

COUNCIL MINUTES

April 24, 1998

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 April 24, 1998 at 7:30 a.m.

COUNCIL PRESENT

Pat Gilbert
John Giles
Dennis Kavanaugh
Joan Payne
Wayne Pomeroy
Claudia Walters

COUNCIL ABSENT

Mayor Wayne Brown

COUNCIL-ELECT PRESENT

Jim Davidson
Keno Hawker

STAFF PRESENT

C.K. Luster
Pauline Backer
Wayne Balmer
Neal Beets
Denise Bleyle
Luigi Digiralamo
Tony Felice
Greg Fowler
John Geier
Joe Holmwood
Mike Hutchinson
Janice Jackson
Lars Jarvie
Barbara Jones
Harry Kent
Wayne Korinek
Ron Krosting
Dorinda Larsen
Rich Lorig
Greg Marek
Frank Mizner
Ellen Pence
Don Pfohl

STAFF PRESENT (CONT.)

Andrea Rasizer
Tom Remes
Becky Richardson
Jan Strauss
Doug Tessendorf
Debbie Vickman
Mike Whalen
Larry Woolf
Jim Wright
Christine Zielonka
Others

OTHERS PRESENT

Jim Cavender
Debra Duvall
Bev Hart
Bill Jaffa
Denise McClain
Robbie Sherwood
Others

Vice Mayor Gilbert excused Mayor Brown from the meeting.

1. Discuss and consider the Disposition and Development Agreement with Interactive Leisure Resources, Inc., for the redevelopment of Site 17 (Mesa Verde Sport Club & Resort).

Redevelopment Director Greg Marek briefed Council relative to the Mesa Verde Sports Club & Resort project to be located within the original Town Center boundaries. Mr. Marek stated that in October of 1997 a Memorandum of Understanding with Interactive Leisure Resources, Inc. (ILR) was approved by Council. Mr. Marek informed Council that a Redevelopment Agreement has subsequently been developed by the law firm of Gammage & Burnham. Mr. Marek provided a brief overview of the Redevelopment Agreement.

Mr. Marek explained that ILR will be required to secure financing within 90 days upon Council's approval of the Redevelopment Agreement. Mr. Marek indicated that staff anticipates design review to be conducted by the Downtown Development Committee (DDC) at its May 21, 1998 meeting and noted that staff will return to Council during August of 1998.

Mr. Marek provided an overview of the project and stated that currently the City owns between 60 and 75 percent of the land and that the remainder will be acquired by the end of 1998. Mr. Marek advised that construction is anticipated to begin in early 1999 and completed during the year 2000.

Mr. Marek displayed a map of the proposed site and noted constraints regarding sewer lines. Mr. Marek indicated that the project will include 398 hotel suites, 57 condominiums, 53 apartment-style vacation units, a fitness center, a multipurpose facility, an indoor water park, tennis/racquetball/basketball courts, virtual reality games, an indoor field house/ice rink, and restaurants.

Mr. Marek informed Council that staff has established a committee to address the neighbors' concerns regarding off-street parking, circulation of traffic, linkage of the project with the Sheraton and the Convention Center, and landscaping. Mr. Marek indicated that currently the neighbors are supportive of the project.

Mr. Marek referred to the Council Report dated April 24, 1998 (see Attachment), noting the 99-year ground lease to be entered into by the City, the costs for which ILR will be responsible, and the final costs to the City. Mr. Marek said that the project represents a ratio of one public dollar for every fifteen private dollars. Mr. Marek noted that ILR must submit a Completion Bond to ensure that the funds are available to complete the entire project, and a \$5 million liability insurance policy reflecting the City as co-insured. Mr. Marek informed Council that the City will be repaid in approximately six years for its investments of \$3.9 million.

In response to a question from Councilmember Walters, Mr. Marek stated that ILR will be required to utilize City utilities during the eight-year payback period.

In response to questions from Councilmember Giles, Mr. Marek noted that ILR will not be required to utilize City utilities after the eight-year payback period has ended. City Manager Charles Luster stated that if ILR chooses to utilize services from a different utility company, that company would be required to use City lines.

Councilmember Giles suggested that consideration be given to requiring that ILR utilize the City utilities for a greater period of time.

In response to questions from Councilmember Pomeroy, Mr. Marek advised that the ice facility will be attached to the main facility. Mr. Marek informed the Council that shuttle buses may be offered in the downtown area and noted that staff is working to develop a linkage through the use of shuttle buses and pedestrian pathways to the various facilities within the downtown area.

Discussion ensued regarding the existing Sheraton Hotel's ability to expand in the future and the landscaping proposed for the main entrances on Pomeroy and 2nd Street and Pasadena and 2nd Streets.

In response to a question from Councilmember Walters, Mr. Marek advised that staff has researched and addressed the majority of the Downtown Development Committee's concerns. Mr. Marek stated that the impact on the neighborhood to the south has been addressed, sufficient parking will be available, and staff has worked with ILR to develop a landscaping screen and berms to sufficiently separate the facility from the neighborhood.

Vice Mayor Gilbert expressed the opinion that the proposed shuttle will provide a benefit to the entire downtown area.

In response to a question from Vice Mayor Gilbert, Mr. Marek confirmed that staff has obtained figures from ILR's pro forma and that Assistant Finance Director Larry Woolf has reviewed ILR's figures and determined the proposed amount designated for the operation of the hotel to be very conservative. Mr. Marek stated that ILR will be able to assign the ownership of the facility to another entity after eight years of operation and advised that ILR has the ability to cancel the ground lease once they have repaid the required \$3 million to the City. Mr. Marek noted that ILR has spoken with the Mesa School District administration, the YMCA, and various community groups regarding the facility.

It was moved by Councilmember Pomeroy, seconded by Councilmember Kavanaugh, that this agenda item be forwarded to the May 4, 1998 Regular Council Meeting for consideration.

Upon tabulation of votes, it showed:

AYES - Gilbert-Giles-Kavanaugh-Payne-Pomeroy-Walters
NAYS - None
ABSENT - Brown

Vice Mayor Gilbert declared the motion carried unanimously by those present.

2. Hear and consider reports from the Police Department and Traffic Engineering concerning speed limits on Val Vista Drive and the photo radar enforcement in this area.

Police Chief Lars Jarvie informed Council that at a prior Traffic Safety Committee the Traffic Engineering Department requested that the speed limit on Val Vista Drive between Broadway Road and University Drive be increased from 40 to 45 mph. Chief Jarvie noted that because of the ongoing photo radar study, the Committee tabled the issue until the completion of that study. Chief Jarvie expressed the opinion that should the speed limit be increased as requested by the Traffic Engineering Department, the photo radar study would not be significantly impacted and recommended that Council consider sending this issue back to the Traffic Safety Committee for their review. Chief Jarvie stated that during the past nine months the photo radar van was located at Val Vista Drive between Broadway Road and University Drive for 216 hours, which resulted in 1,258 citations.

Transportation Director Ron Krosting informed the Council that staff recommended increasing the speed limit on Val Vista Drive after reviewing the results of a traffic safety study dated January 1997. Mr. Krosting indicated concerns with introducing a new element into the photo radar study but stated that a notation could be reflected in the study of the increase.

Councilmember Payne requested that staff prepare a report outlining the various speed limits individuals were driving at the time they were issued citations. Councilmember Payne added that the report should also contain a copy of the study prepared by the City's Traffic Engineering Department relative to speed limits.

Councilmember Pomeroy noted the importance of the Traffic Safety Committee reviewing speed limit change requests but stressed the need to proceed with the adoption of this agenda item.

It was moved by Councilmember Pomeroy, seconded by Councilmember Payne, that staff prepare an ordinance increasing the speed limit on Val Vista Drive between Broadway Road and University Drive from 40 to 45 mph for introduction at the May 4, 1998 Regular Council Meeting.

In response to a question from Councilmember Walters, Mr. Krosting indicated that the Traffic Safety Committee was favorable to the request to increase the speed limit.

Councilmember Giles expressed concern relative to the fact that the Traffic Safety Committee will not have an opportunity to review the proposed speed limit revision prior to adoption, but emphasized the importance of initiating Council action on this agenda item as quickly as possible.

Upon tabulation of votes, it showed:

AYES - Gilbert-Giles-Kavanaugh-Payne-Pomeroy-Walters
NAYS - None
ABSENT - Brown

Vice Mayor Gilbert declared the motion carried unanimously by those present.

Vice Mayor Gilbert expressed appreciation to Chief Jarvie for his efforts.

3. Discuss and consider a request to provide bus service to and from Viewpoint RV Golf Resort (8700 East University) to Phoenix and various Mesa areas.

Transit Coordinator Jim Wright informed Council that staff recently received a letter from residents of Viewpoint RV Golf Resort requesting that transit service be extended to their community located at 8700 East University Drive. Mr. Wright recommended denial of the request relative to the need for additional buses.

In response to a question from Councilmember Giles, Mr. Wright indicated that the proposed sales tax increase would not affect the University Route.

In response to questions from Councilmember Pomeroy, Mr. Wright stated that the University Route currently runs from 4:30 a.m. to 8 p.m. and added that the extension of the route to the golf resort would require that the frequency of stops be extended to every 30 minutes and an additional seven buses. Mr. Wright explained that leasing buses would be less expensive than purchasing but noted that it takes approximately 18 to 24 months to obtain a bus through a lease process.

In response to a question from Councilmember Walters, Mr. Wright advised that currently the golf resort provides a van to take the residents to the nearest bus stop and expressed the opinion that Dial-a-Ride would not be a viable solution.

Mr. Luster informed Council that the majority of the residents at the golf resort only reside in the City of Mesa during the winter months.

Vice Mayor Gilbert encouraged Council to hold public meetings in the East Valley to discuss the City's needs.

It was moved by Councilmember Walters, seconded by Councilmember Pomeroy to approve staff's recommendation to deny the request for expanded service to 8700 East University and direct staff to work with the Traffic Safety Committee to hold public forums in the East Valley during the fall of 1998.

Upon tabulation of votes, it showed:

AYES	-	Gilbert-Giles-Kavanaugh-Payne-Pomeroy-Walters
NAYS	-	None
ABSENT	-	Brown

Vice Mayor Gilbert declared the motion carried unanimously by those present.

4. Consider a recommendation to provide surplus radio equipment to the communities of Tusayan, Valle, and Junipine.

It was moved by Councilmember Pomeroy, seconded by Councilmember Kavanaugh, that the recommendation of staff to donate equipment to the communities of Tusayan, Valle, and Junipine; provide volunteer technical services to license, check out equipment, and install the base station equipment, be approved.

In response to a question from Councilmember Giles, Communications Director Don Pfohl advised that recently approved upgrades in the fire radio equipment have created a surplus for the City. Mr. Pfohl noted that the rural communities of Tusayan, Valle, and Junipine will be able to utilize the fire radio equipment.

Upon tabulation of votes, it showed:

AYES - Gilbert-Giles-Kavanaugh-Payne-Pomeroy-Walters
NAYS - None
ABSENT - Brown

Vice Mayor Gilbert declared the motion carried unanimously by those present.

5. Acknowledge receipt of minutes of meetings of various boards and committees.

a. Crime Prevention Advisory Board meeting held April 15, 1998.

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

Upon tabulation of votes, it showed:

AYES - Gilbert-Giles-Kavanaugh-Payne-Pomeroy-Walters
NAYS - None
ABSENT - Brown

Vice Mayor Gilbert declared the motion carried unanimously by those present.

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

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

7. Scheduling of meetings and general information.

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

Wednesday, April 29, 1998, 7:30 a.m. - Utility Committee Meeting

Friday, May 1, 1998, 7:30 a.m. - Study Session

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

a. Hear from Ed Malles regarding photo radar on Val Vista between University and Broadway.

Vice Mayor Gilbert stated that Ed Malles was unable to attend the meeting and noted that Mr. Malles requested that Denise McClain speak in his place.

Denise McClain, 1320 North McQueen, expressed the opinion that the number of citations issued on Val Vista Road is larger than the number presented earlier by Chief Jarvie. Ms. McClain informed Council of a recent conversation with Arizona State University and noted that the University stated that the area of Val Vista Road between Broadway Road

and University Drive was not included in the photo radar study. Ms. McClain questioned why the City had not increased the speed limit on Val Vista Road earlier and expressed opposition to the use of photo radar.

Vice Mayor Gilbert encouraged Ms. McClain to meet with Chief Jarvie regarding her concerns.

b. Hear from Jan Hibbard regarding photo radar.

Vice Mayor Gilbert advised that Jan Hibbard was unable to attend the meeting.

c. Hear from Jim Cavender regarding photo radar.

Jim Cavender, 1510 North 26 Street, stated the opinion that the photo radar study being conducted by Arizona State University will not provide accurate statistics. Mr. Cavender questioned why the 1994 and 1995 years were used as the base years for the study and noted several events that occurred during those years that affected traffic. Mr. Cavender indicated that many factors are not being considered. Mr. Cavender questioned the manner in which construction on McKellips Road has affected the study, and pointed out the fact that intersections near Fiesta Mall and Superstition Springs are not included in the study.

Vice Mayor Gilbert thanked the speakers for their input.

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

Vice Mayor Gilbert advised that there were no items from citizens present.

10. Adjournment.

It was moved by Councilmember Giles, seconded by Councilmember Pomeroy, that the Study Session adjourn at 9:05 a.m.

Carried unanimously.

PAT GILBERT, VICE MAYOR

ATTEST:

BARBARA JONES, CITY CLERK

Attachment

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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 24th day of April 1998. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 1998

BARBARA JONES, CITY CLERK