

COUNCIL MINUTES

June 11, 2020

The City Council of the City of Mesa met in a Study Session Meeting via a virtual format streamed into the lower level meeting room of the Council Chambers, on June 11, 2020 at 7:32 a.m.

COUNCIL PRESENT

John Giles*
Mark Freeman*
Jennifer Duff*
Francisco Heredia*
David Luna*
Kevin Thompson*

COUNCIL ABSENT

Jeremy Whittaker

OFFICERS PRESENT

Christopher Brady
Dee Ann Mickelsen
Jim Smith

Mayor Giles excused Councilmember Whittaker from the entire meeting.

(*Council participated in the meeting through the use of video conference equipment.)

Mayor Giles conducted a roll call

1-a. Review and discuss the items on the agenda for the June 15, 2020 Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None.

Items removed from the consent agenda: None.

In response to a question posed by Vice Mayor Freeman regarding Item 5-a, **(Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the Maricopa County Department of Transportation and the Salt River Pima-Maricopa Indian Community for design and construction of the Gilbert Road Bridge. The City's total contribution to the project construction costs is \$1,000,000. (District 1),** on the Regular Council meeting agenda, Transportation Department Director RJ Zeder stated the bridge construction is funded by the local street sales tax. He mentioned Salt River Pima-Maricopa Indian Community (SRPMIC) has contributed \$1,000,000 towards the project.

Vice Mayor Freeman commented the Gilbert Road Bridge will be standalone but parallel with the existing bridge to the west.

In response to a question from Mayor Giles regarding the cost of the project, City Manager Christopher Brady explained the \$1,000,000 contributions from the City and SRPMIC are a fraction of the overall project total.

Mr. Zeder noted the City received \$400,000 in funds that were unable to be used from Maricopa County. He stated the funds can be viewed at as a net contribution, meaning the City is only contributing \$600,000 towards the bridge project.

Mr. Brady commented on agenda Item 8 **(Conduct a public hearing and take action on the following minor General Plan amendment and zoning case, and take action on the development agreement, all related to the property located at the northwest corner of Thomas and Recker Roads. (District 5))**, on the Regular Council meeting agenda. He stated the Thomas and Recker Roads property was owned and auctioned by the City of Mesa. He reported the City has been negotiating the zoning and development agreement with Blandford Homes.

Development Services Project Manager Veronica Gonzalez displayed a Power Point presentation. **(See Attachment 1)** She commented that the Reserve at Red Rock by Blandford Homes is located on the northwest corner of Thomas and Recker Roads.

Ms. Gonzalez reported Blandford Homes was the successful bidder on the property and following the auction on March 21, Blandford Homes submitted a formal request for a Minor General Plan Amendment to rezone the property. She pointed out the proposed development included 296 detached single-family homes, private streets, and amenities. She mentioned the Planning and Zoning Board provided a unanimous recommendation of approval on January 8, 2020. (See Page 2 of Attachment 1)

Ms. Gonzalez noted the development agreement will accompany the General Plan Amendment and rezoning. She reported the City requested to retain 17 acres to create a public access nature trail, which did not change the price of the land sale. She pointed out the existing lift station screens will be painted, and new gates will be installed. (See Page 3 of Attachment 1)

Ms. Gonzalez commented the City will set aside \$5,000,000 of the \$21,100,000 from the land sale for amenities around northeast Mesa, such as the public nature trail, pickleball courts, and athletic fields at Red Mountain Park. She pointed out Mr. Blandford is having discussions with the Red Mountain Homeowners Association (HOA) to install private amenities. (See Page 4 of Attachment 1)

Mr. Brady explained the land was originally purchased for a regional park, but the City was unable to get voter approval. He stated the land was purchased with park bonds which is why \$5,000,000 of the sale money has been allocated to parks around northeast Mesa.

In response to a question from Mayor Giles, Mr. Brady responded by saying the nature trail will contribute a recreational amenity and provide a buffer with Nammo Tally Incorporated.

Parks, Recreation, and Community Facilities Department Director Marc Heirshberg explained the main concern of the community is losing the open space and natural desert scape. He stated the 17-acre nature trail will consist of a small parking lot with five traditional spots and two Americans with Disabilities Act (ADA) compliant spots, a one eighth mile paved ADA botanical garden loop, and one-half mile natural surface trail with two over looks for views of Red Mountain.

In response to a question from Mayor Giles, Mr. Brady explained there were concerns from the community about parking and people visiting from outside the community. He noted when building parks, the intention is that the park will be for the benefit of the entire city, and not just the adjacent neighborhoods. He noted having the 17-acre trail respects the natural topography of the area.

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

2-a. Parks and Recreations Advisory Board meeting held on January 8, 2020.

2-b. Economic Development Advisory Board meeting held on May 5, 2020.

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

Upon tabulation of votes, it showed:

AYES – Giles-Freeman-Duff-Heredia-Luna-Thompson

NAYS – None

ABSENT – Whittaker

Mayor Giles declared the motion carried unanimously by those present.

3. Current events summary including meetings and conferences attended.

Mayor Giles –	Prayer and Praise justice rally Humanist Foundation Event Moment of Silence – Honoring George Floyd Food distribution event at Mesa Convention Center
Councilmember Duff –	Congress for New Urbanism virtual meeting Prayer and Praise justice rally
Councilmember Luna –	2 nd Falcon Business Alliance Webinar Moment of Silence – Honoring George Floyd Vaping Ordinance Interviews Maricopa Association of Governments Committee Meeting Feeding Mesa canned food drive at Red Mountain Community Center

4. Scheduling of meetings.

City Manager Christopher Brady stated that the schedule of meetings is as follows:

Monday, June 15, 2020, 5:30 p.m. – Study Session

Monday, June 15, 2020, 5:45 p.m. – Regular Session

Thursday, June 25, 2020, 7:30 a.m. – Study Session

5. Adjournment.

Without objection, the Study Session adjourned at 8:08 a.m.

JOHN GILES, MAYOR

ATTEST:

DEE ANN MICKELSEN, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 11th day of June 2020. I further certify that the meeting was duly called and held and that a quorum was present.

DEE ANN MICKELSEN, CITY CLERK

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serve at Red Rock by Blandford Homes (Thomas & Recker Roads)

STUDY SESSION

JUNE 11, 2020

VERONICA GONZALEZ
DEVELOPMENT
SERVICES
PROJECT MANAGER



Planning & Zoning Board – Jan. 8, 2020

Minor General Plan Amendment from Parks to Neighborhood

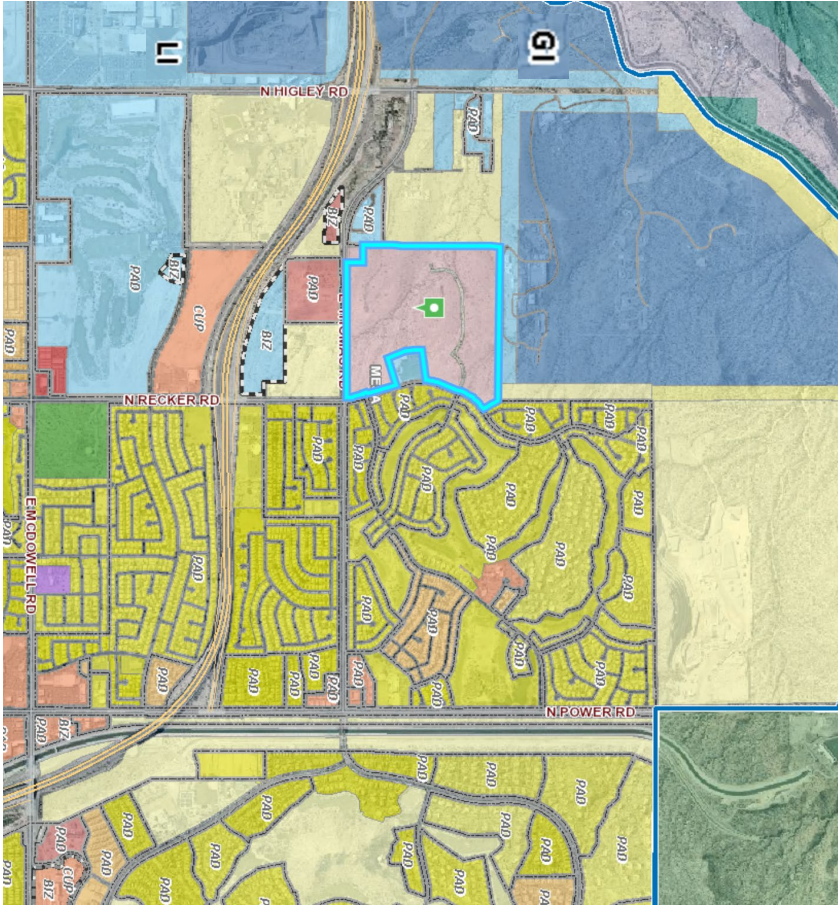
Request to rezone from Public/Semi Public (PS) to density similar to Red Mountain Ranch

Developer agrees to enter into Aircraft Operation, Sound & Avigation Easement with the City.

Gated community with private streets and private amenities

296 detached single residence lots

Unanimous recommendation of approval from P&Z Board

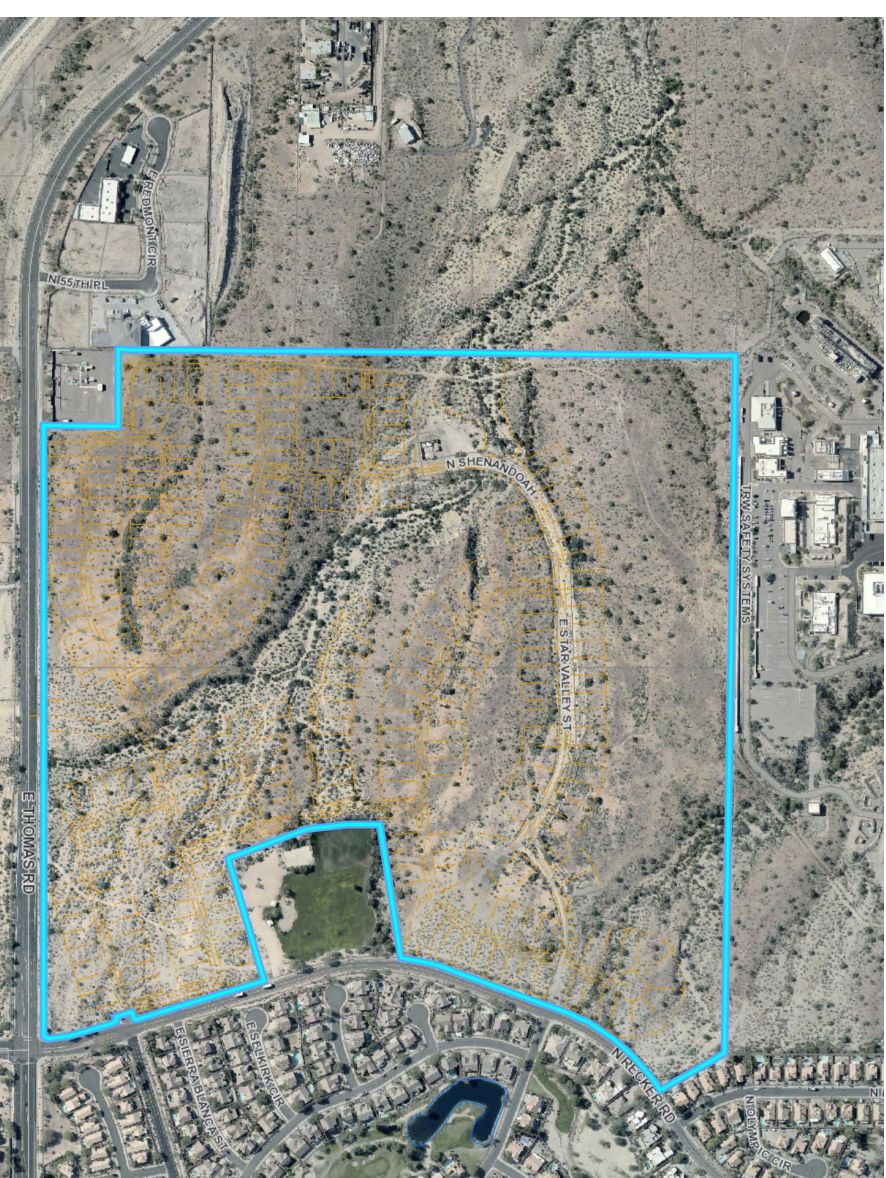


DEVELOPMENT AGREEMENT

City will retain approx. 17 acres south of Nammo Talley for public nature trail.
Contracted purchase price will not change.

City will paint the screen wall and install new gates at the existing lift station.

Developer may install landscaping around the lift station.



DISTRIBUTED DISTRICT RKS

\$5M of \$21.1M

Proceeds will fund:

- Future Public Nature Trail
- North of Reserve at Red Rock
- Pickleball Courts at Gene Autry Park
- Expansion of Athletic Fields at Red Mountain Park



QUESTIONS?

