor area; and parking garages.
5. Review and approval of a Special Use Permit by the Board of Adjustment for a comprehensive sign plan.
6. Review and approval by the Design Review Board of the Longbow Comprehensive Sign Package and Design Guidelines prior to any development of individual parcels.

7. In the event that any individual development parcel is used to stockpile material: (a) the length of time that material is to be stored cannot exceed 60 days (unless extended by the Planning Division staff; (b) stockpiled material shall be screened by a 6 foot high opaque fence (which may be a chain link fence with full wind screening); (c) the stockpiled material must be located at least 200 feet from an arterial street and Longbow Parkway), and (d) the stockpiled material cannot exceed six feet in height.
8. Except as otherwise provided herein, compliance with all City development codes and regulations, including the Zoning Ordinance, Design Guidelines, and Design Standards.
9. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
10. Unless a variance is granted to delete the right-of-way requirement, dedicate the right-of-way required under the Mesa City Code at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
11. Compliance with all requirements of the Subdivision Technical Review Committee and Subdivision Regulations, including approval of preliminary plats by the Planning and Zoning Board.
12. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map and/or prior to the issuance of a building permit).
13. Noise attenuation measures be incorporated into the design and construction to achieve a noise level reduction of 25 decibels, except for those buildings which are manufacturing only, unless otherwise approved by staff.
14. Landscaping within storage yards not required when those yards are fully screened by a full height wall from any public area. Alternative screening may be provided subject to the approval of Design Review staff.
15. The minimum building setback requirements are as follows:
 - a) Front setback to be not less than thirty (30) feet.
 - b) Double frontage lots (through lots) to have setbacks not less than thirty (30) feet at each street.
 - c) Corner lots to have not less than thirty (30) feet at each street.
 - d) Side setbacks to be not less than fifteen (15) feet on each side of the building.
 - e) Rear setbacks to be not less than twenty (20) feet except where the rear of a parcel abuts any golf course property, then the rear setback is to be not less than ten (10) feet.
16. Except for the Golf Course, review and approval by Design Review staff of the landscape palette, cross-section and design of drainage channels /corridors prior to their development.

Bob McNichols, managing partner in the project, 5400 East McDowell Road, addressed the Council and provided brief historical background of the case, as well as his vision of the

Longbow Business Park and Golf Course in the future. He explained that it is anticipated that the 330-acre site will become one of the most prominent business centers not only in Mesa, but also in the entire Valley of the Sun. Mr. McNichols advised that the case involves the creation of a Development Master Plan for a business park including industrial, office and commercial uses, with the addition of a golf course to serve as the centerpiece of the project. He stated that since 1999 when his firm first acquired Dover Industrial Park, it has been successful in attracting new businesses and developers to the area. Mr. McNichols added that his firm has subsequently purchased the Longbow Golf Course from The Boeing Company, as well as additional land acquisitions stretching to Recker Road.

Mr. McNichols noted that in an effort to solicit input from the residents in the surrounding neighborhoods regarding the proposed development, his firm has conducted an extensive public participation plan, including meeting with neighborhood associations, conducting two open houses and providing a voice mail system for citizen comments. He also stated that his firm has met with representatives of the surrounding corporate businesses such as The Boeing Company, McDonnell Douglas Helicopter Company, Sunshine Acres, Falcon Field and Williams Gateway Airports.

Mr. McNichols displayed a series of renderings and photographs to illustrate examples of a traditional industrial park development versus a more visually appealing project depicting "higher end" uses. He thanked the Council and City staff for their assistance and hard work concerning this matter.

Pamela Trucks, 6333-72 East Viewmont, addressed the Council regarding this agenda item. She commented that although the Longbow Business Park and Golf Club is a high-quality project, she is concerned that the traffic from the development will inundate Recker Road, which is utilized primarily by local residents to travel south. Ms. Trucks requested that the developer divert all traffic to and from the development to Higley and McDowell Roads.

Economic Development Director Richard Mulligan voiced support for the zoning case and stated that it would address a major economic development concern of increasing the jobs-per-resident ratio within the community. He explained that the City of Mesa is currently behind the Phoenix metropolitan average regarding the number of employment opportunities, and said that the Longbow project is the type of development which will provide Mesa residents the opportunity to live, work and play within their community.

Mayor Hawker advised that he received a blue Speaker/Comment card from Barbara Carpenter who expressed support for the case, but does not wish to address the Council.

Planning Director Frank Mizner addressed the Council and reported that Planning staff has been impressed with the efforts of the developer to submit design guidelines, traffic studies and conduct a thorough public participation program. Mr. Mizner stated that the Council is being asked to consider a 330-acre Development Master Plan, which includes a variety of zoning districts; the fact that the conditions in the zoning ordinance will require future site plan review by the Planning and Zoning Board, the Design Review Board and the City Council for future projects, and the fact that some of the buildings in the business park may exceed the normal 40' height limit in an industrial zone, and because they are located in the flight path of Falcon Field Airport, it will be necessary to obtain Federal Aviation Administration (FAA) clearance prior to their construction.

Mr. Mizner assured the Council that the case is accompanied by a long list of conditions to ensure that the project meets staff's expectations for a quality development. He added that the case received unanimous approval by the Planning and Zoning Board and that staff is supportive of the business park as well.

In response to a question from Vice Mayor Davidson regarding the renderings and photographs that were previously shown to the Council, Mr. McNichols clarified that the first set of renderings represented current projects under development at Dover Industrial Park. He explained that the intent of showing the drawings was to illustrate that the entire Longbow project could be developed as a strictly industrial development which would be attractive and efficient. Mr. McNichols noted, however, that the second set of photographs illustrated his vision for the project and the fact that unique and innovative designs could be incorporated into an industrial-zoned development.

Vice Mayor Davidson thanked Mr. McNichols for his explanation and stressed the fact that innovation and extraordinary design should be the vision for the Longbow project. He also acknowledged Ms. Trucks for attending tonight's meeting and expressing her concerns regarding the Recker Road traffic issues.

Discussion ensued relative to a variety of issues related to ingress and egress from the business park onto Recker Road.

In response to a question from Mayor Hawker, Mr. Mizner clarified that staff is currently in the process of designing Recker Road and that it is not a part of the zoning case. He suggested that if it is the direction of Council, the Transportation Advisory Board would be the most appropriate body to address this issue.

Councilmember Jaffa thanked Mr. McNichols for his vision to bring an innovative, mixed-use development to the City of Mesa which will create an abundance of high-quality jobs for the community. He stated the opinion that with regard to the possible development of a new municipal golf course in east Mesa, he would prefer that Red Mountain Park remain open for parks and residential use east of the Central Arizona Project (CAP) and that alternatively, the City consider a possible land trade with the developer of the Longbow project for a future municipal golf course site.

Councilmember Jaffa expressed concerns regarding the proposed access onto Recker Road and also briefly discussed the results of a survey which he recently conducted with local residents regarding this issue. He also stated the opinion that the placement of retail development on Higley or McDowell Roads would be more appropriate than on Recker Road.

Councilmember Walters voiced support for the project and encouraged new businesses that locate to the Longbow project to lend support to Sunshine Acres. She expressed opposition to Councilmember Jaffa's suggestion that retail development be located on Higley Road, stated that "retail needs rooftops" and added that Recker Road is a more appropriate site. Councilmember Walters also concurred with Mr. Mizner's opinion that the Transportation Advisory Board would be the most suitable group to address the Recker Road design matter.

It was moved by Councilmember Walters, seconded by Councilmember Kavanaugh, that Zoning Case Z02-01 be approved.

Councilmember Kavanaugh concurred with Councilmember Walters' comments and stated that the Longbow project is one of the most exceptional concepts he has seen during his tenure on the City Council. He also thanked Mr. McNichols for his efforts to solicit citizen participation and input relative to this case. Councilmember Kavanaugh noted that the traffic issues related to Recker Road are most appropriately addressed through the Transportation Advisory Board and he urged the Board to consider the surrounding residents' access to the business park to utilize its various amenities.

Councilmember Whalen voiced support for the motion and emphasized the fact that the case is a joint zoning application with the City of Mesa. He also thanked Mr. McNichols for the high-quality project and his willingness to work with City staff.

Mayor Hawker expressed support for the motion and also noted that it is imperative that staff obtain the necessary FAA clearance with regard to the development's location in the flight path of Falcon Field Airport. Mayor Hawker also briefly commented on a survey distributed by Councilmember Jaffa to the residents in the surrounding area and the techniques that were used to develop it.

Stacy Hunziker, 6026 East Preston, a resident of the Ridgeview neighborhood, addressed the Council and voiced concerns relative to the placement of retail development on Recker Road. She commented that although she does not oppose the project, she would not want to see a decrease in the neighborhood's property values as a result of its development.

Councilmember Walters thanked the speakers for addressing the Recker Road design issues and suggested that it would be appropriate for the residents to present their concerns to the Transportation Advisory Board during the public meeting process.

Mayor Hawker declared the motion carried unanimously by those present.

Mayor Hawker thanked everyone for their input.

8. Consider the following subdivision plats:

- *a. "GREENFIELD COURT", – (Council District 6) – 1122 South Greenfield Road (west side) 5 C-2, 3 C-1 commercial lots and 10 O-S office lots (20.11 acres) Greenfield Office Court, LP, Equilon Enterprises LLC, a Delaware Limited Liability Company, and NWC Southern Greenfield LLC, developer; Landmark Surveying, engineer.
- *b. "BARCLAY VILLAGE", – (Council District 5) – 26 South Quinn Circle (east and west side) 63 R-2 PAD townhome lots (11.27 acres) Greenfield & Main Limited Partnership, by Hawes & Ray Ltd., an Arizona corporation, developer; United Engineering Group, engineer.
- *c. "SUNVALLEY OFFICE PARK", – (Council District 5) – 7165 East University Drive (south side) 23 O-S PAD office condominium lots (11.15 acres) Sunvalley Office Park LLC, developer; Hess-Rountree Inc., engineer.

- *d. "REGENCY PROFESSIONAL PLAZA", – (Council District 6) – 6940 East Broadway Road (north side) 3C-3 commercial lots (1.91 acres) Kempton Investments and Development, developer; AZCA Engineering, engineer.

9. Election issues.

Mayor Hawker provided a brief overview of the March 12, 2002 Mesa Primary Election. He referred to maps on display in the Council Chambers and said that voters in Districts 4, 5 and 6 will cast ballots for Councilmembers in those districts. He stated that the candidates in District 4 are Jack Hannon and Kyle Jones, and that Ilias Kostopoulous has filed as a write-in candidate in that district. Mayor Hawker said that the candidates in District 5 are Barbara Carpenter, Rex Griswold and Bill Jaffa, and added that Janie Thom is running unopposed in District 6.

Mayor Hawker encouraged the citizens to contact the candidates, become informed regarding the issues and cast educated votes on March 12, 2002.

10. Items from citizens present.

There were no items from citizens present.

13. Adjournment.

It was moved by Vice Mayor Davidson, seconded by Councilmember Kavanaugh, that the Regular Council Meeting adjourn at 7:25 p.m.

Mayor Hawker declared the motion carried unanimously by those present.

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 Regular Council Meeting of the City Council of Mesa, Arizona, held on the 4th day of March 2002. I further certify that the meeting was duly called and held and that a quorum was present.

BARBARA JONES, CITY CLERK