



FALCON STRATEGIC VISIONING COMMISSION MINUTES

May 13, 2014

The Falcon Strategic Visioning Commission of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on May 13, 2014 at 7:31 a.m.

BOARD PRESENT

Rich Adams, Chairman
Gerald Blomquist
Mike Haenel
Rosa Roy
Otto Shill

BOARD ABSENT

Craig Kitchen

STAFF PRESENT

Debbie Spinner
Dee Ann Mickelsen
Scot Rigby

(Chairman Adams excused Commission Member Kitchen from the entire meeting.)

1. Chair's Call to Order.

Chairman Adams called the meeting to order at 7:31 a.m.

2. Discuss the Open Meeting Law, Conflicts of Interest Law, and Parliamentary Procedures.

City Attorney Debbie Spinner provided a brief overview of the Open Meeting Law and Conflict of Interest statutes. **(See Attachments 1 - 2)** She also provided copies of the City's Ethics Handbook and advised Commission Members to review it prior to the next scheduled meeting. **(See Attachment 3)**

Ms. Spinner discussed the quorum rules and illustrated various methods of communication (i.e. phone call, e-mail, letters and using staff to transmit information) available to Committee Members. She also discussed the number of members necessary for a quorum and stated, for the purpose of this Commission, that four members equals a quorum. (See Page 8 of Attachment 1) She also explained that according to Arizona Revised Statutes §38-431 (4), a quorum is defined as a gathering of members of a public body at which they discuss, propose, take legal action, or deliberate a matter. She added that this includes any social events where a quorum of the board will be present.

In response to a question from Chairman Adams, Ms. Spinner advised that email communication should be limited to one or two members to avoid a violation of the Open Meeting Law.

Ms. Spinner explained that all meeting discussion should be limited to items on the agenda.

Chairman Adams, with the concurrence of his fellow Commission Members, stated that the Commission would follow the City Council agenda model and include items from citizens present with a limitation of three speakers for a maximum of three minutes each.

Ms. Spinner highlighted the Conflict of Interest Law, which is also covered in the City's Handbook for Elected Officials & Advisory Board Members. She added that this law prohibits any public officer who has or whose relative has a substantial interest in an issue before the board, to take action or participate on any issue before the board. (See Page 2 of Attachment 2) She provided a brief example of a remote interest in regards to non-salaried officers of nonprofit corporations. (See Page 5 of Attachment 2) She also added that if a conflict exists, it must be declared on the record prior to the discussion of the item.

Ms. Spinner invited the Commission Members to contact her with any questions or concerns.

3. Commission Introductions.

The Commission Members introduced themselves and provided a brief overview of their professional background.

4. Chair's Introductory Remarks.

Chairman Adams introduced himself and highlighted his professional background.

5. Review Mayor's Mission of Commission.

Chairman Adams read the Commission's purpose as follows: "To develop a strategic vision for the Falcon Field Area. Their charge is twofold. First, identify area strengths, opportunities, untapped growth sectors, barriers to success and potential beneficial relationships. Secondly, recommend a strategic economic vision to the City Council that sets a clear course for the City of Mesa and its business community partners to follow."

Chairman Adams pointed out that the Commission's purpose extends well beyond an airport; that the Falcon Field Area is an economic activity area; that there is a need to define its boundaries and create a vision that will achieve its best and highest use of the area. In addition, he stated that it will be necessary for the Commission to identify goals and quickly establish a timeline. He noted that the Commission will also work closely with staff to establish the agenda and identify presentations by staff, other stakeholders and possibly review information from the Greater Phoenix Economic Council (GPEC).

6. Discuss Falcon Field Employment Area history and key metrics.

Senior Economic Development Project Manager Scot Rigby, displayed a PowerPoint presentation (**See Attachment 4**) showing aerial maps of the Falcon Field Area and provided history and key metrics from 1937 to 2013.

Mr. Rigby reported that in 1983, Hughes Helicopters relocated its corporate headquarters to Falcon Field Airport and went through numerous ownerships throughout the years, eventually

becoming Boeing in 1995. (See Page 7 of Attachment 4) He noted that the Area was largely filled with citrus agriculture and began advancing quickly in 2000. He explained that in the past ten years, aviation operations and development activities have increased.

Mr. Rigby discussed the history of the land purchase through the years (i.e., Falcon Field, the Citrus Grove). In addition, he highlighted 2013 median income information for the City and pointed out that the Falcon Field Area demonstrates the highest income demographic area in the City. (See Page 14 of Attachment 4)

Mr. Rigby, in addition, provided an overview of the Water Main Improvements conducted since 1954 for industrial, commercial, employment and residential areas. He also highlighted the focus area of Falcon Field and advised that development is not solely focused on the airport, but also the surrounding areas. (See Page 15 of Attachment 4)

In response to a question from Chairman Adams, Mr. Rigby clarified that the boundary line is the broader definition of the Falcon Field Area, which includes some residential development. He stated that for discussion purposes, the area highlighted is the area that may hold employment opportunities and economic development.

Commission Member Blomquist inquired how the boundary lines were selected and asked if it was possible to include both sides of the Loop 202 Freeway.

Mr. Rigby responded that the boundary lines was a joint effort of staff, City leaders, business leaders, as well as other advisory committees appointed during the development of the 2000 General Plan. He also noted that the boundaries were selected prior to the Loop 202 Freeway being constructed.

Discussion ensued relative to the boundary lines of the Falcon Field Area and the importance of the Falcon Field Strategic Vision to be aligned with the City's General Plan, which is currently being amended.

In response to a question from Chairman Adams, Mr. Rigby confirmed that the Commission will have an opportunity to submit their recommendations with respect to boundary lines based on the Commission's purpose and vision for the area.

Commission Member Shill commented that in connection with the General Plan update, the Mesa Chamber of Commerce has submitted its comments and recommendations relative to expanding economic development in the Falcon Field Area. He cited, for example, to Power Road, West of Las Sendas and other Southeast locations.

Chairman Adams asked if it was possible for the Commission to engage in further discussion today regarding the boundary lines.

Ms. Spinner responded that the discussion was moving beyond the presentation and agenda discussion.

Chairman Adams suggested that the Falcon Field Area boundary lines be included as a future agenda item.

Further discussion ensued relative to the scheduled adoption of the General Plan and the Commission's timetable to submit its recommendations prior to the adoption of the General Plan and the General Election.

Mr. Rigby continued with his presentation and provided a brief background on the Falcon Field Area Wastewater Infrastructure and Capital Improvement Program (CIP) from 1980 to 2019. (See Pages 15 through 26 of Attachment 4)

Mr. Rigby displayed a map that illustrated 2010 Employment By Economic Area statistics in Mesa and noted that the total employment for the Falcon Field Area is 16,818, which is 11% of the City employment population. (See Page 27 of Attachment 4) He stated that the projection in the Falcon Field Area is expected to increase to 41% by 2020. He also provided a list of the top ten employers in the Falcon Field Area from 2007 and 2012. (See page 36 of Attachment 4)

Commission Member Blomquist commented that the growth patterns provided seem to be suspiciously tied to employment and population growth and not economic development. He stated that the numbers appear to be uniform across every area and pointed out that he is always suspicious of numbers that continue to be the same decade after decade because population growth and population concentration are more expansive. He added that the statistics appear to provide population projections with a plug-in for the various percentages of employment.

Further discussion ensued relative to the collection of data projections, which were retrieved from the Maricopa Association of Governments (MAG), forecasts based on population growth, employment centers and jobs per capita.

In response to a question from Chairman Adams regarding the accuracy of past MAG projections, Mr. Rigby stated that he can obtain additional forecast information from Planning and Transportation staff and make it available to the Commission.

Commission Member Blomquist commented that the MAG data has been inconsistent with other Valley area cities due to the fact that MAG missed the impact that freeways and specific zoning have on unemployment. He recommended using other data models to encourage large employment headquarters to localize in the City and enhance employment services in the area.

Chairman Adams requested that staff obtain other sources of data or possibly invite GPEC Executive Vice President Chris Camacho to present information and provide additional resources to the Commission.

Mr. Rigby continued with his presentation and highlighted the zoning areas, which included commercial business development areas located inside the focus area of Falcon Field. (See Page 39 of Attachment 4) He noted that the areas identified include current land use for possible industrial, commercial, and residential development in Falcon Field. He also stated that the focus area is designed for multiple zoning uses, but commented that it was ultimately the Commission's recommendation and plan of action that will help promote Falcon Field.

Additional discussion ensued relative to the challenges of the current zoning in Falcon Field; identifying the data that should be collected in order to identify the most appropriate types of

businesses for the area; the need for additional discussion in regards to aircraft data at Falcon Field Airport; and identifying the growth sectors in the area.

Chairman Adams suggested that each Commission Member provide feedback to Mr. Rigby regarding area strengths, barriers and opportunities which will serve as the basis of future discussions.

Commission Member Shill further recommended that agenda items be included relative to preserving the existing boundary lines due to concerns from larger employers that may be affected by any changes in the area.

Mr. Rigby continued with the presentation and stressed the importance of establishing a direction and vision for the Falcon Field Area. He briefly outlined the recommended potential beneficial relationships to establish growth (i.e., potential businesses, land and building owners, Arizona Commerce Authority and GPEC). He added that the directive of the City is "to not tell you what to do, but to work together". (See Pages 45 through 48 of Attachment 4)

Chairman Adams thanked Mr. Rigby for his presentation and stated that he looked forward to working with staff on this issue.

7. Discuss Commission Work Plan and Timeline.

Chairman Adams, with the concurrence of his fellow Commission Members, requested that staff include various topics on upcoming Commission agendas as follows:

- Falcon Field Area Boundary Lines
- Aircraft Data Collection (i.e., recreational, business)
- Falcon Field Strategic Vision and the City's General Plan
- Economic Development Program for the Loop 202 Freeway

8. Items from Citizens Present.

There were no items from citizens present.

9. Other Business.

The Commission discussed a future meeting schedule; no formal action was taken.

10. Adjournment.

Without objection, the Falcon Strategic Visioning Commission meeting adjourned at 8:58 a.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Falcon Strategic Visioning Commission meeting of the City of Mesa, Arizona, held on the 13th day of May, 2014. I further certify that the meeting was duly called and held and that a quorum was present.

DEE ANN MICKELSEN, CITY CLERK

Abg
(Attachments – 4)

THE OPEN MEETING LAW

A.R.S. 38-431 et. seq.

THE OPEN MEETING LAW

Arizona law states:

- ▶ All meetings of any public body shall be public meetings and all persons so desiring shall be permitted to attend and listen to the deliberations and proceedings. All legal action of public bodies shall occur during a public meeting. A.R.S. §38-431. 01(A)

PURPOSE OF THE OPEN MEETING LAW

- ▶ To ensure that the public has an opportunity to observe what the government is doing, and how it is being done.

State Policy A.R.S. 38-431.09

- ▶ Meetings of public bodies shall be conducted openly
- ▶ Notices and agendas provided for meetings with information reasonably necessary to inform the public of matters to be discussed or decided
- ▶ Construe OML in favor of “open and public meetings”

COMMITTEES AND SUBCOMMITTEES

- ▶ Open meeting law applies to all public officials discussing or conducting public business.
- ▶ Applies to advisory boards and subcommittees.

WHAT IS A MEETING?

- ◆ Meeting: the gathering, in person or through technological devices, of a quorum of members of a public body at which they discuss, propose or take legal action, including any deliberations by a quorum with respect to such action. A.R.S. §38-431(4).

What if only social event?

- ▶ A.G. recommends that you post the event if a quorum will be present.
- ▶ Identify time, date, location, and purpose.
- ▶ State that no legal action will be taken.

FACTORS TO CONSIDER

- ▶ Quorum of the Committee/Subcommittee
 - 7 member committee: Quorum = 4 members
 - 3 member subcommittee: Quorum = 2 members
- ▶ Subject that is reasonably likely to come before the committee/subcommittee.

FACTORS CONTINUED

- ▶ Methods of communications
 - Phone call
 - E-mail
 - Letters
 - Blogs
 - Using staff to transmit information

COMMUNICATION WITH STAFF

- ▶ Council may communicate with staff.
- ▶ Staff can provide the Council with factual information outside a public meeting.
- ▶ Staff cannot be used to side step the open meeting law.

Agenda

- ▶ Must be posted 24 hours in advance (excludes Sundays and Legal Holidays).
- ▶ Back up material must be available 24 hours in advance.
- ▶ Must “reasonably” inform public of issues to be discussed.
- ▶ All discussions must be “reasonably” related to an agenda item.

Conducting Meetings

- ▶ The Chair manages the meeting, subject to motions approved by the Board.
- ▶ Public bodies may impose reasonable time, place, and manner restrictions on speakers.

Conducting Meetings, cont.

- ▶ Robert's Rules are guidance only.
- ▶ Board may require speakers on same side with no new comments to select a spokesperson.
- ▶ Open Call to the Public is permitted, but not required.

AGENDA

- ▶ Even during a public meeting:
 - Cannot discuss any item that is not on the agenda.
- ▶ Reason: People that are interested in this issue may not be present because did not know that the committee would discuss this issue.

Public Access Only

- ▶ The OML gives the public the right to attend the meeting, and listen to the deliberations.
- ▶ G/R: The OML does not give the public the right to speak at a meeting.
- ▶ Exception: for zoning ordinances, a public hearing is required at planning commission. A.R.S. 9-462.04(A).

Minutes

- ▶ Date, time, place of meeting
- ▶ Members present/absent
- ▶ Description of matters discussed
- ▶ Description of legal action proposed, discussed or taken
- ▶ Name of person who made motion
- ▶ Name of each person making comment
- ▶ Vote results

Minutes, cont.

- ▶ Must be available to public within 3 working days after the meeting.
- ▶ May be stamped “draft” until approved by public body.
- ▶ Also need to post on internet either a recording of the meeting or statement of legal actions taken (marked agenda) w/in 3 working days after the meeting.

Executive Session

- ▶ Must be properly posted and agendized.
- ▶ Majority of Council must vote to convene into executive session.
- ▶ Only members of the public body and those individuals whose presence is reasonably necessary for the public body to carry out its duty are permitted to attend the executive session.

Executive Session, cont.

- ◆ Personnel Matters
- ◆ Legal Advice
- ◆ Litigation, Contract Negotiations, and Settlement Discussions
- ◆ Purchase, Sale or Lease of Real Property

Executive Session, cont..

- ◆ Discussion ONLY.
- ◆ Can give direction in some cases.
- ◆ All legal action must be in public meeting.
- ◆ Must keep minutes of e-session.
- ◆ Minutes are confidential except in limited circumstances.

QUESTION???

CONFLICT OF INTEREST

A.R.S. 38-503

Ethics Handbook for Elected Officials & Advisory
Board Members

Mesa City Attorney

(480) 644-2325

CONFLICT OF INTEREST LAW

Any public officer who has, or whose relative has, a substantial interest in an issue before the board (or subcommittee) shall declare conflict and refrain from participating in any manner in the decision.

WHO DOES IT APPLY TO?

- ✗ You
- ✗ Your spouse, children, parents, in-laws, grandchildren, grandparents, step children, step parents, brothers and sisters (whole or half), or brothers and sisters of your spouse,.

SUBSTANTIAL INTEREST

- ✗ Any financial or ownership interest in the issue to be decided, unless “remote”

WHAT IS A REMOTE INTEREST?

- Non-salaried officer of nonprofit corp.
- Benefit is no greater than benefit received by others
- Reimbursement of expenses
- Landlord/Tenant of contracting person
- Attorney of contracting person
- Insignificant stock ownership
- Relatives of school board members
- Interests of other public agencies

- ✘ Must be an issue that is before the board or will likely come before the board

WHAT IF I HAVE A CONFLICT?

- ✗ Must declare the conflict on the record
- ✗ Must not participate in any manner
 - + Includes all conversations before, during and after the vote.

GIFTS

- ✖ Page 6-7 of Ethics Handbook
- ✖ Must file a statement with Clerk's Office stating that you accepted a gift if:
 - + The gift came from someone with business before the committee, AND
 - + The gift exceeds \$50 in value or includes tickets for sporting events or entertainment tickets, regardless of their value.

QUESTIONS?

ETHICS HANDBOOK FOR ELECTED OFFICIALS &



mesa.az

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www.mesaaz.gov
480.644.3333

09/09

City of Mesa Ethics Handbook for Elected Officials



Members of the Ad Hoc Committee on Ethics

Dennis Kavanaugh

Chairman of the Ethics Committee
Former Mesa City Councilmember, District 3

Dan Brock

Member, Mesa Planning and Zoning Board

Bernard Butts

Member, Crime Prevention Advisory Board

Mike Hughes

Member, Governing Board, Mesa Unified School District

Marianne Jennings

Director, Lincoln Center for Applied Ethics

Wanda L. Kay

Member, Parks and Recreation Board

Rabbi Bonnie Koppell

Temple Beth Shalom

Joanie Newth

Former Mesa City Councilmember

Marty Whalen

Member, City Municipal Development Corporation
and Planning and Zoning Board

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1. City of Mesa Ethics Policy

It is the policy of the City of Mesa to uphold, promote, and demand the highest standards of ethics from all of its officials, whether elected to City Council or appointed to advisory boards. Accordingly, all members of City boards, commissions, committees and the City Council ("elected officials and advisory board members") shall maintain the utmost standards of personal integrity, truthfulness, honesty and fairness in carrying out their public duties, avoid any improprieties in their roles as public servants, comply with all applicable laws, and never use their City position or powers improperly or for personal gain.

The City of Mesa and its elected officials and advisory board members all share a commitment to ethical conduct in service to their community. This Code of Ethics has been created to ensure that all elected and appointed officials and advisory

¹ **Note:** Examples are used in certain portions of this Code and Handbook to illustrate the meaning of the text. Examples are intended to describe some situations of ethical or unethical conduct under this Code. The examples are not intended to be, and shall not be interpreted to be, the sole situation to which the text applies.

board members have clear guidance for carrying out their responsibilities.¹

II. Applicable Laws and Policies

A. General Character

Elected officials and advisory board members are often called upon to make decisions that affect various groups and individuals adversely. Balancing diverse constituent interests is a difficult task. While someone will always be disappointed in decisions, officials shall adhere to ethical standards that eliminate disappointment borne of dishonesty, conflicts of interest, unfairness or illegality. Preservation of public trust is critical for the preservation of democracy.

A certain amount of detail is required in any code of ethics so that it serves as a clear guide. However, at the core of ethical behavior are some basic standards that officials shall use to reach a level of conduct that strives to be beyond reproach. Treating others as you would have them treat you is always a good ethical test. Another standard is to reflect on how your actions or decisions might be viewed by persons you or the public holds in high regard because of their ethical integrity.

1. Honesty and Integrity.

Honesty and integrity shall be the primary values in all issues. The public trust in the City Council and citizen boards can be a reality only when public officials are truthful.

2. Fairness and Respect.

All issues and citizens shall be handled with fairness, impartiality and respect. Elected officials and advisory board members have an obligation to treat all citizens fairly, such as by dividing time reasonably among potential speakers on an issue at a public hearing or meeting. In

reviewing, discussing and deciding issues, City Councilmembers and citizen advisory board members have an obligation to be accessible, open and direct, not only with the other members of the Council or board, but also to the citizens and business representatives who appear before them. The public is entitled to communicate with their public servants and understand the position of the Council and boards on public issues.

3. Effort.

Elected officials and advisory board members have an obligation to attend meetings and to be prepared. It is expected that these officials will review the materials, participate in discussions and make an informed decision on the merits of the issue.

B. Conflict of Interest

Elected officials and advisory board members must be constantly on guard against conflicts of interest. In short, elected officials and advisory board members shall not be involved in any activity which conflicts with their responsibilities to the City and its residents. The people of Mesa have a right to expect independence and fairness toward all groups without favoring individuals or personal interests.

1. Self-Dealing and Financial Disclosure

Arizona conflict-of-interest laws apply to all elected officials and advisory board members, who must be consistently aware of any potential issues which may appear to be self-dealing. Officials must not be involved in discussing or deciding any issue over which they have jurisdiction as a Council or board member which may impact the member, or the member's family, financially.

It should also be noted that Councilmembers must comply

annually with the Financial Disclosure Act, as outlined in A.R.S. §§ 38-541-545.

2. Disclosure of and Policy on Acceptance of Gifts and Favors

Arizona law prohibits elected officials and advisory board members from receiving anything of value or any compensation other than their normal salary for any service rendered in connection with that person's duties with the City. A.R.S. § 38-505(A).

Elected officials and advisory board members must consider ethical principles before accepting personal gifts of entertainment and sports/athletic activities.

Within two business days of receipt of the following gifts or favors in Mesa, or within two business days of returning to Mesa after receipt of a gift of favor while traveling outside of Mesa, elected officials and advisory board members shall disclose in writing to the City Clerk all gifts, benefits, or favors received from people with a financial interest in business before the City, or which may come before the City, that:

- relate to professional or collegiate sports, athletic, or entertainment activities or tickets, or
- have a face value of \$50 or more, amount subject to periodic review.

Under no circumstances shall a council or board member accept a gift or favor that is a bribe, or reflects, to a reasonable person, an effort to improperly influence the member contrary to that member's responsibility to the public to act impartially and on the merits of a matter.

When in doubt about these requirements, elected officials and advisory board members shall disclose the gift, benefit or favor. All disclosures will be kept for public record in the

City Clerk's Office.

In summary, you can follow this checklist:

- Does the gift or favor come from someone with business before the city or which may come before the city?
- And does the gift or favor exceed \$50 dollars in value, or consist of the type of sports or entertainment tickets described above?
- And did you accept the gift or favor for yourself or another?

If you answer "yes" to all these questions, then the gift or favor has to be reported to the City Clerk.

If you answer "no" to any of these questions, then the gift or favor does not have to be reported to the City Clerk unless it represents a bribe or other improper influence as described above.

Gifts having a value greater than \$50 that are donated to the city or a bona fide charity also do not need to be reported.

This section does not apply to gifts exceeding \$50 in value and intended for the City rather than as a personal gift to a Councilmember or board member. These items are City of Mesa property. Elected officials and advisory board members who receive a gift on behalf of the City exceeding \$50 in value shall promptly turn the gift over to the City Manager for public display or other appropriate handling.

3. Loyalty

Elected officials and advisory board members have an obligation to put the interests of the City of Mesa over all personal considerations. Their goal should be "what is in the best interest for the broadest public good of the City of Mesa, consistent with constitutional and other legal protec-

tions for minority, property, and other interests.”

4. Nepotism

As provided in the City Charter and Personnel Rules, no relative of a sitting Councilmember may be hired by the City, and no relative of a sitting advisory board member may be hired in the City department for which that advisory board member provides guidance.

C. Legal Compliance

1. Meetings

Public Access: Open Meetings and Public Records

Discussion of issues which may appear before the Council or citizen board shall be prohibited when a situation arises where a quorum of the Council or board exists. Numerous Arizona and City laws require that meetings of public bodies be open to the public and that public records be available for inspection. Open Meeting Laws are found in A.R.S. §§ 38-431 through 431.09 and in the City Charter Section 209A, and Public Records Laws are found in A.R.S. §§ 39-121 through 121.03.

2. Attendance

Attendance is outlined by the City Charter and City ordinances.

a. Mayor and City Council

The City Charter provides that five councilmembers may discipline another councilmember if he or she misses three (3) consecutive and duly noticed meetings of the City Council without good cause. Duly noticed meetings of the City Council include regular council meetings, special council meetings, study sessions, policy ses-

sions, executive sessions, budget review meetings, and council committee meetings to which a councilmember is assigned.

Through this Ethics Code, the City Council finds that personal illness, family emergencies, military absences, family weddings, family graduation exercises, and bona fide business and vacation trips constitute good cause for nonattendance at council meetings. Whether good cause exists for any other absence shall be determined by vote of the entire City Council upon request of any councilmember made within ten (10) business days following the absence. The vote shall be taken after sufficient information is received explaining the reason for the councilmember's absence.

b. Boards, Commissions and Committees

The City's attendance policy for members of boards, commissions and committees provides that, if a member fails to attend three (3) consecutive and duly noticed meetings of such groups without being excused for good cause, the City Council may declare the seat vacant and appoint a replacement.

Members of City boards, commissions and committees are expected to attend all regularly scheduled meetings and should make every effort to do so. The City Council appoints members for their experience, background and perspective in a particular policy area, and desires the benefit of knowledgeable consideration and judgment. Moreover, boards, commissions and committees cannot conduct any business unless a quorum is present. Members should notify the chairperson of the board or the staff liaison regarding any meeting missed or to be missed.

The advisory board, commission, or committee shall

decide by vote of the entire body, upon request made by any member of the body with ten (10) business days following the absence, whether the absence was for good cause or not. Advisory boards, commissions, and committees shall use the same standard for good cause as set forth above for councilmembers.

3. Disclosure of Confidential Information

Arizona law provides that, during a person's employment or service with the City and for two years thereafter, no member of a City board, commission, committee or the City Council may disclose or use confidential information without appropriate authorization. The information is outlined A.R.S. § 38-504(B). For example, confidential information includes discussions during executive sessions and certain economic development information such as prospect leads.

4. Discrimination and Harassment

Public decision-making must be fair and impartial and shall not be discriminatory on the basis of those protected classes, such as racial and religious groups, outlined in federal, state, and city laws and ordinances.

It is the policy of the City of Mesa that its elected officials and advisory board members conduct business and operate in a manner that is free from illegal discrimination on the basis of age, sex, color, race, disability, national origin, or religious persuasion, both internally and in the relationships of the elected officials and advisory board members with their constituencies.

In addition, it is the policy of the City of Mesa that the elected officials and advisory board members strive to cre-

ate an operating environment internally and in the relationships of the elected officials and advisory board members with their constituencies, that is productive and free from intimidation, hostility or other adversity. Harassment of any sort – verbal, physical, visual – including intentional and unwarranted actions that would constitute sexual harassment were they to occur in an employment relationship, by any elected official or advisory board member, is prohibited and is considered a violation of this Code of Ethics.

D. Political Activities

Elected officials and advisory board members shall not use their political or appointed office to advance private interests. The prohibited activities are outlined in City Charter sections 902(a)4 through 6. Section 205a prohibits the Mayor and Councilmember from holding other offices. Board members are also governed by the resign-to-run regulation (Ordinance 3353), which requires the board member to resign from the City board when they seek any elective public office.

Elected officials, advisory board members and candidates shall not engage in political campaigning at City meetings or within city buildings. However, nothing in this section shall prohibit an elected official, advisory board member, or candidate from participating in public forums/debates or utilizing city buildings in the same manner and to the same extent as that provided to the general public. For example, participation in candidate forums or debates sponsored by private or non-profit organizations, and attendance at non-city sponsored meetings held in city community rooms. The use of these city buildings will only be provided in the same manner and under the same terms and conditions as these facilities are made available to the general public.

They shall also not use public resources for political campaigning. For example, candidates or supporters of candidates shall refrain from circulating petitions during a City meeting and refrain from soliciting City employees to support their specific cause. Council and board members are free to express their opinions about the public issues on the agenda before them, but they must not make campaign speeches at council or board meetings touting their, or another's, candidacy, nor may they urge residents to vote for them or another, through words, signs, buttons or other means during duly noticed meetings of the City Council or its citizens advisory boards.

E. Facilities, Resources, and Expenses

1. Expense Reports and Travel

When traveling on City business, elected officials and advisory board members shall conduct themselves professionally as representatives of the City of Mesa. Travel guidelines for officials are outlined in the City's Management Policy 201. Officials are entitled to be reimbursed for actual and necessary expenses during travel. Expenses must be documented completely and accurately. Officials are asked to contact the appropriate City staff for assistance in travel plans and expense reports.

2. Use of Equipment and Facilities

Elected officials and advisory board members shall not use City equipment or City facilities for private purposes, except to the extent that they are available to the public. A.R.S. §13-1802.

a. Software Management.

Elected officials and advisory board members shall not make, use, accept or install illegal copies of computer software, documentation, or templates. The City con-

ducts periodic audits to ensure compliance with City policies on software installed on City-owned computers.

The legality of software is ideally established by possession or accountability of the following five items: the original software diskettes, the license, the original manuals, documented evidence of purchase, or copy of the completed product registration.

b. Electronic Mail.

City-assigned electronic mail accounts shall be used only for City business or for minor personal use such as setting up medical appointments or communicating occasionally with one's family in a way that does not interfere with City business. City-assigned electronic mail accounts may not be used for personal business or for any campaign purpose.

All City-assigned electronic mail is considered official City business and must be retained in accordance with the City's records management program. In general, electronic mail communications are public records and subject to disclosure under the public records law in A.R.S. § 39-101 et. seq.

3. Use of Staff

Under the council-manager form of government, the City Council appoints a City Manager, who directs the day-to-day operations of all employees. Councilmembers need to be sensitive to the role of the City Manager and City staff. Councilmembers shall work through the City Manager or the City Manager's staff.

Councilmembers may ask other staff members about the status of a matter and may ask for information, but Councilmembers shall not expressly or implicitly give orders or direction to staff, except through their

participation on the City Council. They shall not try privately to influence the decisions or recommendations of staff members, but they may share information with staff. Council and board members shall not intervene directly with staff on behalf of a particular constituent or organization on a pending matter, but shall participate with council or board colleagues in discussing and deciding policy matters for staff to carry out.

Appointed board members shall work through the staff liaisons of their board.

III: Procedures

A. Where to Seek Advice

Questions about this Code, a conflict of interest, or other ethical problems should be presented to the City Attorney's Office (480-644-2343). If time permits, requests should be in writing to the City Attorney directly. Requests related to conflicts of interest, A.R.S. §38-507 must be kept confidential. However, official opinions of the City Attorney are required by this law to become a public record.

B. What to Do if You Are Uncertain

The existence of an ethical issue often does not arise until a meeting is underway. Rather than risk an inadvertent violation of law, the safest course of action is simply to declare that a conflict may exist that prevents an elected official or advisory

2 After the City Council adopted this Ethics Code and Handbook on Jan. 19, 1999,

Mesa voters approved Proposition 102 during the March 14, 2000 Primary Election.

Among other things, Proposition 102 amended the Mesa City Charter to make violations of this Ethics Code and Handbook grounds for five Councilmembers to issue a letter of warning, monetary penalty, reprimand, censure, suspend, or order the forfeiture of office for any Councilmember or Citizen Advisory Board Member who violates this Code and Handbook.

board member from participating. Indeed, if there is a consistent theme to this handbook, it would be: "If in doubt, don't."

C. How to Declare a Possible Conflict

If an official believes that a conflict of interest (or even a possible conflict) exists, then he or she should disclose the fact as soon as possible. For example, as soon as an elected official or advisory board member realizes that a conflict exists on a given matter, they must disclose the conflicting interest on the record for the minutes. From that point on, the official shall not participate in any manner (by discussing, questioning or voting) in that matter.

Declaring a conflict and not participating should be recognized as a necessary part of preserving public trust and should not be avoided simply because of delays or inconvenience.

Indeed, officials should declare possible conflicts to avoid any appearance of impropriety.

D. Where to Report Improper Behavior

Elected officials and advisory board members have a duty to create the image and reality of a responsive, accessible, and fair city government. Accordingly, council and advisory board members have a duty to report if another elected official or advisory board member is violating laws or ethics relating to city government, as set forth in this code and handbook. Moreover, officials shall never attempt to use their authority or influence for the purpose of intimidating, threatening, coercing, commanding or influencing any person with the intent of interfering with that person's duty to disclose such improper activity.

If an official believes that someone else may have violated this Handbook, they may consult with the City Attorney's Office, the City Clerk, or their colleagues.

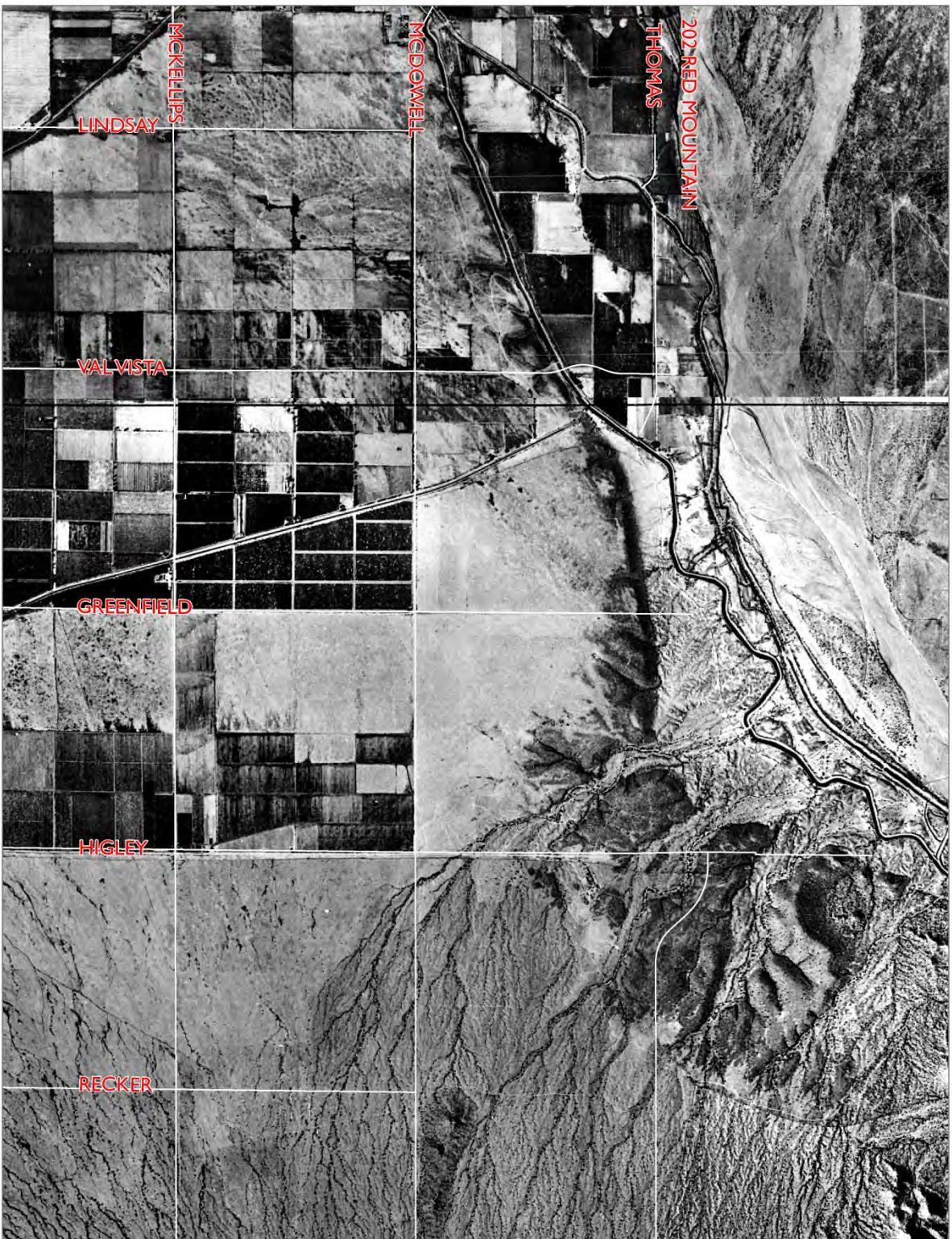
IV: Penalties and Sanctions

It is the intent of the City Council to educate, and where necessary, discipline board or councilmembers who violate this Code and Handbook. Discipline shall be progressive, from the least punitive to the most punitive measures, unless the Council believes progressive discipline does not provide the appropriate sanction because of the gravity of the offense, or because the Council does not believe the sanction would deter future misconduct. In all instances, the totality of the circumstances shall be taken into consideration in resolving a matter, including the intent of the one accused of wrongdoing. This Code does not prevent informal resolution of minor infractions, such as by immediate corrective action of the possible misconduct.²

V: Adoption and Amendment


Adoption of and amendments to this Ethics Code and Handbook shall require the affirmative vote of at least a two-third's majority of the full City Council — that is, five (5) votes. Adoption and amendment shall occur through passage of a resolution by the City Council.

Falcon Field Area – 1937 Aerial




Falcon Field
1937 Aerial


Legend

 No Historic Aerials Area

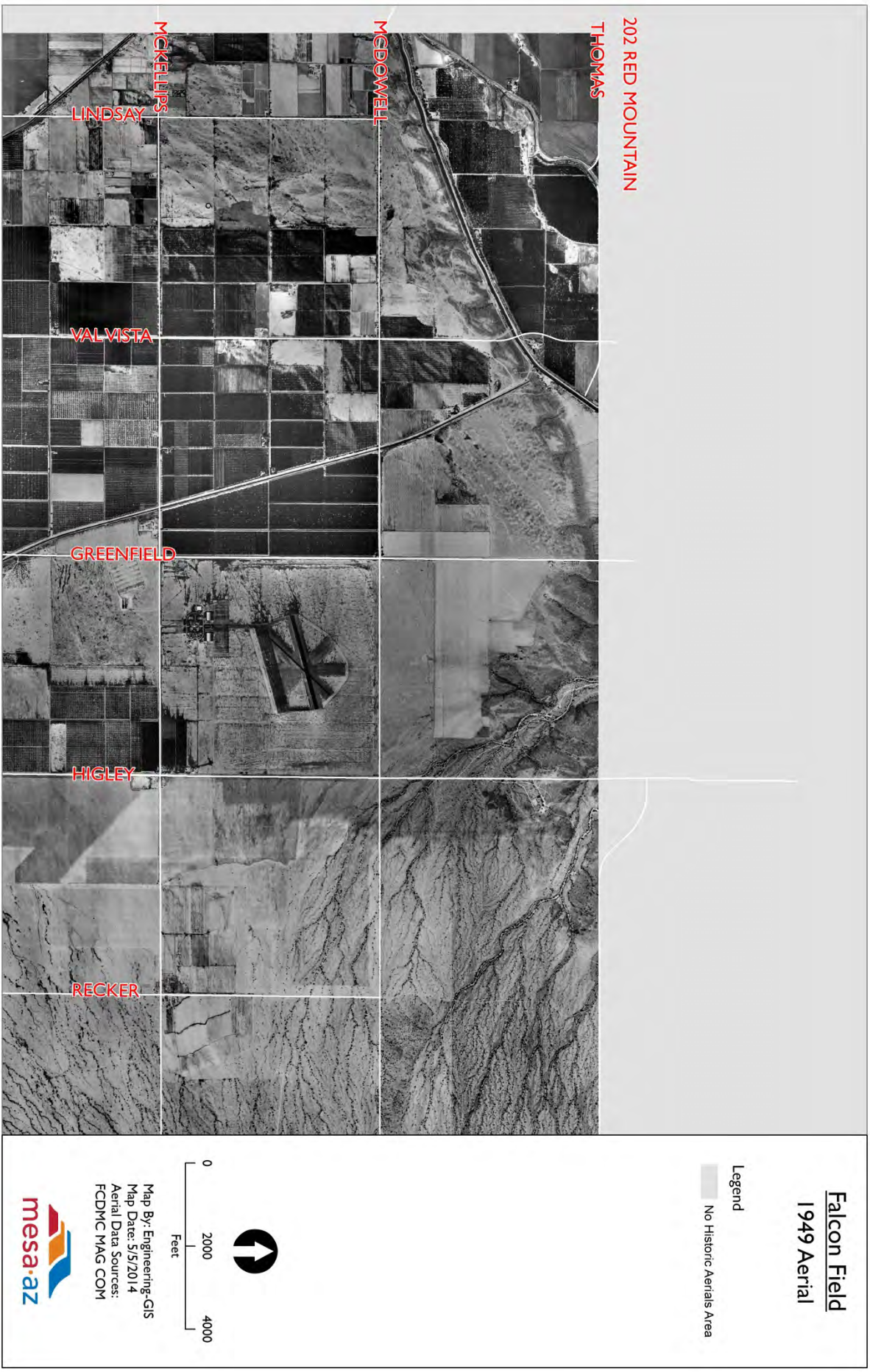
0 2000 4000
Feet



Map By: Engineering-GIS
Map Date: 5/5/2014
Aerial Data Sources:
FCDHC MAG.COM



Falcon Field Area – 1949 Aerial



Falcon Field Area – 1953 Aerial



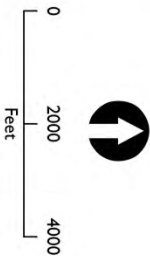
Falcon Field Area – 1979 Aerial



Falcon Field
1979 Aerial

Legend

 No Historic Aerials Area



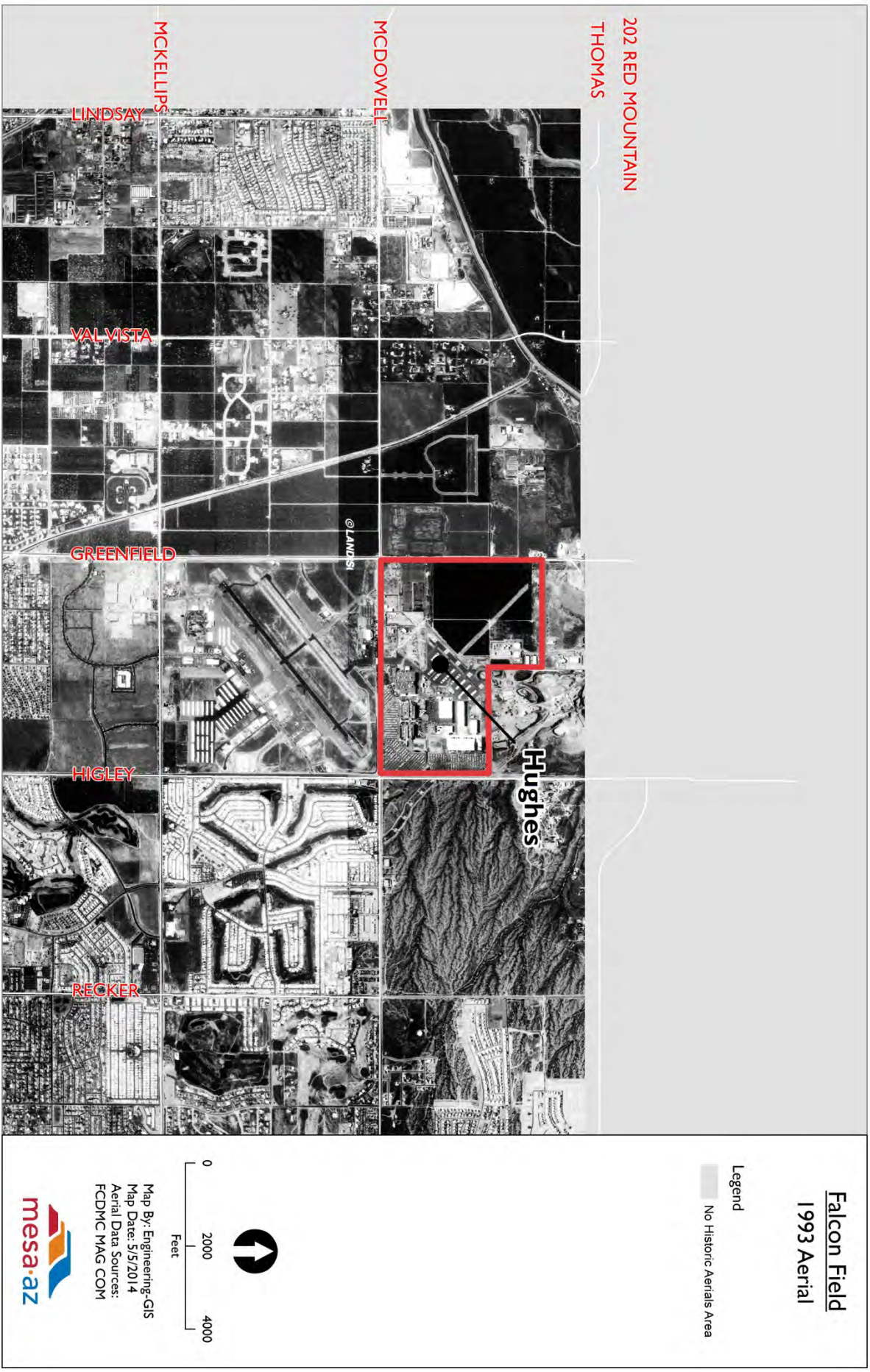
Map By: Engineering-GIS
Map Date: 5/5/2014
Aerial Data Sources:
FCDMC MAG.COM



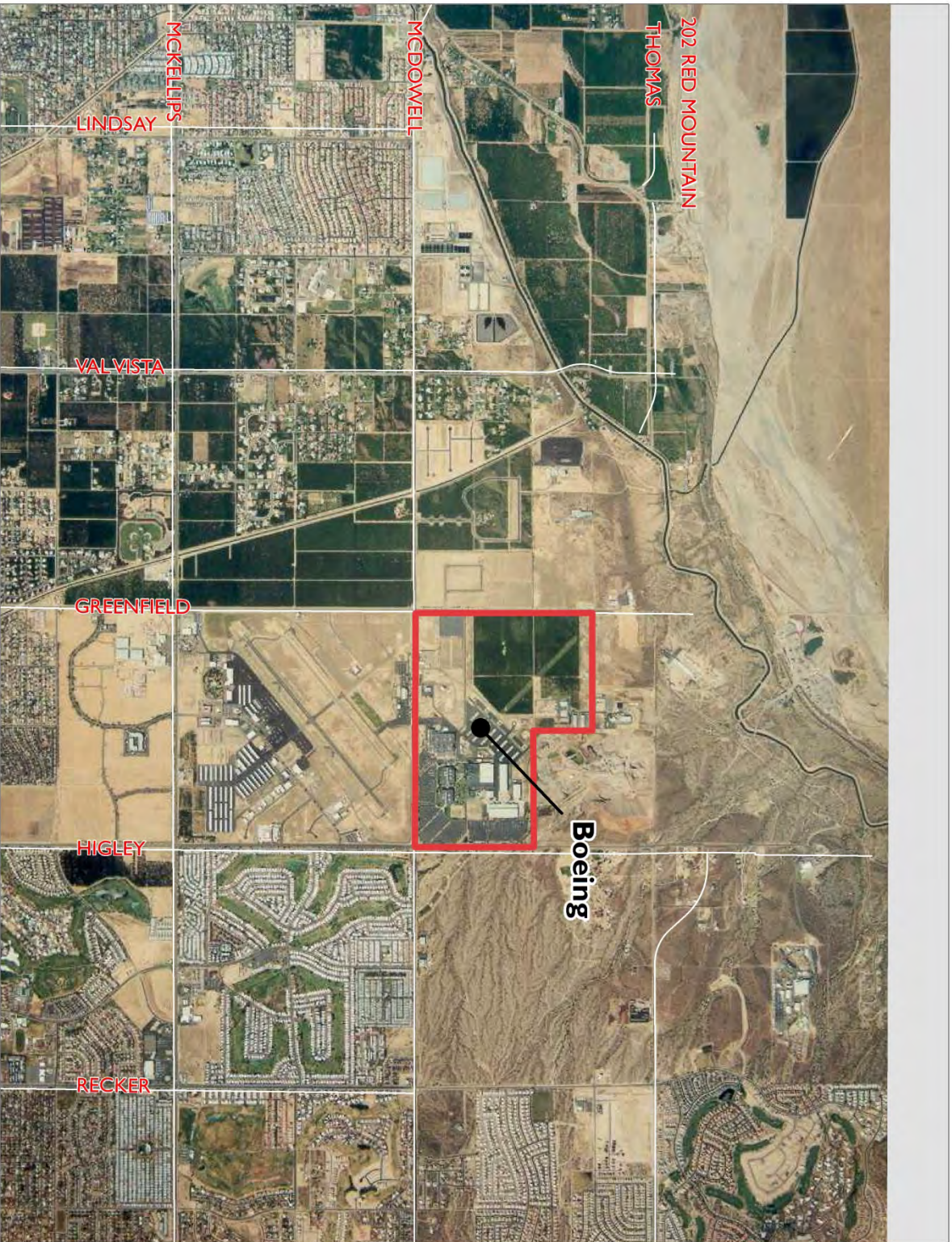
Falcon Field Area – 1982 Aerial



Falcon Field Area – 1993 Aerial

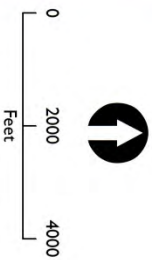


Falcon Field Area – 1995 Aerial



Falcon Field
1995 Aerial

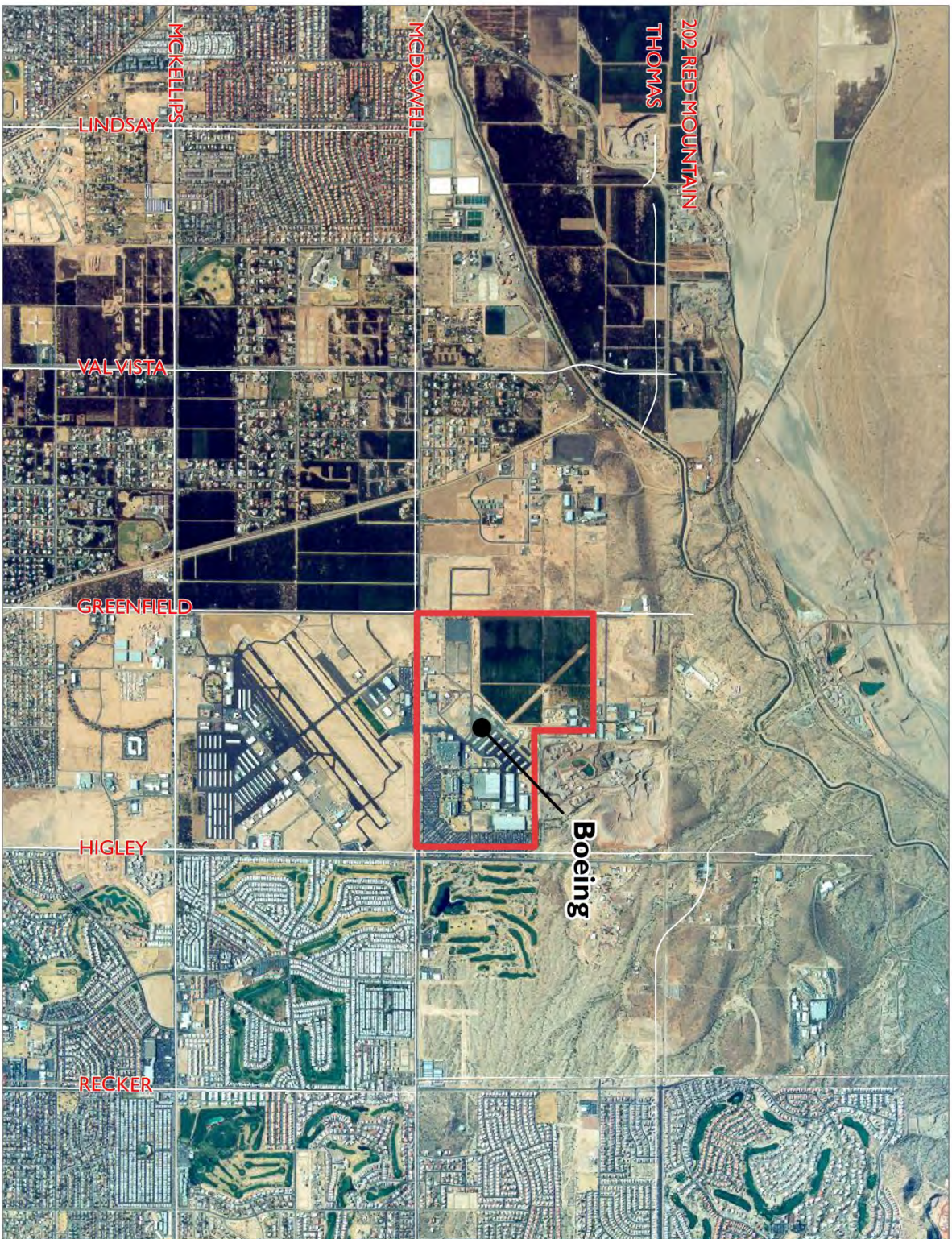
Legend
No Historic Aerials Area



Map By: Engineering-GIS
Map Date: 5/5/2014
Aerial Data Sources:
FCDM/C MAG.COM




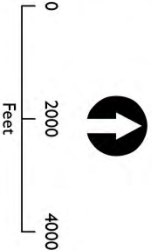
Falcon Field Area – 2000 Aerial



Falcon Field
2000 Aerial

Legend

 No Historic Aerials Area



Map By: Engineering-GIS
Map Date: 5/5/2014
Aerial Data Sources:
FCDMC MAG.COM



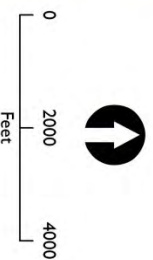
Falcon Field Area – 2004 Aerial



Falcon Field
2004 Aerial

Legend

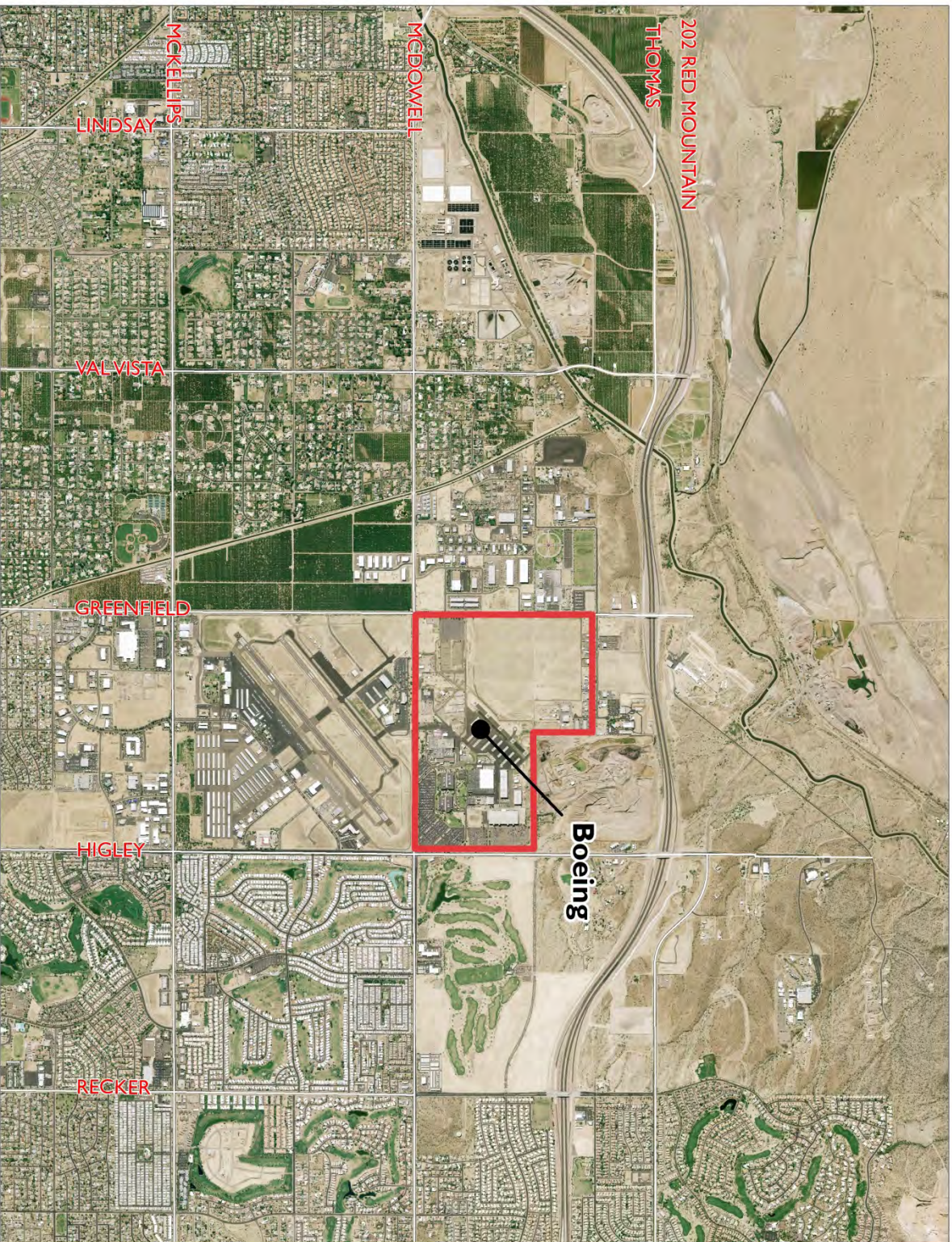
 No Historic Aerials Area



Map By: Engineering-GIS
Map Date: 5/5/2014
Aerial Data Sources:
FCDM/C MAG.COM



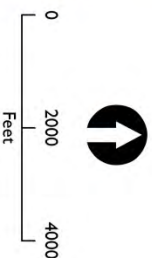
Falcon Field Area – 2007 Aerial



Falcon Field
2007 Aerial

Legend

 No Historic Aerials Area



Map By: Engineering-GIS
Map Date: 5/5/2014
Aerial Data Sources:
FCDMC MAG.COM



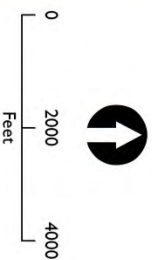
Falcon Field Area – 2010 Aerial



Falcon Field
2010 Aerial

Legend

 No Historic Aerials Area



Map By: Engineering-GIS
Map Date: 5/5/2014
Aerial Data Sources:
FCDM/C MAG.COM

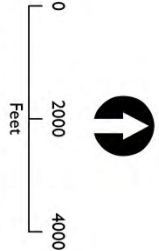


Falcon Field Area – 2013 Aerial

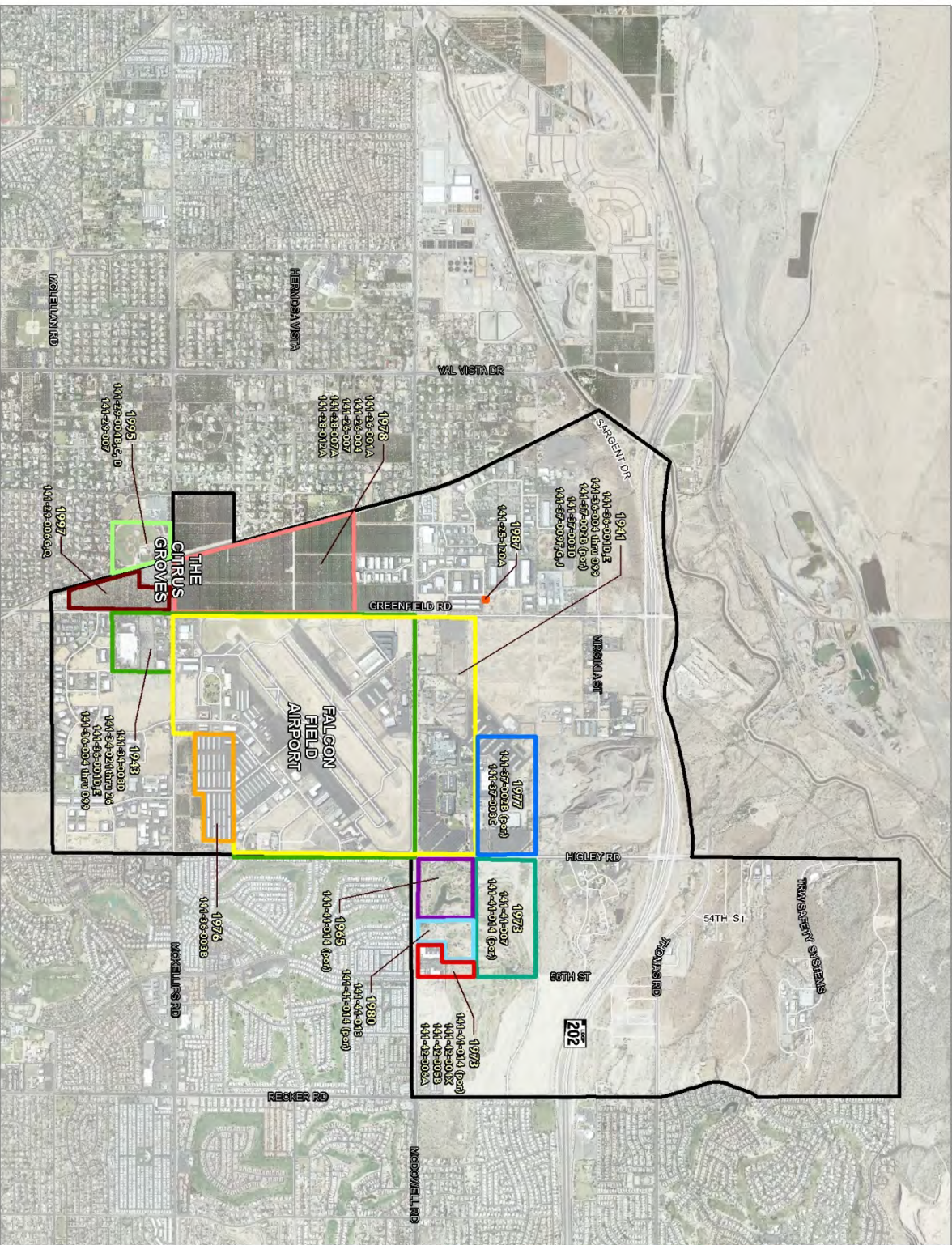


Falcon Field
2013 Aerial

Legend
 No Historic Aerials Area



Falcon Field Area – Historic Land Transactions



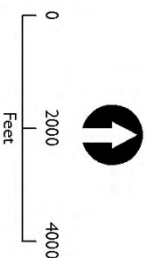
Falcon Field Historic Land Transactions

Legend

Historic Land Transactions

Deed Type, Deed Number, Sale Year

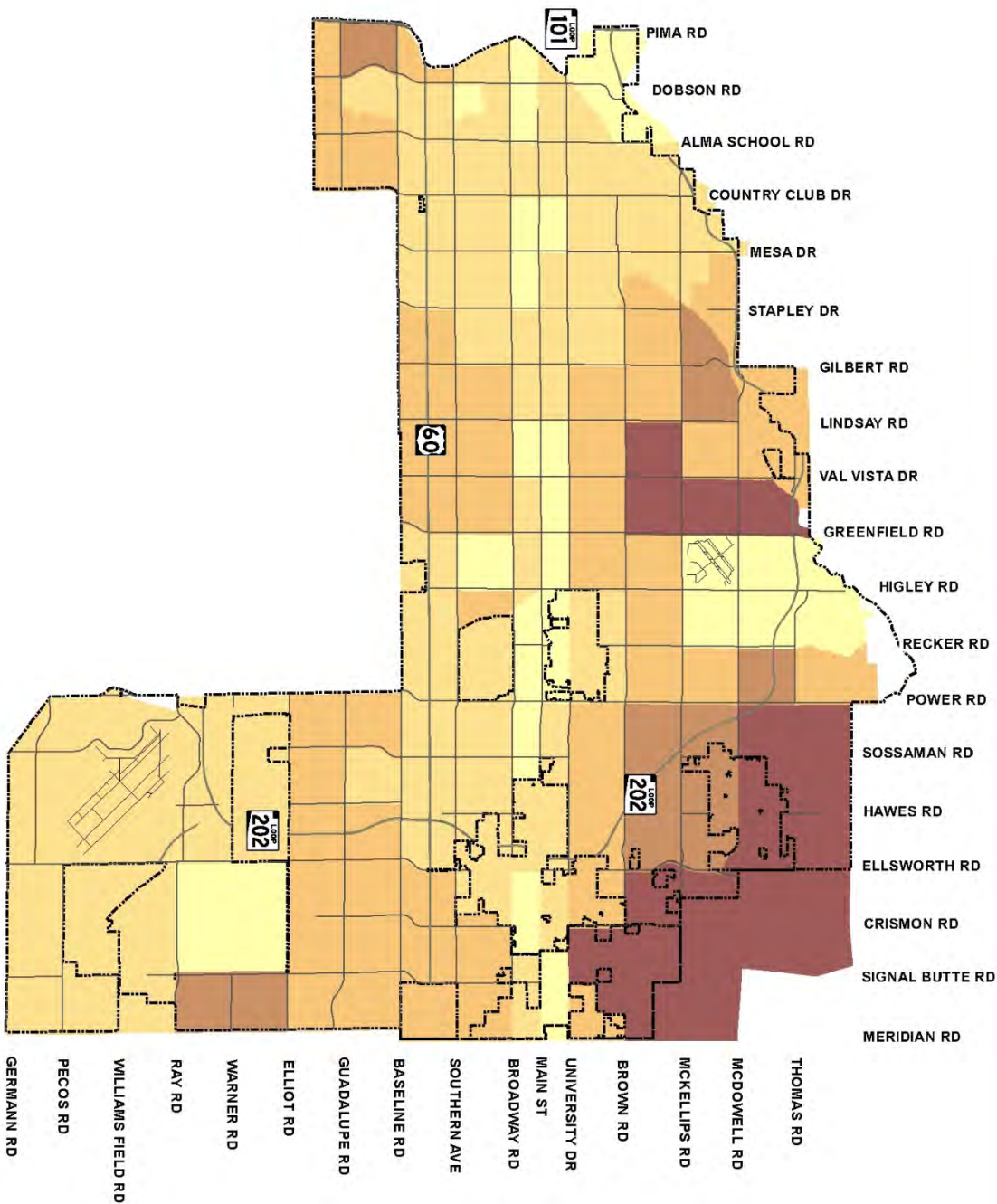
- Warranty Deed, 357,588, 6/28/1941
- Warranty Deed, 1021,2507,1973
- Warranty Deed, 10223,362,566, 1973
- Warranty Deed, 12008,326, 1976
- Warranty Deed, 121,067,26, 1977
- Warranty Deed, 1,269,3,009, 1978
- Warranty Deed, 5,631/130, 1965
- Warranty Deed, 97,083,517, 1997
- Final Decree, 1435,585, 4, 1980
- Instrument of Transfer, 270,90, 1943
- Special Warranty Deed 95-0284358, 1995
- Wellbore, n.a, 1987
- Falcon Field Area



Map By: Engineering-GIS
Map Date: 5/1/2014
Aerial Reference: 2013

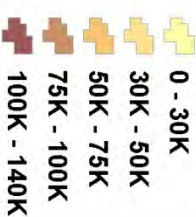


Median Income (2013)

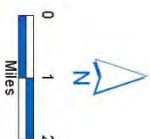


Median Income 2013

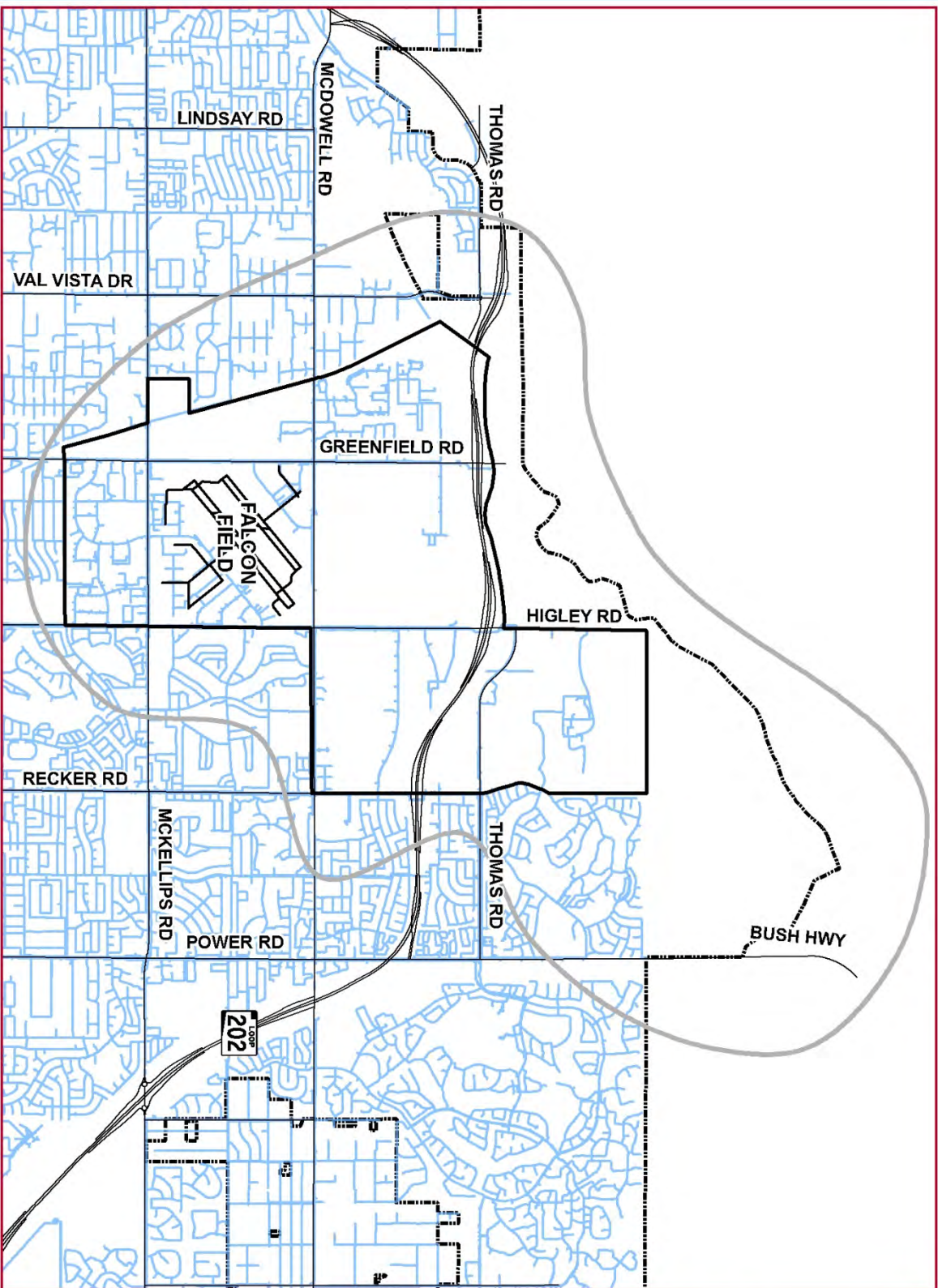
Median Income (Dollars)



Data Source: ESRI Community
Analyst (2013)



Falcon Field Area Water Main Improvements (Since 1954)



**Recent
Water Main
Improvements**

— Water Mains
Installed
Since 1954

Greater Falcon
Area

Falcon Field
Sub-Area

City Boundary

Arterials

Data Source: ESRI
Community Analyst (2013)

0 0.5 1
Miles

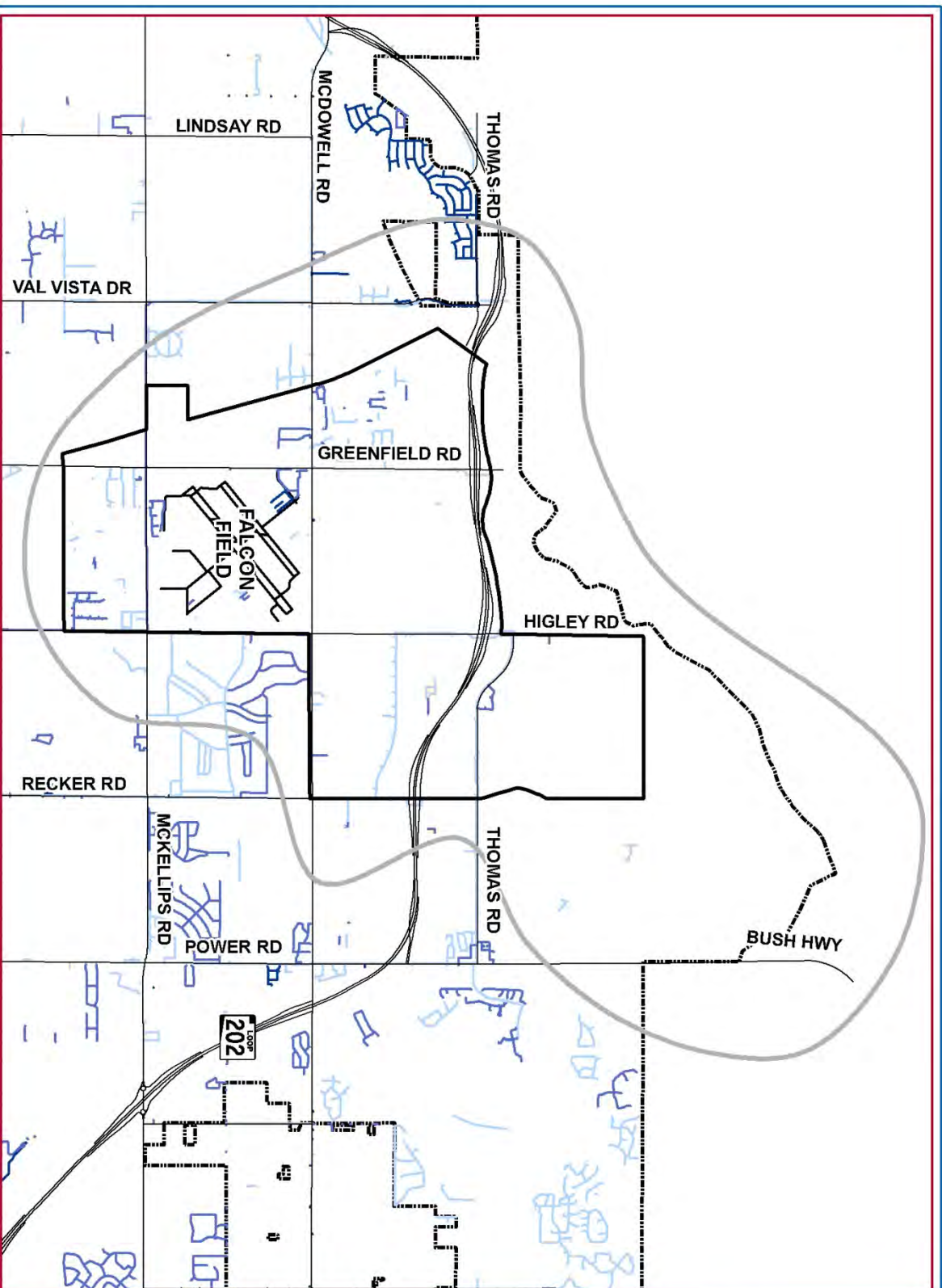
N

Created By: Mesa - 018
Print Date: 5/25/2014
Source: City of Mesa

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on this map. The City of Mesa is not responsible for
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Falcon Field Area Water Main Improvements (Since 2003)



Recent
Water Main
Improvements

AS-BUILT YEAR

2003 - 2006

2007 - 2010

2011 - 2013

Greater Falcon
Area

Falcon Field
Sub-Area

City Boundary

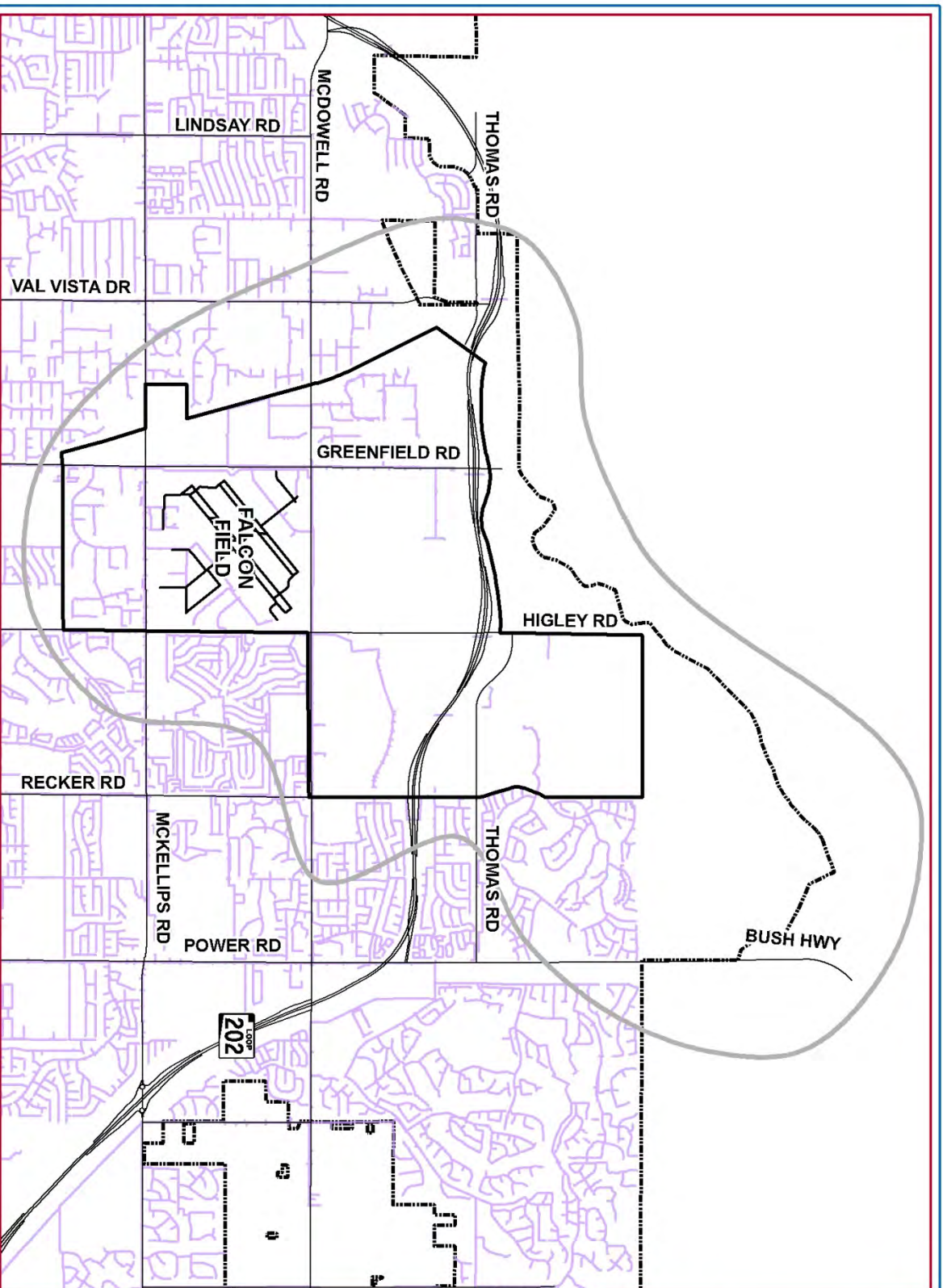
Arterials

Data Source: ESRI
Community Analyst (2013)



Created By: Mesa GIS
Source: City of Mesa
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Falcon Field Area Waste Water Improvements (Since 1954)



Recent
Sewer
Improvements

— Sewers
 Installed
 Since 1954
 Greater Falcon
 Area
 Falcon Field
 Sub-Area
 City Boundary
 Arterials

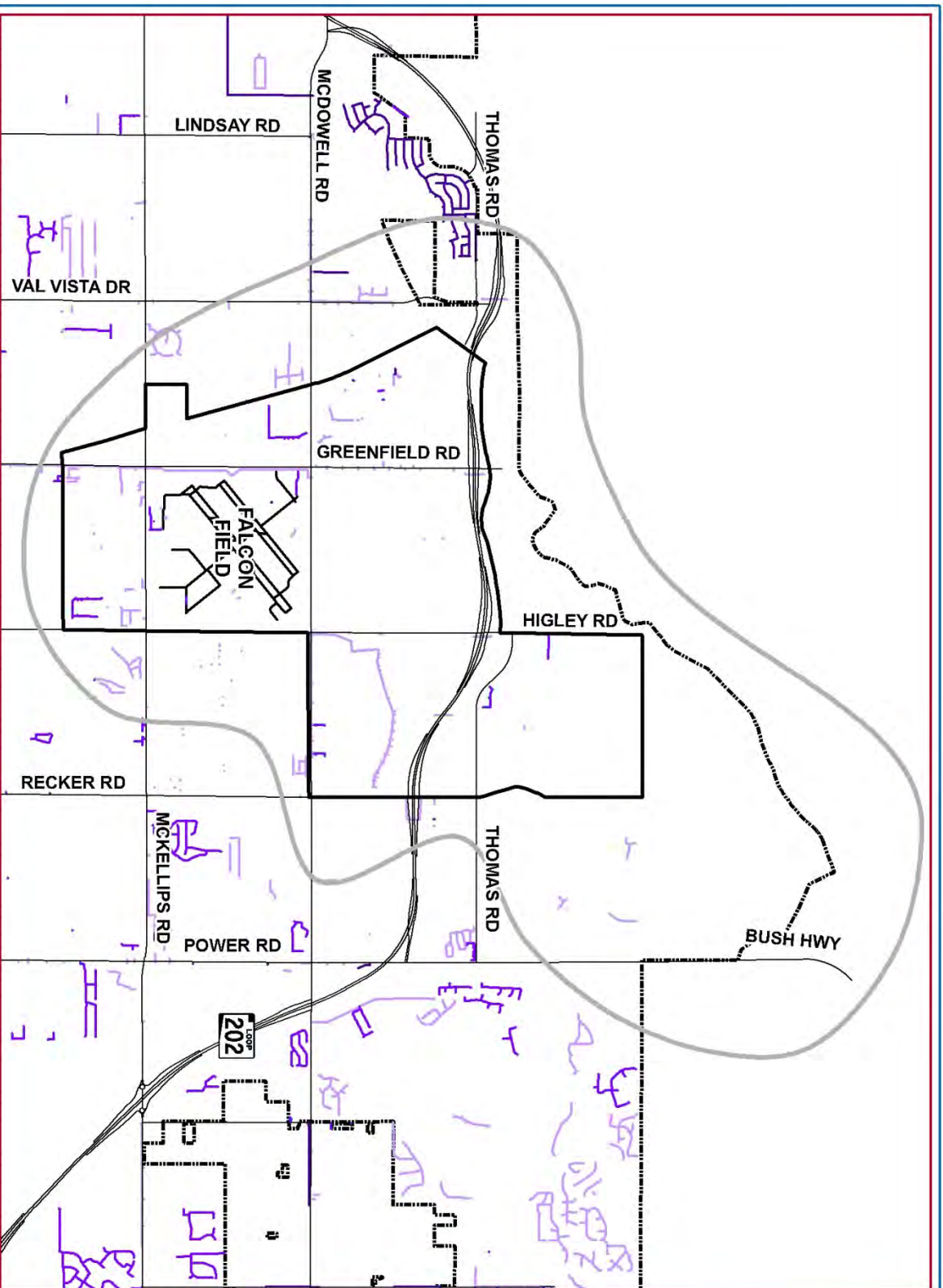
Data Source: ESRI
 Community Analyst (2013)

Created By: Mesa GIS
 Source: City of Mesa
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The City of Mesa makes no claims concerning
 the accuracy or completeness of any
 information herein.

0 0.5 1
 Miles
 N

Falcon Field Area Waste Water Improvements (Since 2003)



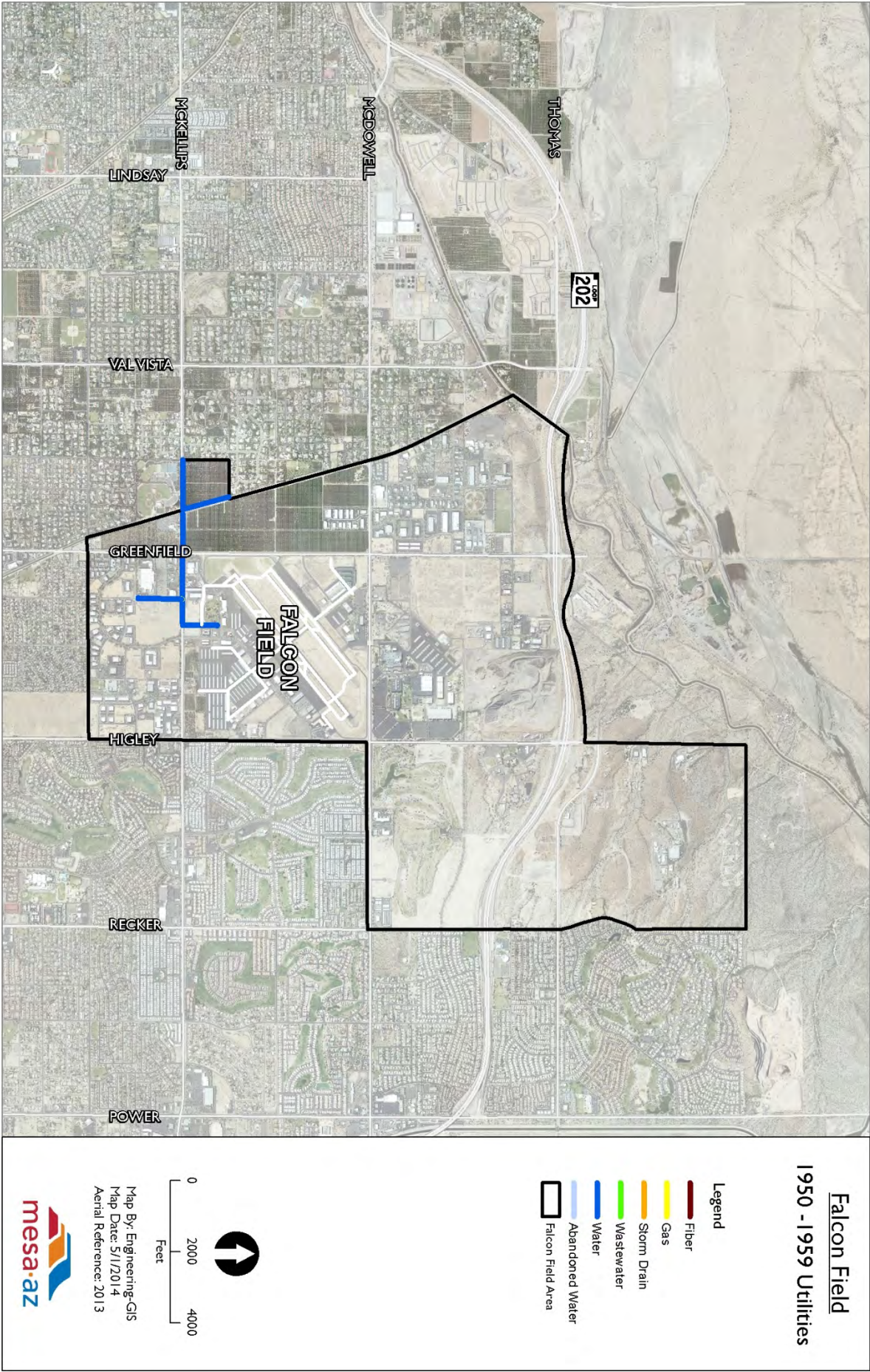
**Recent
Sewer
Improvements**

- AS-BUILT YEAR**
- 2003 - 2006
 - 2007 - 2010
 - 2011 - 2013
 - Greater Falcon Area
 - Falcon Field Sub-Area
 - City Boundary
 - Arterials
- Data Source: ESRI
Community Analyst (2013)

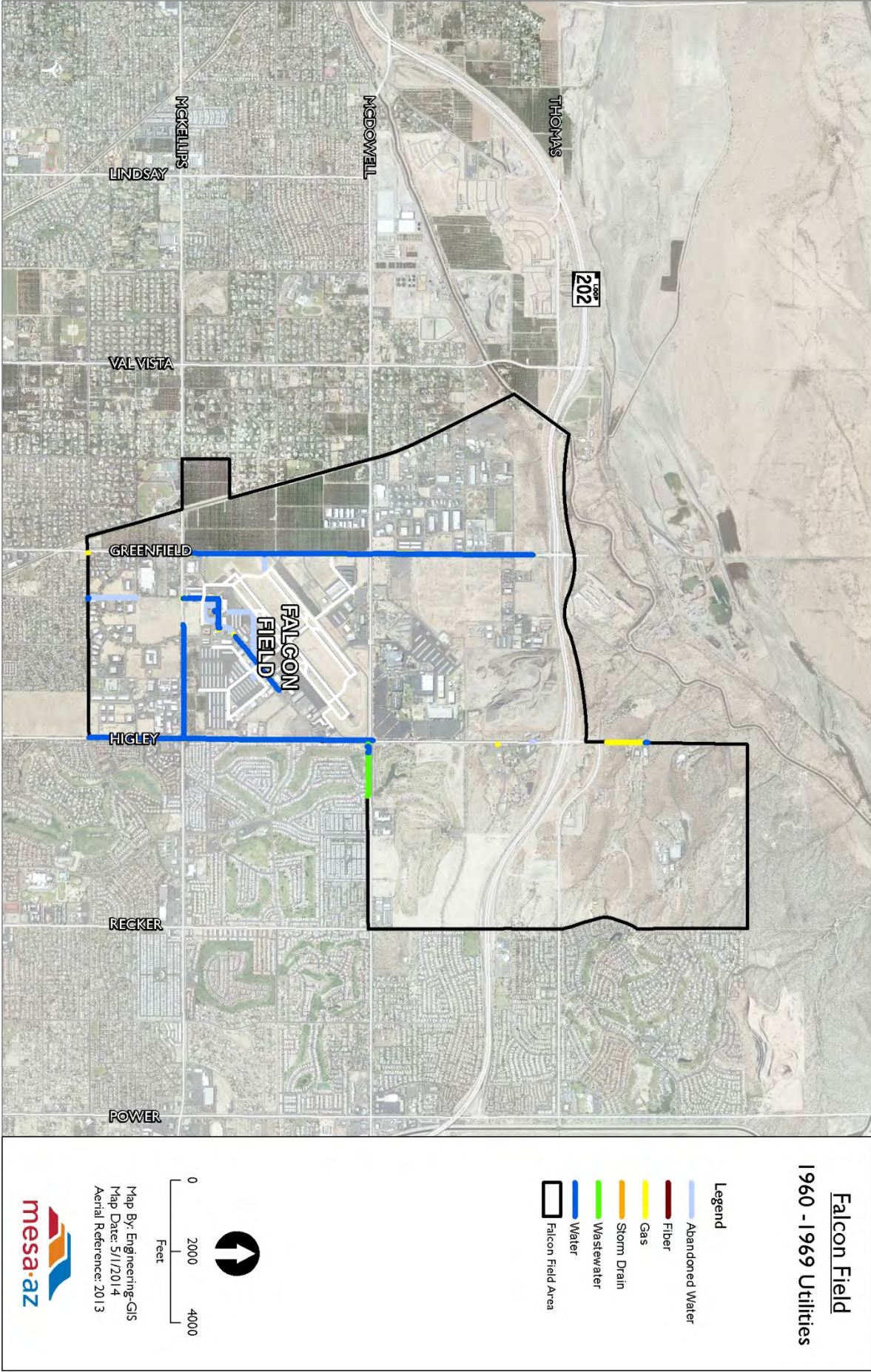


Created By: MESA GIS
Source: City of Mesa
The City of Mesa makes no claims concerning the accuracy or completeness of any information herein.

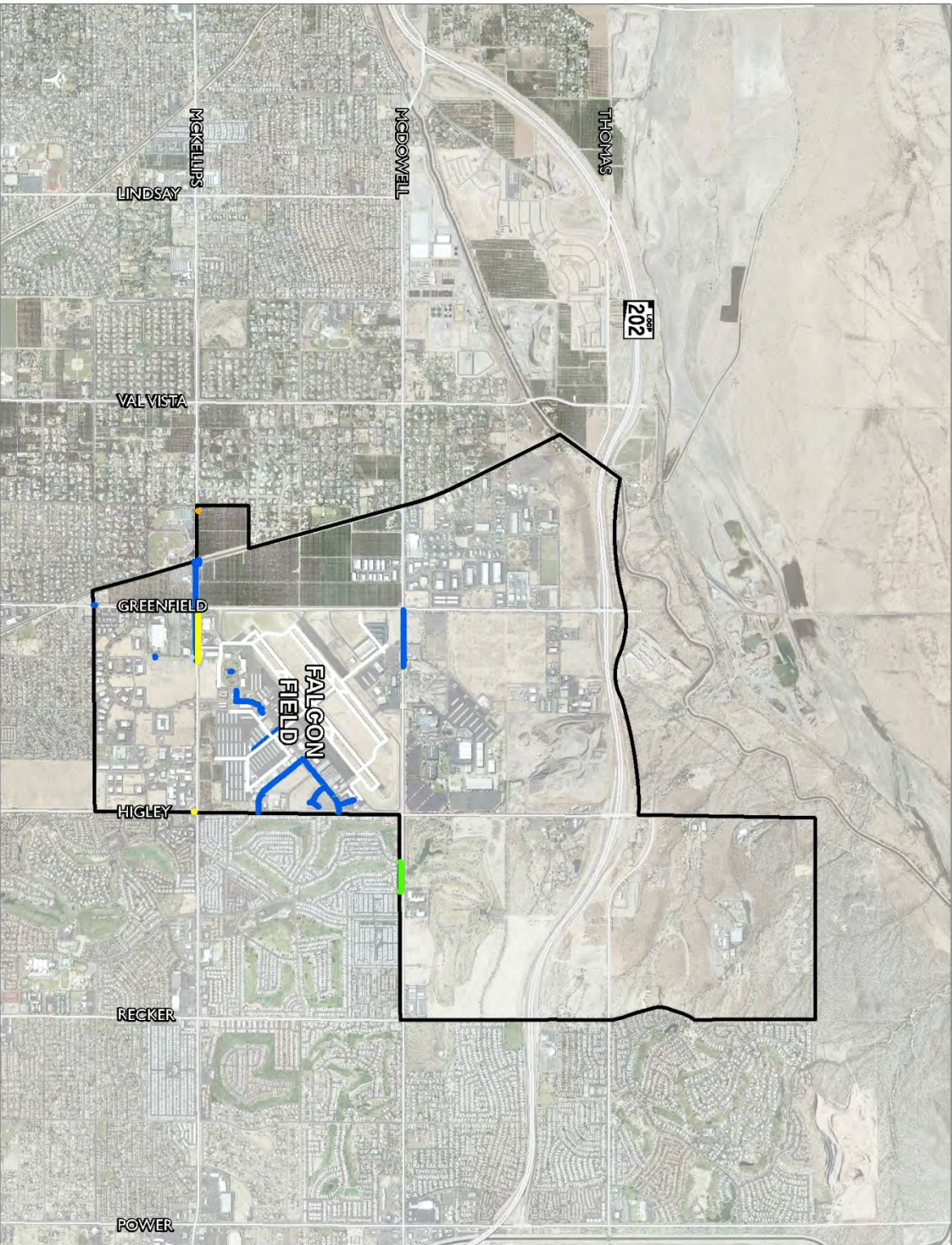
Falcon Field Area Infrastructure (1950-1959)



Falcon Field Area Infrastructure (1960-1969)

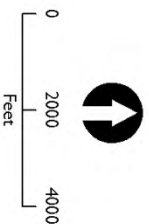


Falcon Field Area Infrastructure (1970-1979)



Falcon Field 1970 - 1979 Utilities

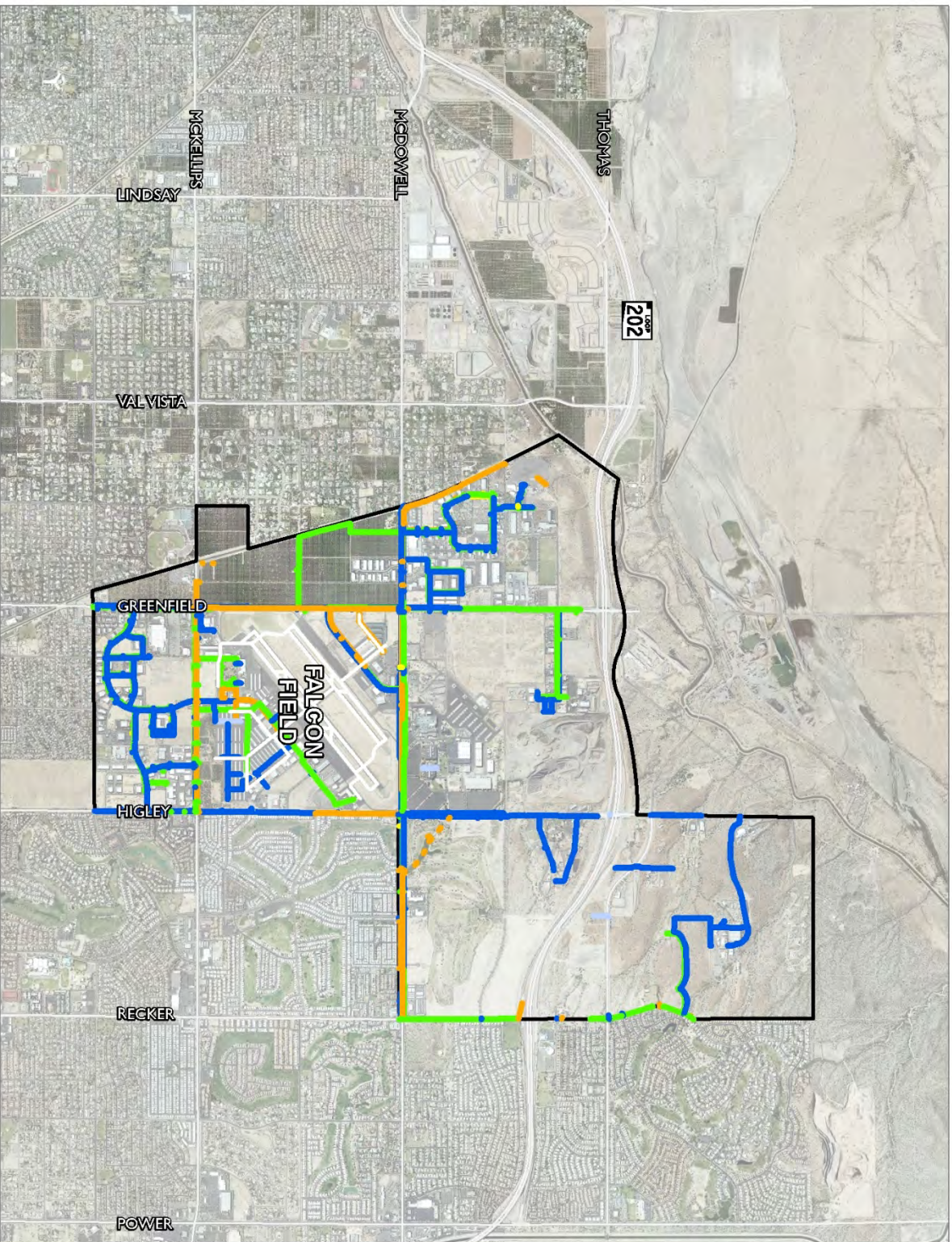
- Legend**
- Abandoned Water
 - Fiber
 - Gas
 - Storm Drain
 - Wastewater
 - Water
 - Falcon Field Area



Map By: Engineering-GIS
Map Date: 5/1/2014
Aerial Reference: 2013

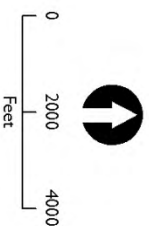


Falcon Field Area Infrastructure (1980-1989)



Falcon Field
1980 - 1989 Utilities

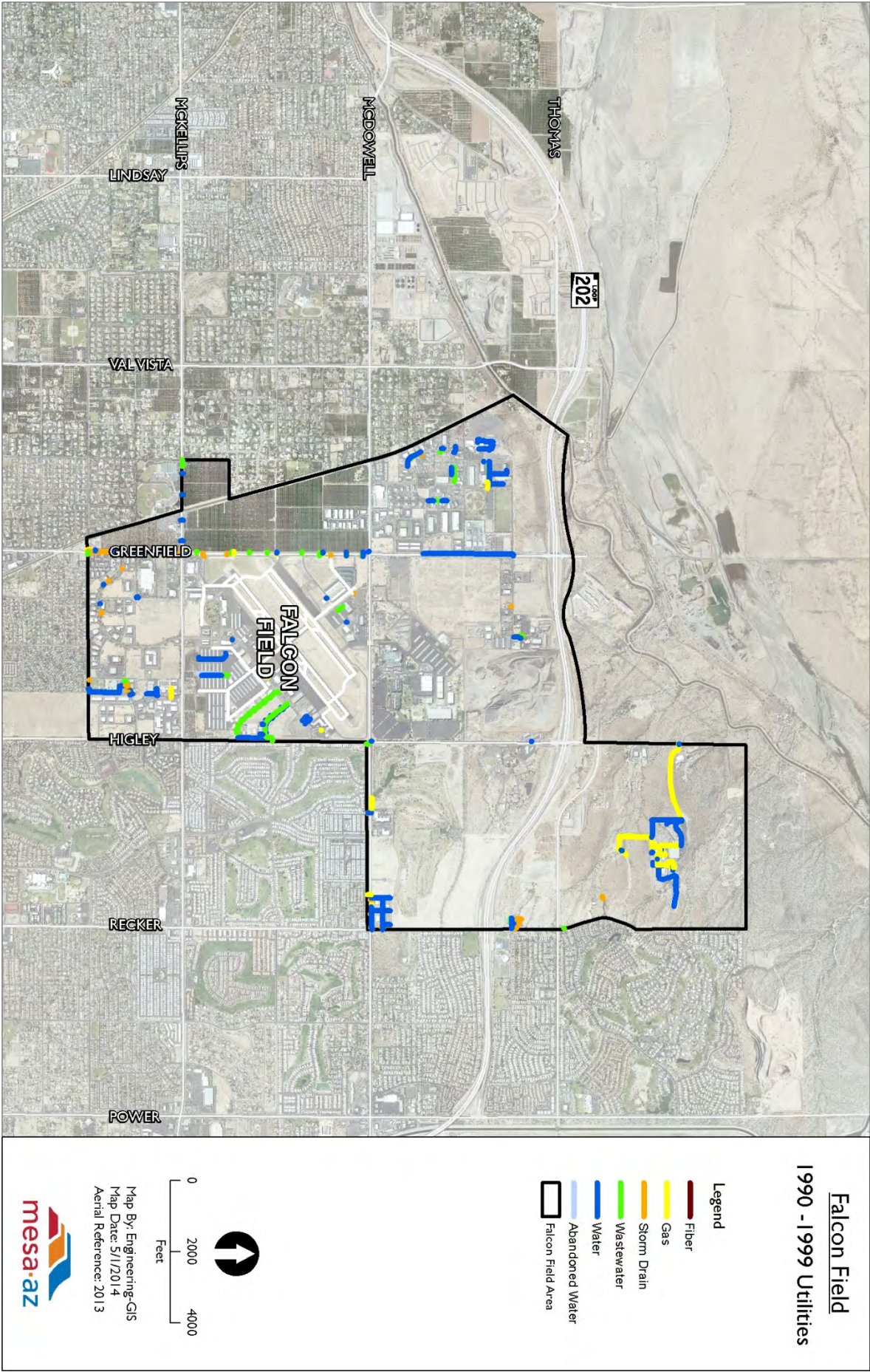
- Legend**
- Fiber
 - Gas
 - Storm Drain
 - Wastewater
 - Water
 - Abandoned Water
 - Falcon Field Area



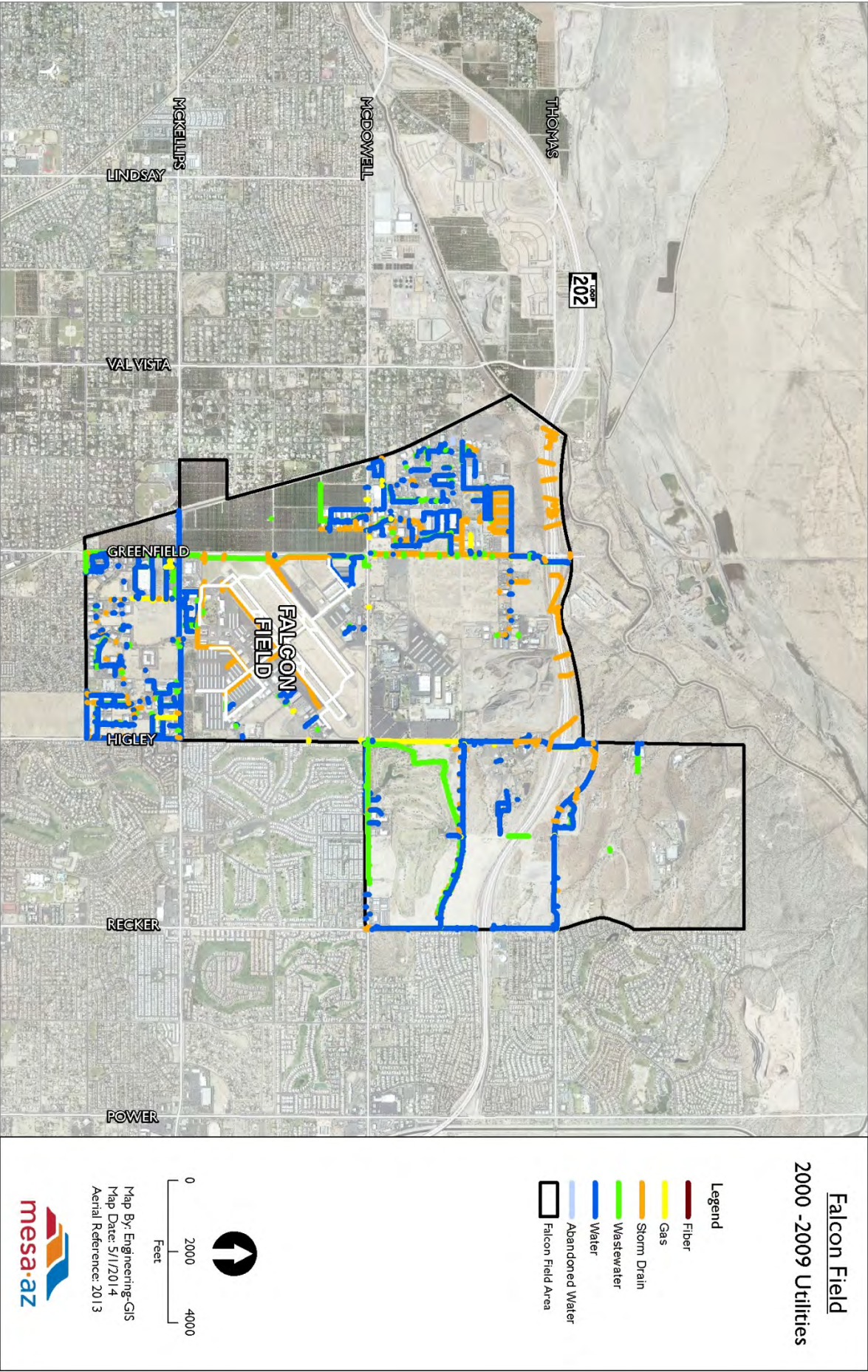
Map By: Engineering-GIS
Map Date: 5/1/2014
Aerial Reference: 2013



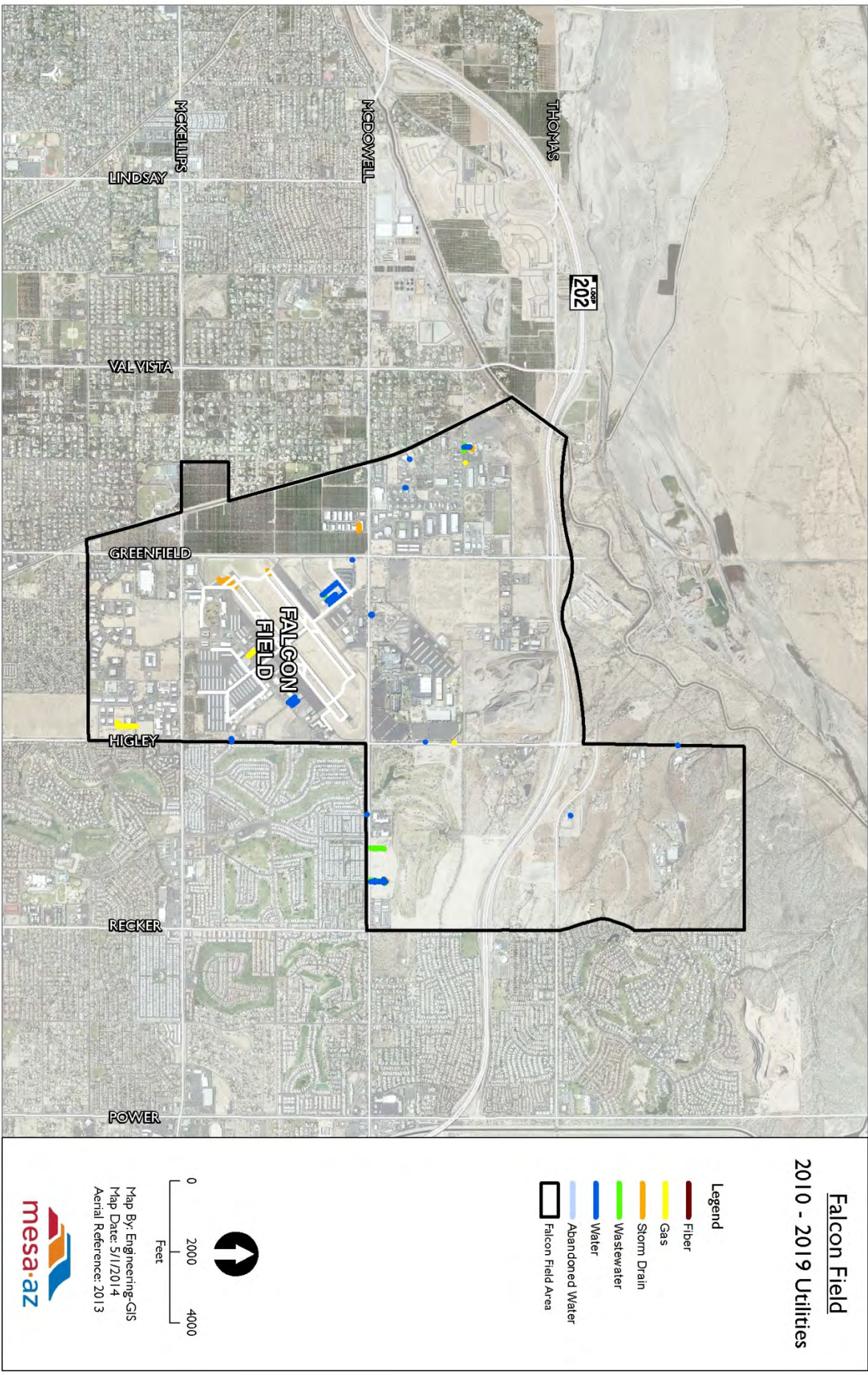
Falcon Field Area Infrastructure (1990-1999)



Falcon Field Area Infrastructure (2000-2009)

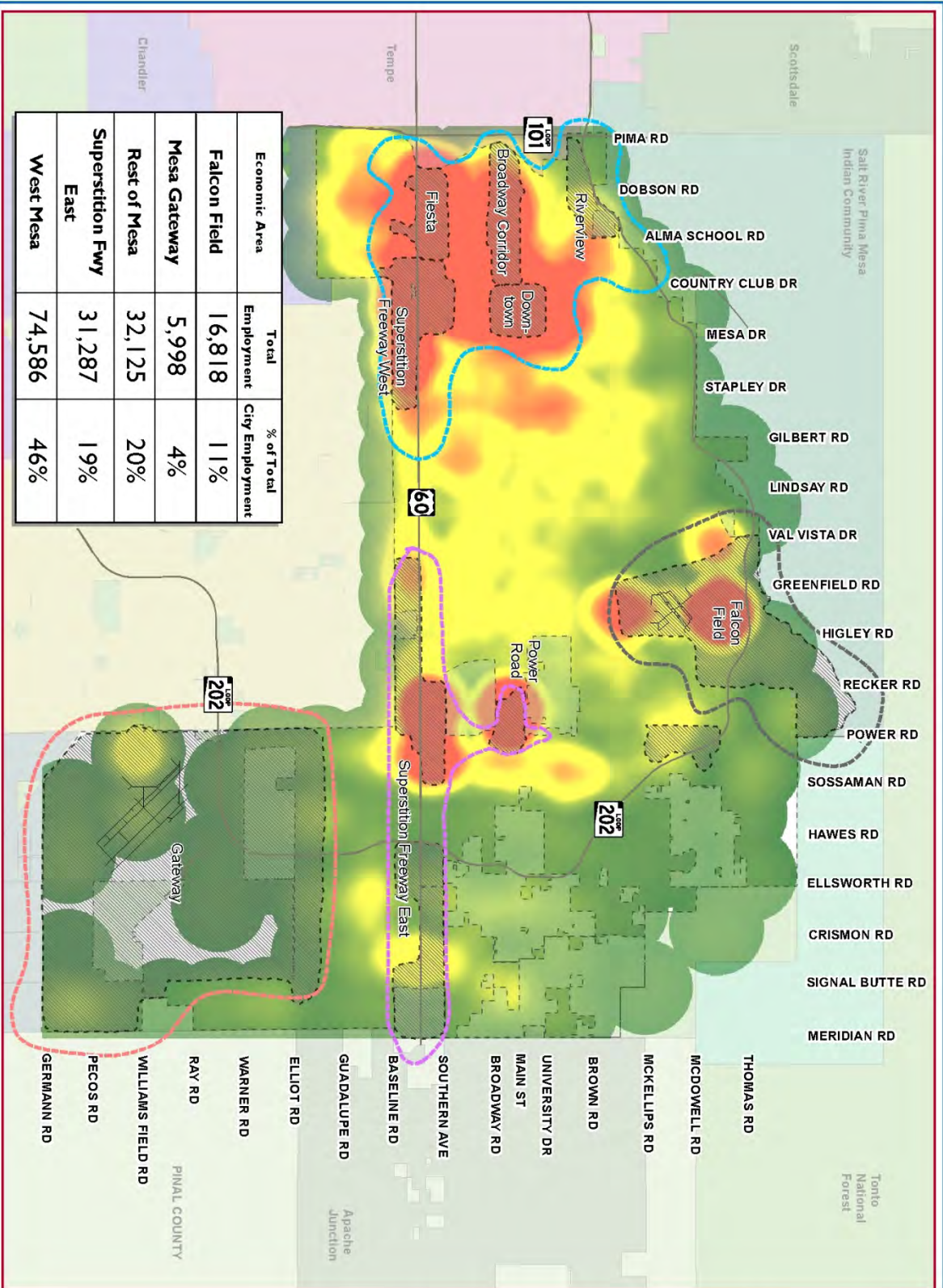


Falcon Field Area Infrastructure (2010-2019)





Employment By Economic Area (2010)



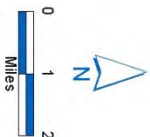
2010 Employment By Economic Area

Overall Statistics:

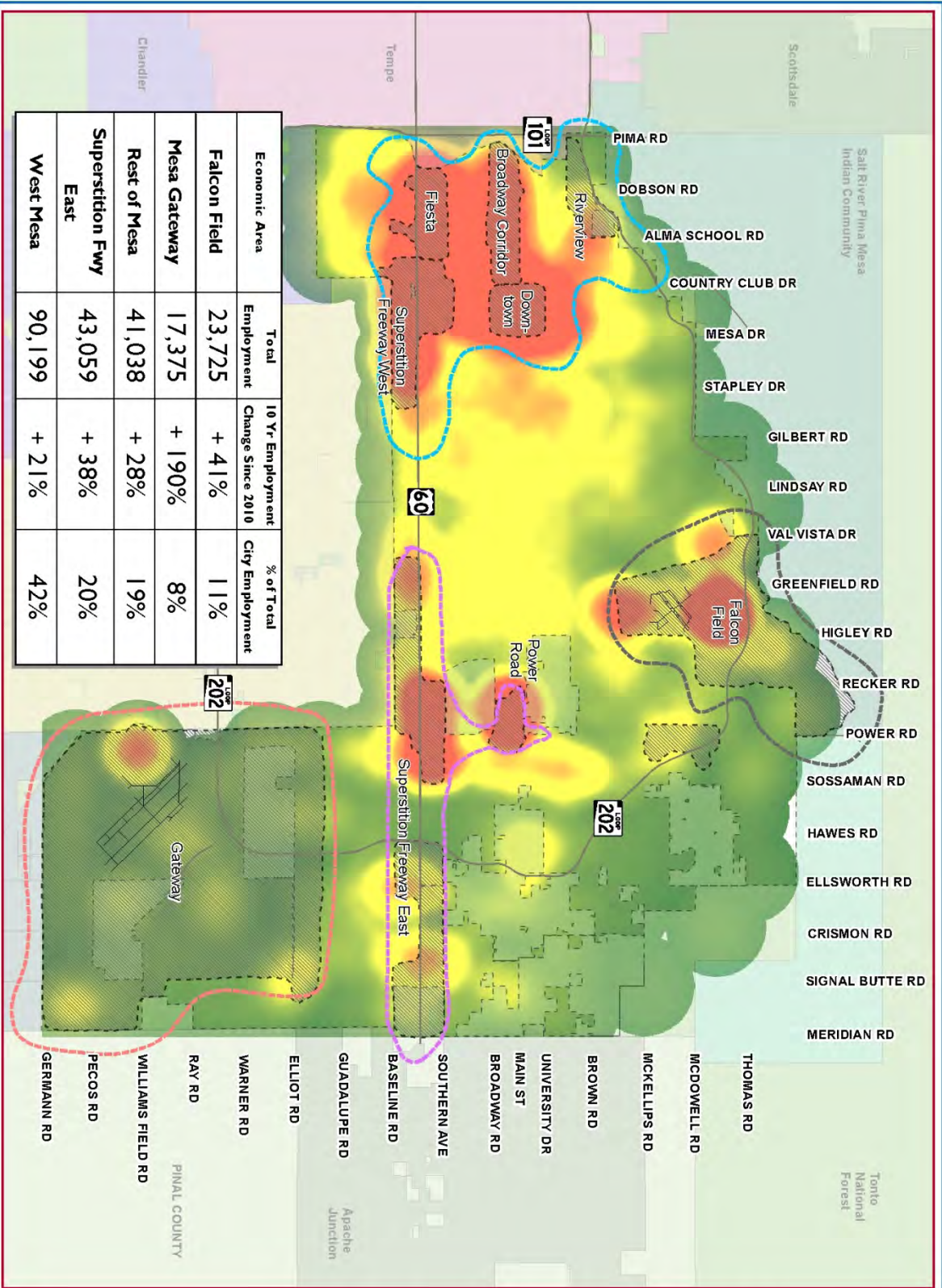
Population:
482,503

Employment:
160,814

Jobs per Capita:
0.33



Employment By Economic Area (2020)



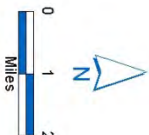
2020 Employment By Economic Area

Overall Statistics:

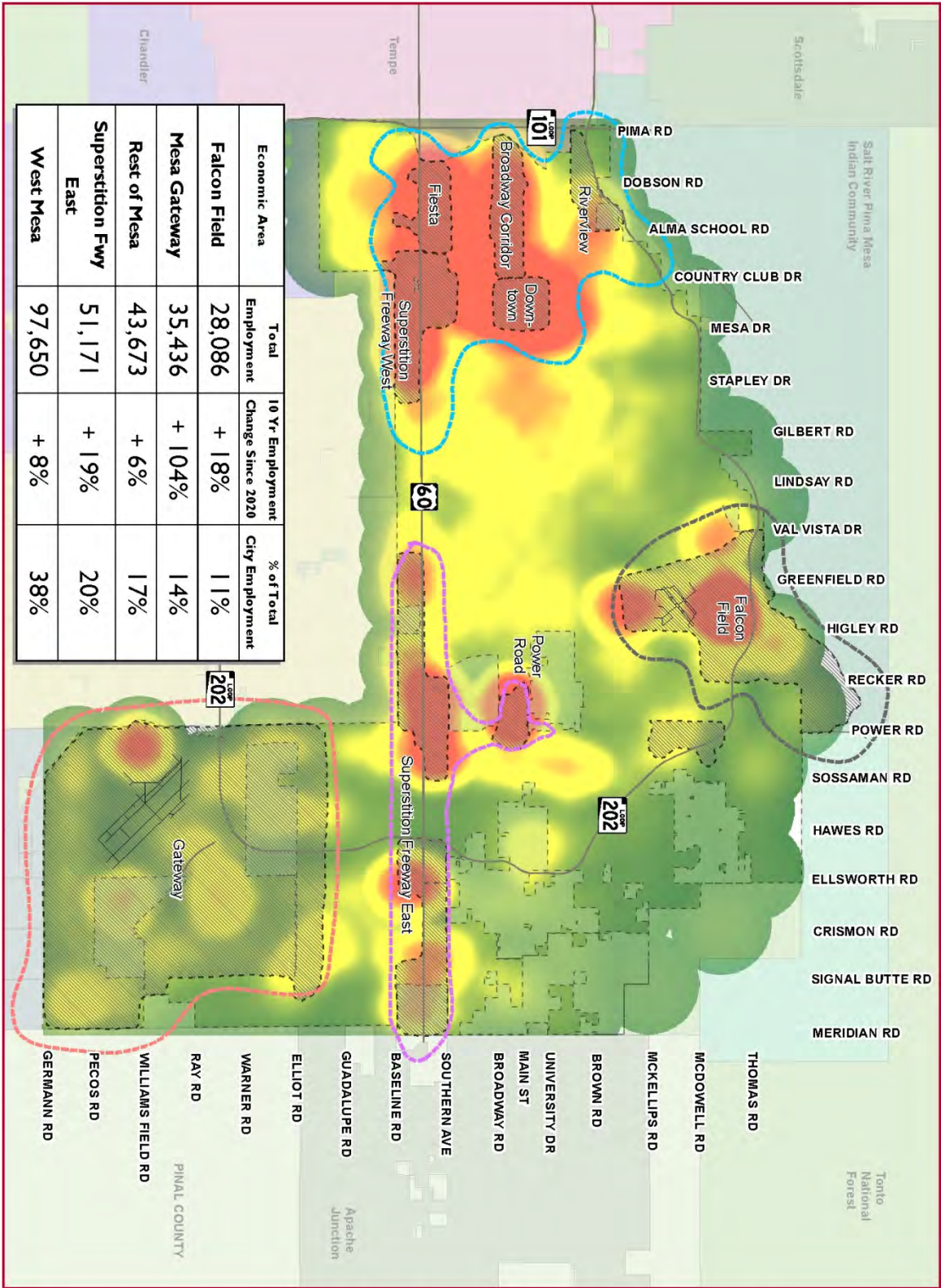
Population:
543,353
13% Increase
Since 2010

Employment:
215,396
34% Increase
Since 2010

Jobs per Capita:
0.40



Employment By Economic Area (2030)



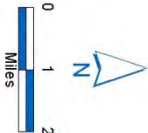
2030 Employment By Economic Area

Overall Statistics:

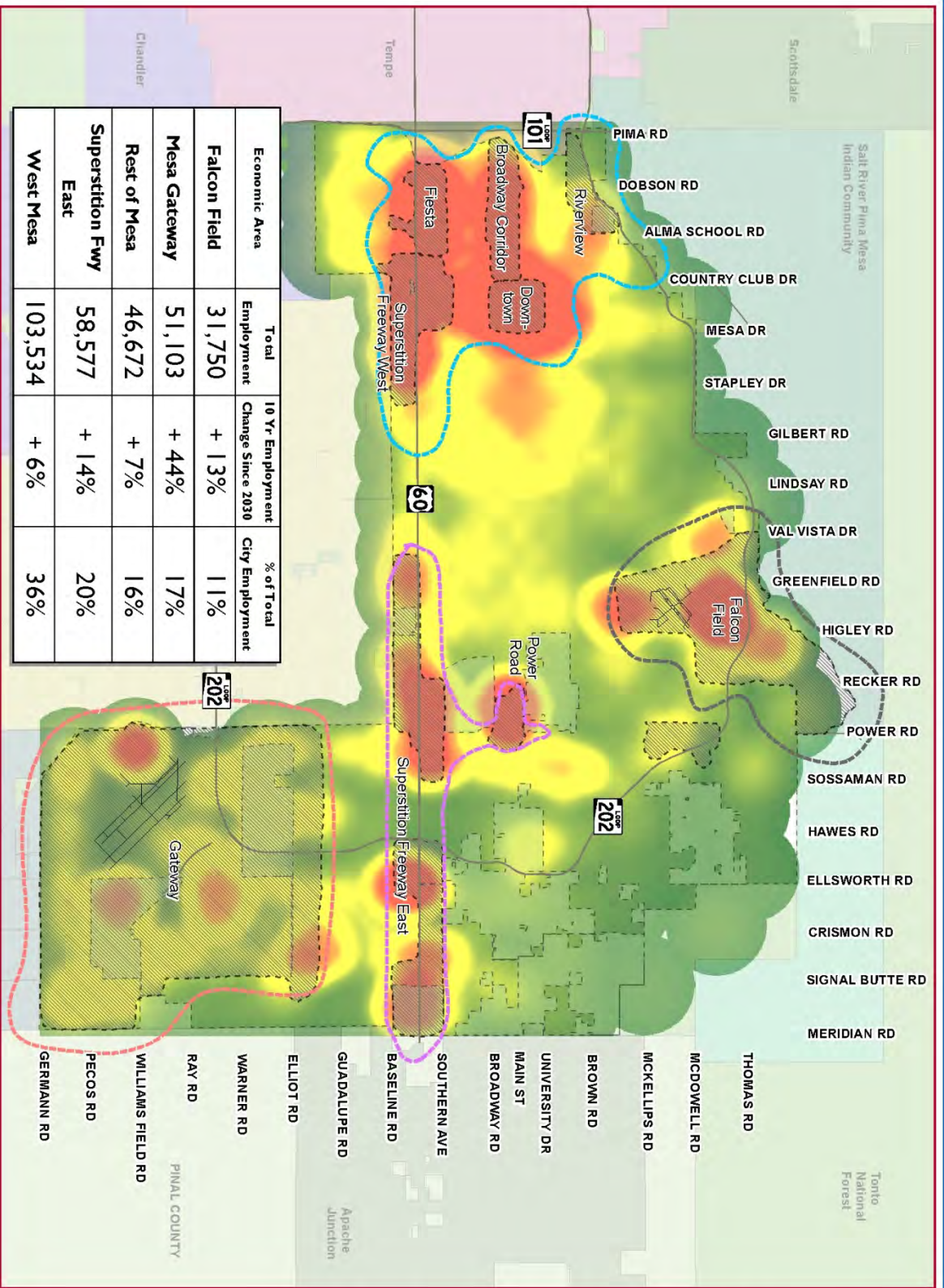
Population:
620,265
29% Increase
Since 2010

Employment:
256,016
59% Increase
Since 2010

Jobs per Capita:
0.41



Employment By Economic Area (2040)



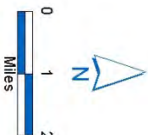
2040 Employment By Economic Area

Overall Statistics:

Population:
656,933
36% Increase
Since 2010

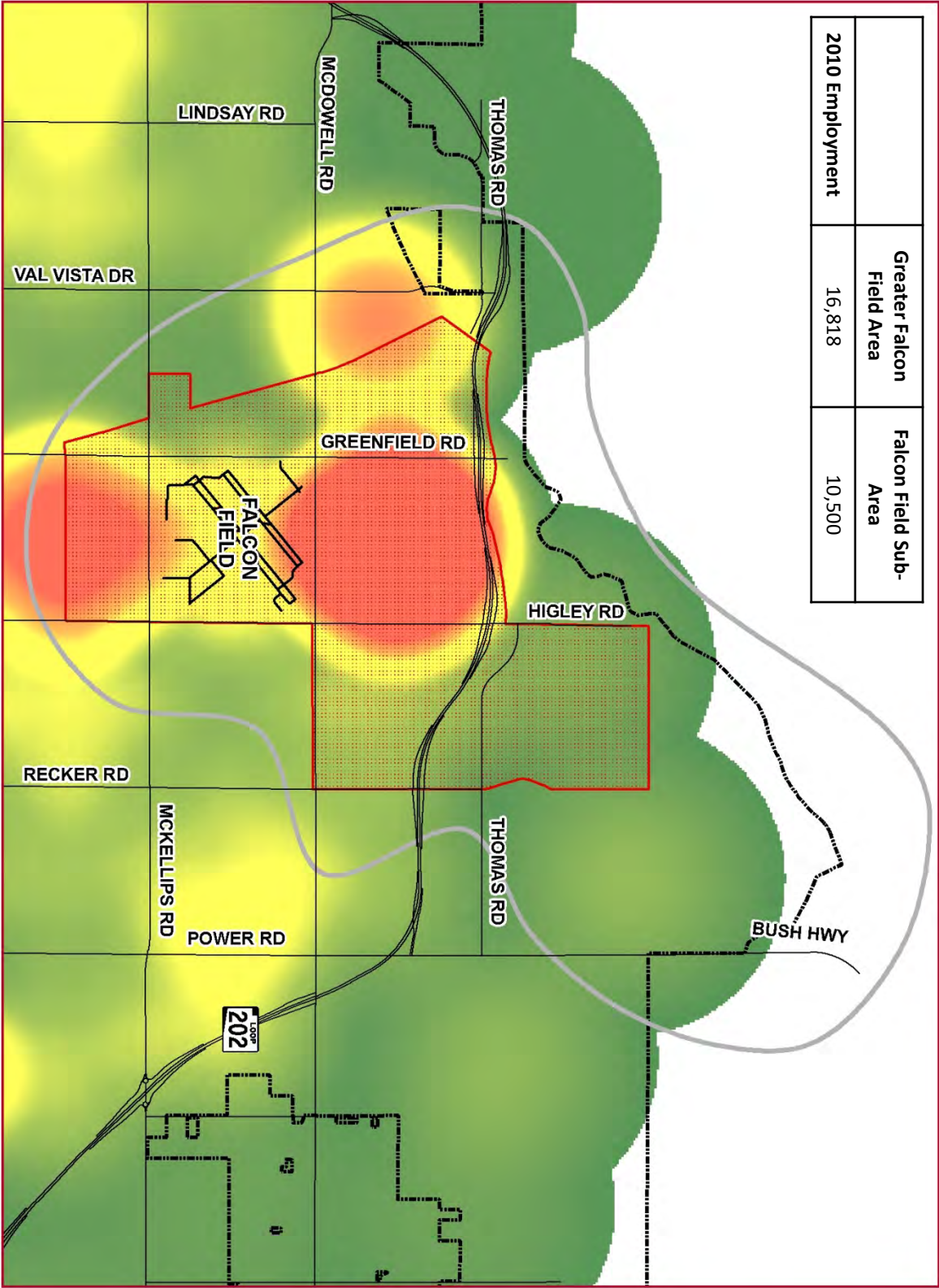
Employment:
291,636
81% Increase
Since 2010

Jobs per Capita:
0.44



Falcon Field Area Employment Statistics (2010)

	Greater Falcon Field Area	Falcon Field Sub-Area
2010 Employment	16,818	10,500



2010 Employment Statistics

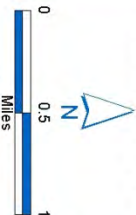
Falcon Area Summary

Total Employment: 16,818

11% of Total Employment

- Greater Falcon Area
- Falcon Field Sub-Area
- City Boundary
- Arterials

Data Source: ESRI Community Analyst (2013)

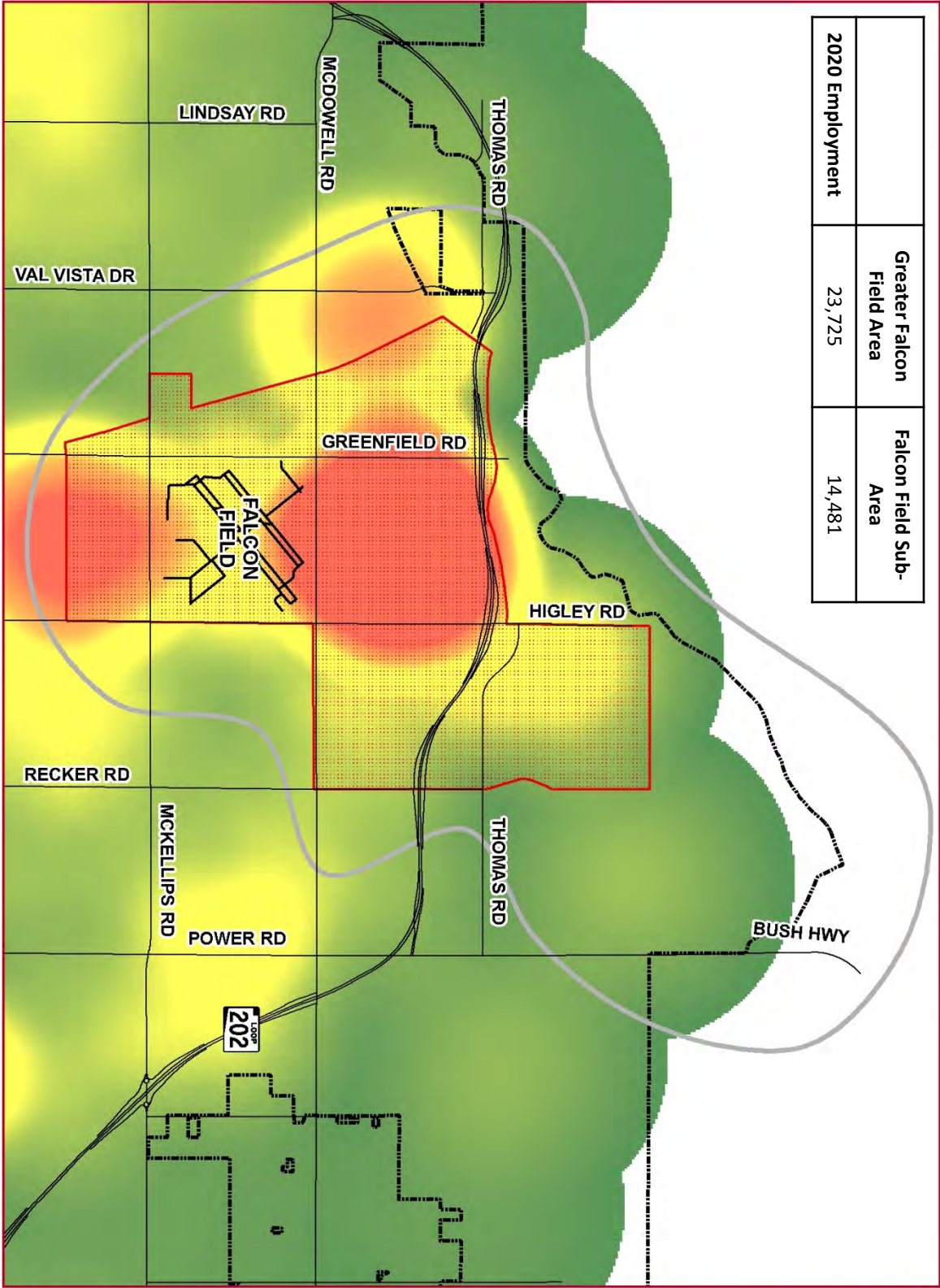


Created By: Mesa GIS
Source: City of Mesa
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Falcon Field Area Employment Statistics (2020)

	Greater Falcon Field Area	Falcon Field Sub- Area
2020 Employment	23,725	14,481



2020 Employment Statistics

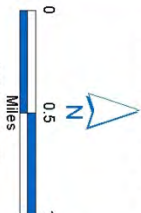
Falcon Area
Summary

Total
Employment:
23,725

11% of
Total
Employment

- Greater Falcon Area
- Falcon Field Sub-Area
- City Boundary
- Arterials

Data Source: ESRI
Community Analyst (2013)

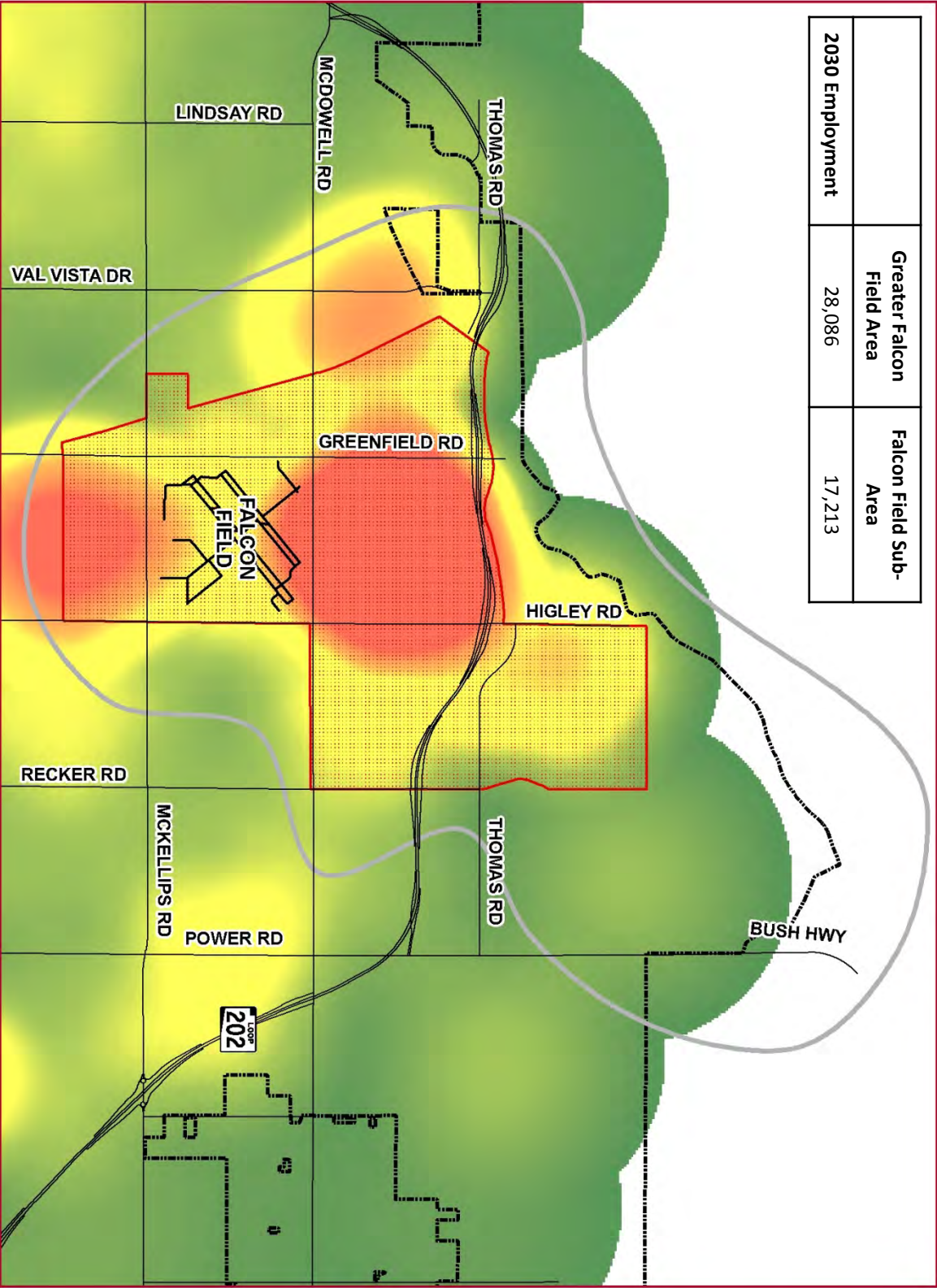


Created By: Mesa GIS
Source: City of Mesa
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Falcon Field Area Employment Statistics (2030)

	Greater Falcon Field Area	Falcon Field Sub-Area
2030 Employment	28,086	17,213



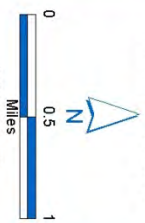
2030 Employment Statistics

Falcon Area Summary

Total Employment: 28,086

11% of Total Employment

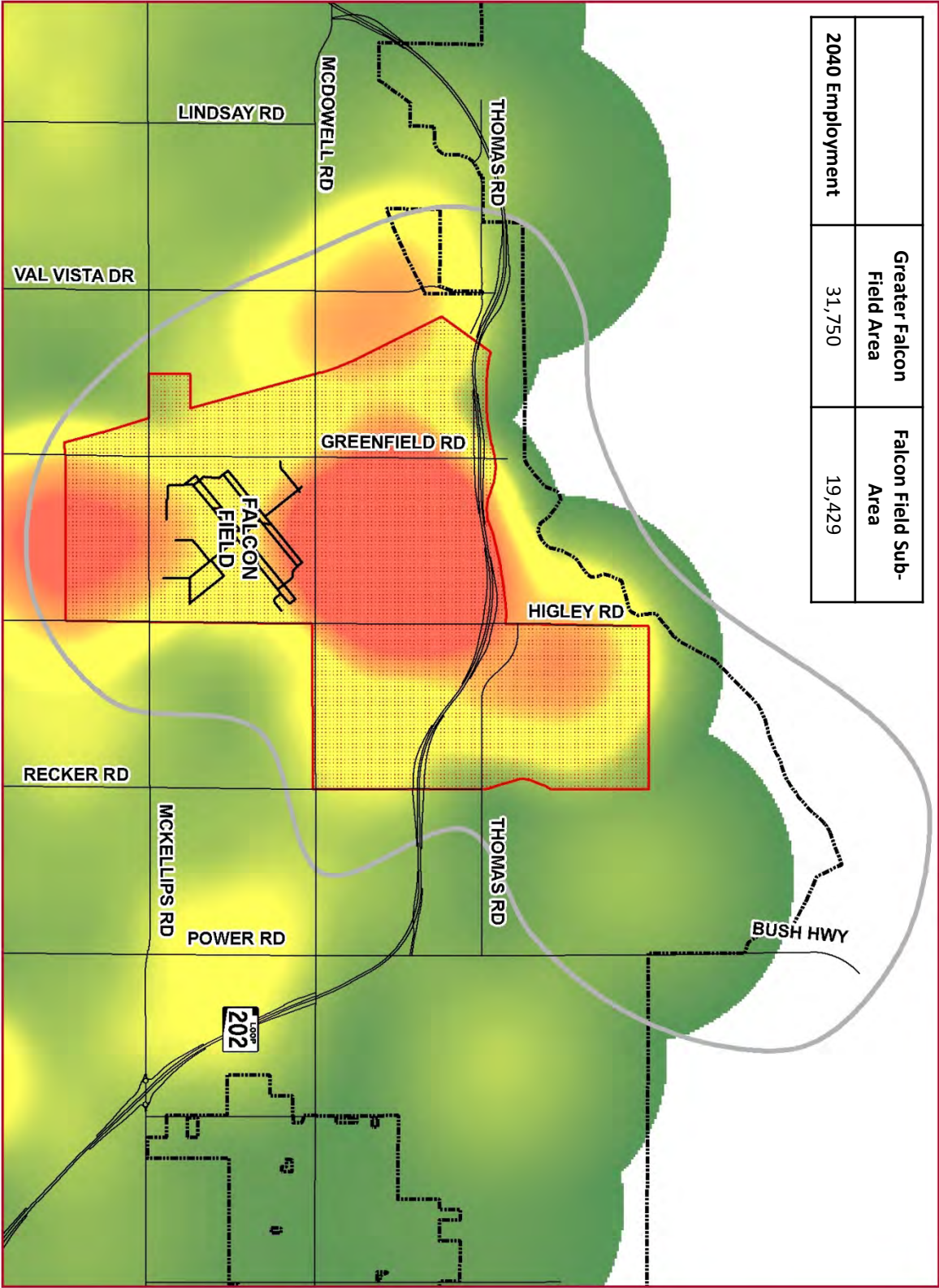
- Greater Falcon Area
 - Falcon Field Sub-Area
 - City Boundary
 - Arterials
- Data Source: ESRI Community Analyst (2013)



Created By: Mesa GIS
Source: City of Mesa
The City of Mesa makes no claims concerning the accuracy or reliability of the information herein.

Falcon Field Employment Statistics (2040)

	Greater Falcon Field Area	Falcon Field Sub-Area
2040 Employment	31,750	19,429



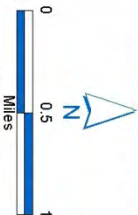
**2040
Employment
Statistics**
Falcon Area
Summary

Total
Employment:
31,750

11% of
Total
Employment

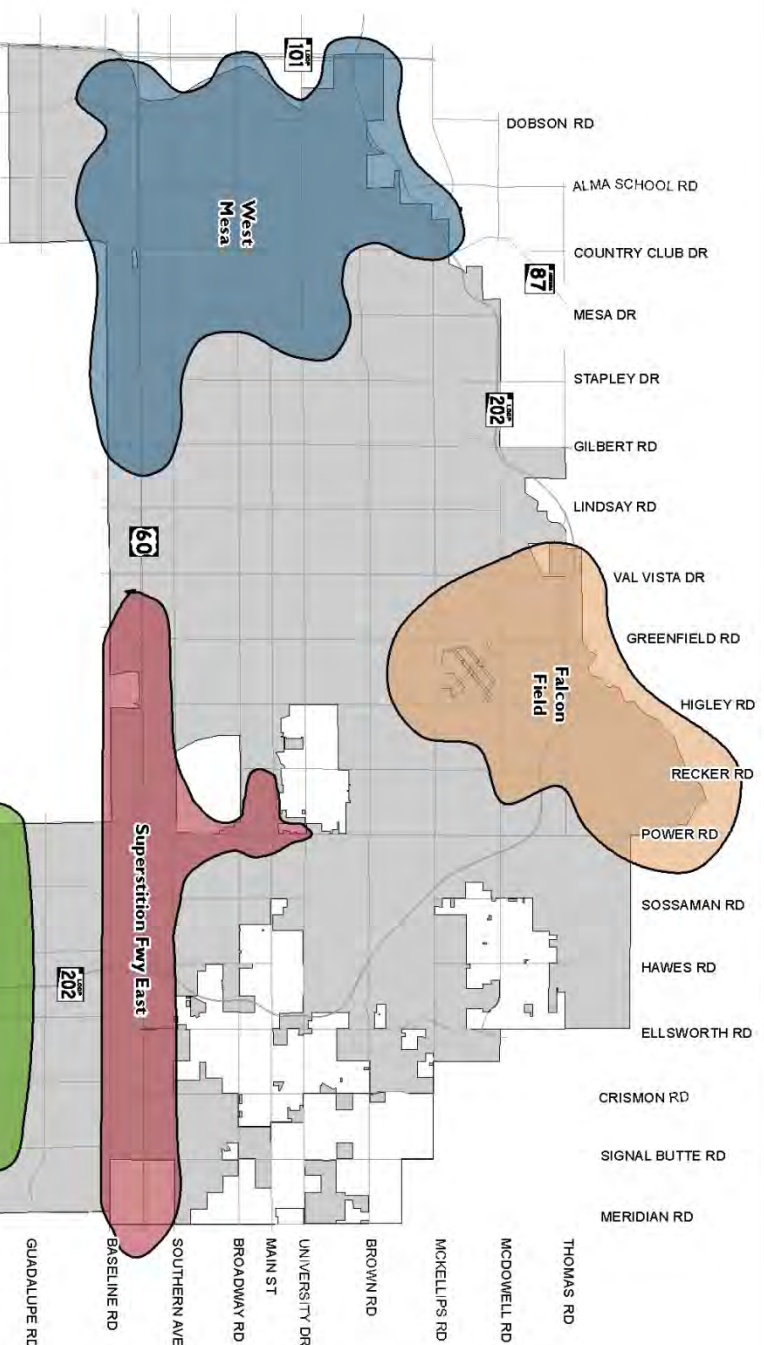
- Greater Falcon Area
- Falcon Field Sub-Area
- City Boundary
- Arterials

Data Source: ESRI
Community Analyst (2013)

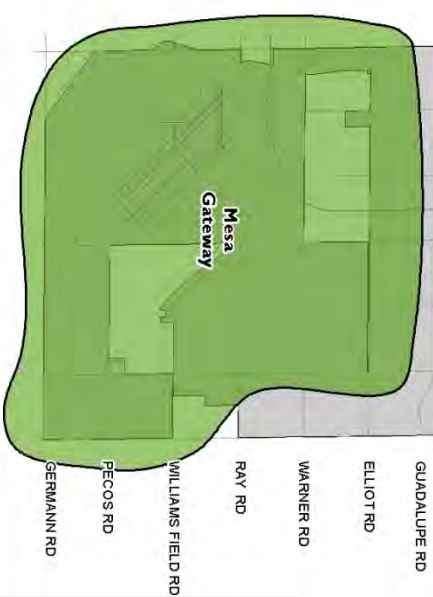


Created By: Mesa GIS
Source: City of Mesa
The City of Mesa makes no claims concerning the accuracy of the information herein, or the liability resulting from the use of the information herein.
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Employment Forecast (2010 - 2040)

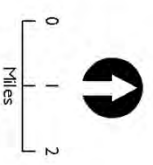


Economic Activity Area	Jobs 2010	Jobs 2020	Jobs 2030	Jobs 2040	Acres 2010	Jobs per Acre 2010	Jobs per Acre 2020	Jobs per Acre 2030	Jobs per Acre 2040
West Mesa	74,586	90,199	97,650	103,534	14,655.6	5.1	6.2	6.7	7.1
Falcon Field	16,818	23,725	28,086	31,750	9,731.4	1.7	2.4	2.9	3.3
Superstition Fwy East	31,287	43,059	51,171	58,577	8,110.7	3.9	5.3	6.3	7.2
Mesa Gateway	5,998	17,375	35,436	51,103	23,893.5	0.3	0.7	1.5	2.1



Falcon Field Employment Forecast

- Legend**
- Economic Activity Area
 - Falcon Field
 - Mesa Gateway
 - Superstition Fwy East
 - West Mesa



Map By: Engineering-GIS
Map Date: 5/6/2014
Aerial Reference: 2013



Falcon Field Area Top 10 Employers

2007 – 293 companies representing 11,683 employees

Boeing Co.	3961
Riggs Plumbing LLC	420
Wal-Mart Stores, Inc.	370
Special Devices, Inc.	356
Metric Roofing Inc	350
Commercial Finance Services Inc	300
MD Helicopters	297
Creative Human Resources Concepts LLC	237
Talley Defense Systems, Inc.	211
Semflex Inc	150

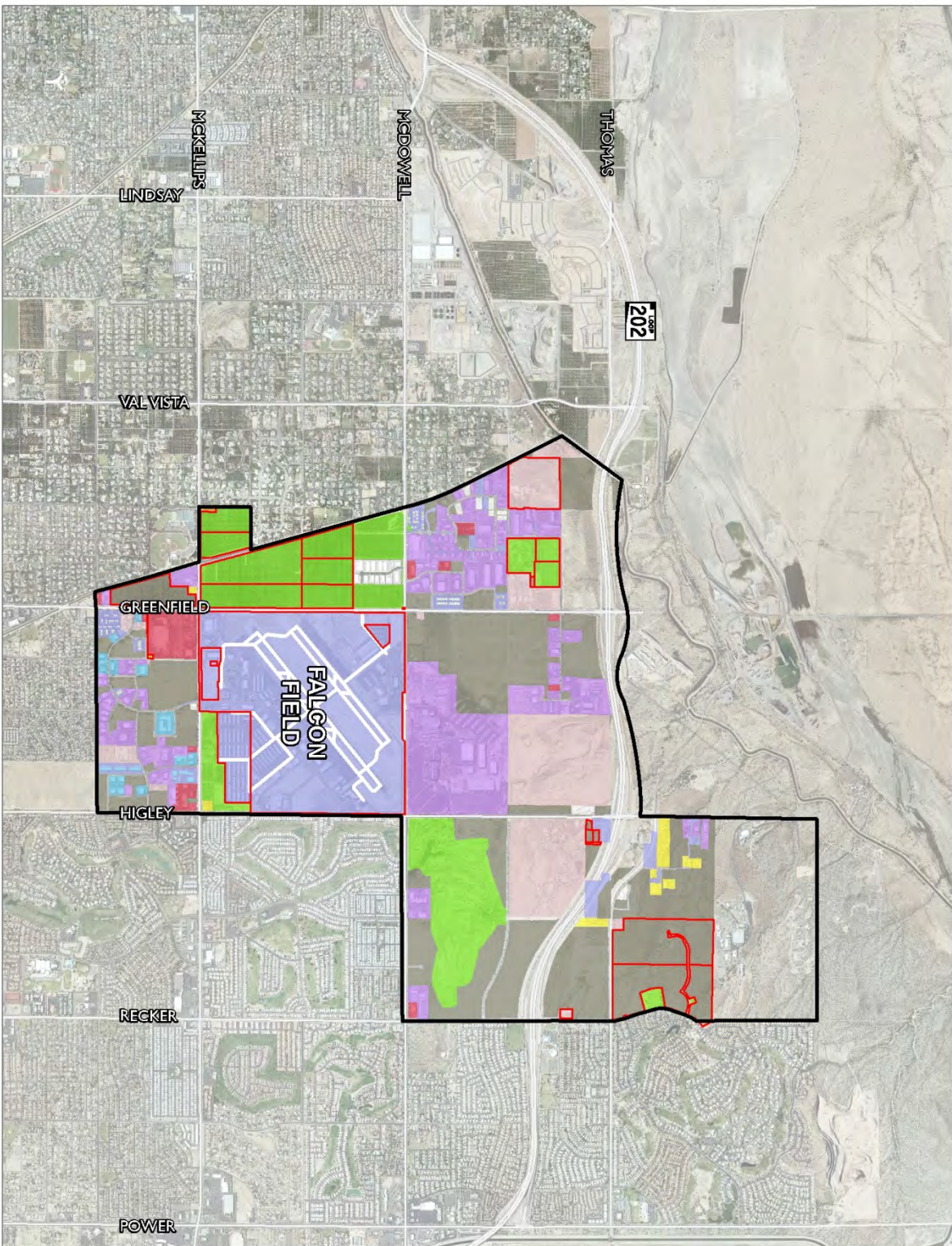
2012 – 235 companies representing 11,359 employees

Boeing Co	4800
Veolia Transportation Mesa	494
Special Devices Inc	371
Walmart	351
Nammo Talley Inc	273
Strongfield Trimco Inc	250
Creative Human Resources Concepts Llc	237
Epic Plumbing	200
Md Helicopters	190
Alliant Techsystems	134

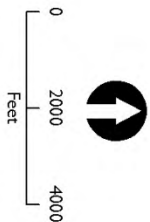
Falcon Field Area

Ready for Growth: Zoning

Falcon Field Area Land Use



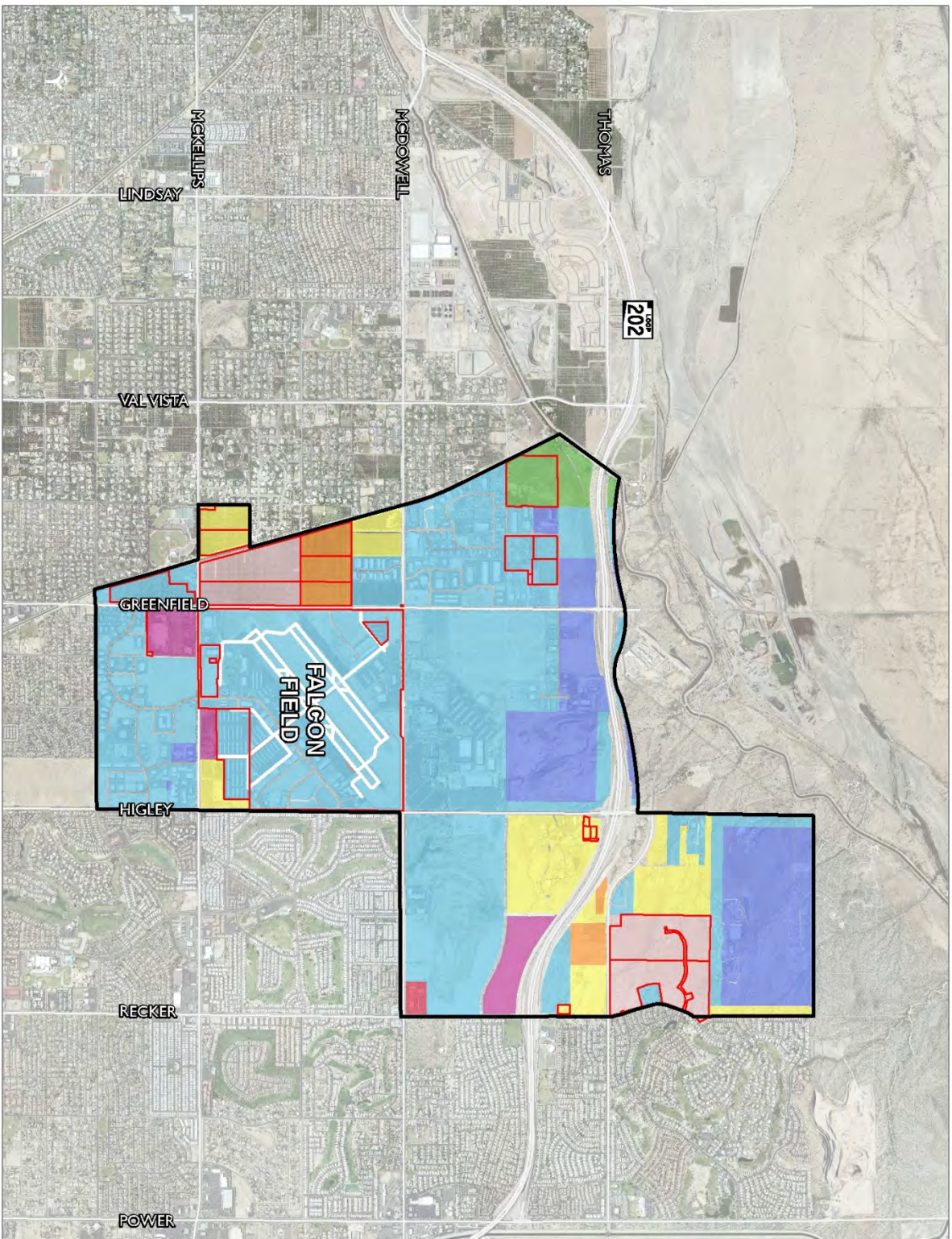
- Falcon Field**
Current Landuse
- Legend**
- Falcon Field Area
 - City Owned Parcels
 - Employment
 - Industrial
 - Multi-Family Residential
 - Multiple Use
 - Office
 - Open Space
 - Retail
 - Single Family Residential
 - Transportation
 - Vacant



Map By: Engineering-GIS
Map Date: 5/5/2014
Aerial Reference: 2013

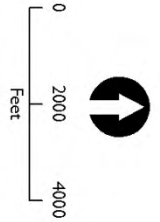


Falcon Field Area Zoning



Falcon Field
Current Zoning

- Legend
- Falcon Field Area
 - City Owned Parcels
 - Agriculture
 - General Industrial
 - Light Industrial
 - Limited Commercial
 - General Commercial
 - Planned Employment Park
 - Public and Semi-Public
 - Residential Single Family

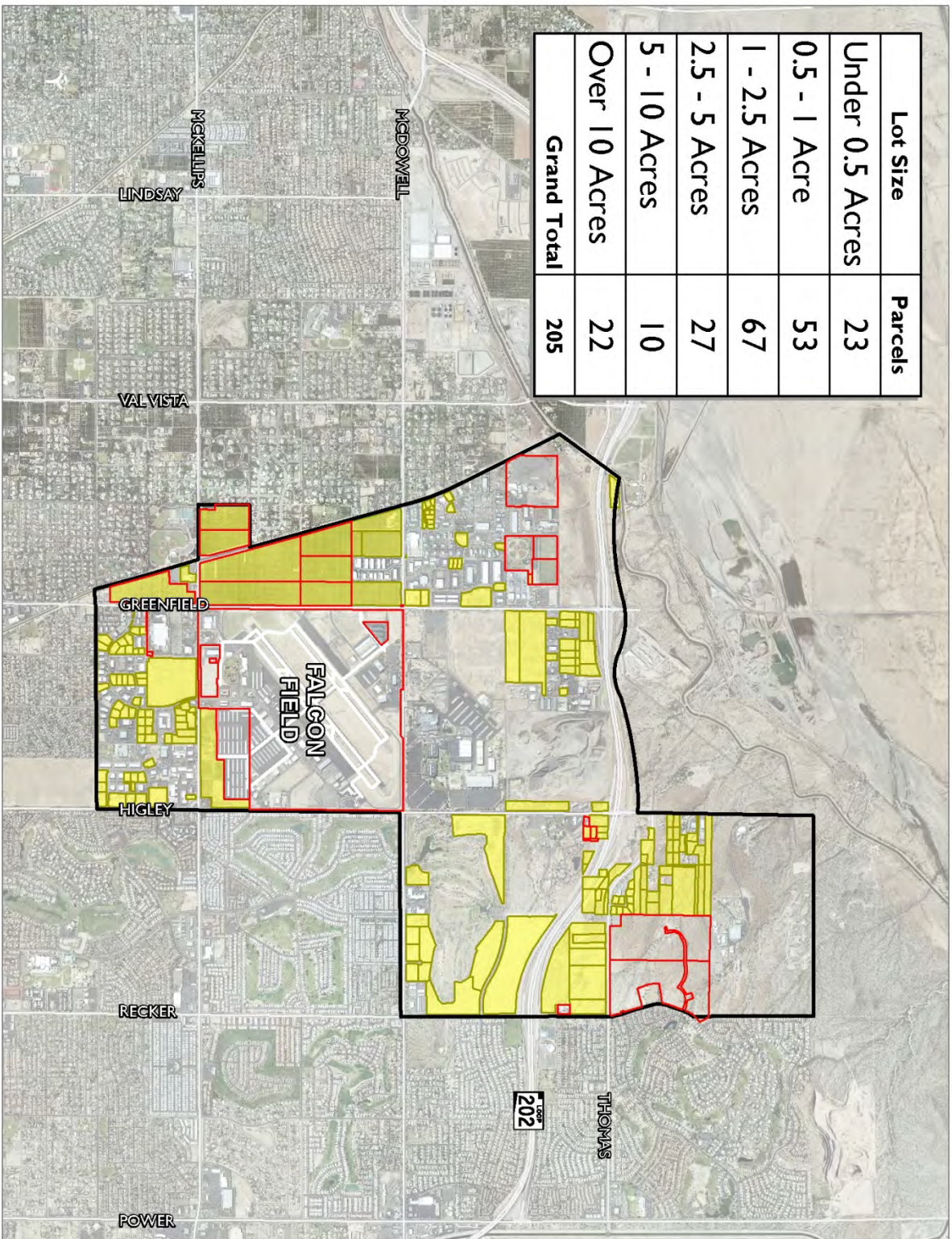


Map By: Engineering-GIS
Map Date: 5/5/2014
Aerial Reference: 2013



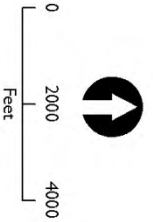
Falcon Field Area Vacant Parcels

Lot Size	Parcels
Under 0.5 Acres	23
0.5 - 1 Acre	53
1 - 2.5 Acres	67
2.5 - 5 Acres	27
5 - 10 Acres	10
Over 10 Acres	22
Grand Total	205



Falcon Field
Vacant Parcels

- Legend
- Falcon Field Area
 - City Owned Parcels
 - Vacant Parcels



Map By: Engineering-GIS
Map Date: 5/6/2014
Aerial Reference: 2013

Falcon Field Area – Turn Key

Numerous Existing Turn Key & Build to Suit
Opportunities

Falcon Field Area – Flex Buildings

- 20 Buildings
- 298,770 SF
- 52,184 SF Available – 17.5%
- Rent Per SF - \$9.00
- Asking Price Per SF \$70
- Sale Price Per SF \$43
- 3.3 Months on Market

* Source - Costar

Falcon Field Area – Office Buildings

- 52 Buildings
- 969,801 SF
- 110,693 SF Available – 11.4%
- Rent Per SF - \$16.15
- Asking Price Per SF \$88
- Sale Price Per SF \$71
- 42.3 Months on Market

Falcon Field Area – Industrial Buildings

- 178 Buildings
- 3,889,083 SF
- 352,356 SF Available – 9.1%
- Rent Per SF - \$7.47
- Asking Price Per SF \$94
- Sale Price Per SF \$72
- 7.5 Months on Market

* Source - Costar

Falcon Field-Accelerating the Pace

What are, “strengths, opportunities, untapped growth sectors, barriers to success and potential beneficial relationships (FSVC Mission)

Strengths

- a. Large number of privately owned recreational aircraft
- b. Industry leaders such as Boeing, MD helicopters, SDI, Nammo Talley, Creative Human Resources
- c. Multiple freeway on/off ramps
- d. Extensive Infrastructure (water, wastewater, gas & power)
- e. Proven City can do attitude and approach in City leadership approach to Economic Development (facilitate no regulate)

Falcon Field-Accelerating the Pace

Opportunities & Untapped Growth Sectors

- a. High end service demand population
- b. Gateway to recreation areas (rivers, lakes, mountains)
- c. Connections to trails / parks
- d. Excess infrastructure capacity
- e. Industry leaders Boeing, MD Helicopters SDI, Nammo Talley, Creative Human Resources,
- f. City controls zoning, permitting and regulatory reform authority

Challenges

- a. Very low knowledge and recognition of area by brokerage/development community
- b. Department of Defense spending reductions
- c. Close proximity to more business attractive airports (incentives, adjacent land values, rents, protection from encroachment/neighbors)

Falcon Field-Accelerating the Pace

Potential Barriers to Success

- a. Limited freeway visibility
- b. Escalating cost of aircraft ownership (fuel, operation & maintenance)
- c. Restrictive Freeway Signage Code
- d. Very limited business lunch establishments
- e. Residential encroachment
- f. Limited service delivery area (50% of border is State, Indian Community and Federal)
- g. Limited large sized parcels
- h. Above average office and industrial land values/rents

Falcon Field-Accelerating the Pace

Potential beneficial relationships to establish and grow

- a. Existing FF area businesses
- b. Industry leaders within the Area (Boeing, MD, Creative Human Resources, etc.)
- c. Land and Building owners
- d. Development and Brokerage Community
- e. Arizona Commerce Authority/GPEC
- f. Visit Mesa