

COUNCIL MINUTES

June 15, 2020

The City Council of the City of Mesa met in a Study Session Meeting via a virtual format streamed into the City Manager's conference room, on June 15, 2020 at 5:30 p.m.

COUNCIL PRESENT

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

COUNCIL ABSENT

None

OFFICERS PRESENT

Christopher Brady
Dee Ann Mickelsen
Jim Smith

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

Mayor Giles conducted a roll call.

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

1. Review and discuss 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: 4-e through 4-h, and 5-d.

In response to a question posed by Councilmember Whittaker regarding Item 5-d, **(Adopting a pension funding policy and accepting the employer's share of assets and liabilities under the Public Safety Personnel Retirement System as required by A.R.S. §38-863.01. (Citywide))**, on the Regular Council meeting agenda, Treasurer Ryan Wimmer explained the City officially switched from the 20-year amortization to the 30-year amortization, with an intended payoff in 25 years. He stated for the City to pay off the liability five years early, the contribution is an extra \$5 million.

Councilmember Whittaker requested that Agenda Item 5-d be removed from the consent agenda because he does not feel the City should be paying more interest on the amortization.

In response to a question from Councilmember Duff regarding Item 6-a, **(ZON19-00805 (District 6) Ordinance. Within the 10600 to 11000 blocks of East Williams Field Road (south side);**

within the 6000 to 6200 blocks of South Signal Butte Road (west side); and within the 6000 to 6400 blocks of South Signal Butte Road (east side). Located south of Williams Field Road on the east and west sides of Signal Butte Road (89± acres). Rezone from RS-9-PAD, RS-6-PAD, RSL-2.5-PAD, RM-2-PAD and LC-PAD to GC-PAD; A Council Use Permit to allow 100% residential uses on the first floor within a General Commercial zoning district; and modification of the Destination at Gateway PAD to remove 89± acres. This request will allow a mixed-use development. Sean Lake, Pew & Lake, PLC, applicant; Signal Butte 24, LLC, owner.), on the Regular Council meeting agenda, Mr. Brady introduced Planning Director Nana Appiah, who displayed a PowerPoint presentation. (See Attachment 2)

Mr. Appiah stated the item contains two requests: One, to change the General Plan amendment character designation from residential uses to a community activity center to allow commercial uses; and two, to change the accompanying zoning case from residential to general commercial.

Mr. Appiah highlighted the site that is requesting rezoning, stating the purpose is to allow a mixed-use development. (See Pages 3 and 4 of Attachment 2)

Mr. Appiah reported the proposed General Plan amendment is requesting to switch from neighborhood to a mixed-use activity center, which is basically for large commercial uses within the surrounding community. (See Page 5 of Attachment 2)

Mr. Appiah stated the requested zoning will be general commercial to allow the intended property use. He remarked there will be a Planned Area Development (PAD) because certain uses are restricted, and there will also be a development agreement. He mentioned in addition to the incentives, there will be land use restrictions with a percentage of required commercial. He stated the zoning ordinance requires 40% minimum commercial with a maximum of 60% residential, and this development agreement will be a minimum of 60% commercial and 40% residential. (See Page 7 of Attachment 2)

Mr. Appiah identified the Council use permit is to allow the developer to build multi-family on the ground floor and waive the requirement of 65% commercial on the ground floor. (See Page 8 of Attachment 2)

Mr. Appiah advised staff recommends approval because the plan meets the General Plan goals and the requirements of the zoning ordinance. (See Page 9 of Attachment 2)

Councilmember Duff indicated she is confused why the City would rezone general commercial and then have a Council use permit for 100% residential.

Councilmember Thompson explained the overall plan has eliminated housing in the area and created more jobs, but the trade-off is to allow some housing. He stated the developer was asked to develop vertical rather than horizontal, which is the reason for the multi-family residential component on the ground floor.

Mr. Brady expanded by saying this development allows the City to go from residential to commercial at a significant intersection in Mesa. He added the City is attempting to generate high value retail commercial activity in this area.

In response to a question from Mayor Giles regarding what the proposed use for the property will be, Mr. Brady acknowledged the City is working with the Berge family on a car dealership to establish a site thereby avoiding competing dealership locations going in the same area.

Councilmember Thompson expanded by saying only so many dealerships are allowed within a certain mile radius and Berge wants to be the first to get the prime location.

In response to a question from Councilmember Whittaker regarding whether the City is using the Government Property Lease Excise Tax (GPLET) or any tax incentives for the development, Mr. Brady clarified Item 6-a is introducing the ordinance and 6-b is giving notice that the City is considering providing a retail incentive for the car dealership, and at a future date staff will come back to Council with a plan where the City would reimburse the developer with a portion of the sales tax for a period of time for the street improvements.

In response to a question from Vice Mayor Freeman, Councilmember Thompson replied the developer is looking to purchase the land the first or second week of August to get their certificates in place and be ready to move forward.

Mayor Giles thanked staff for the presentation.

2. Take action on the following appointments.

2-a. Appointments to various Boards and Committees.

It was moved by Councilmember Thompson, seconded by Councilmember Luna, that the Council concur with the Mayor's recommendations and the appointments be confirmed, with the clarification that the terms expire in 2023. **(Attachment 1)**

Upon tabulation of votes, it showed:

AYES – Giles-Freeman-Duff-Heredia-Luna-Thompson-Whittaker
NAYS – None

Carried unanimously.

3. Current events summary including meetings and conferences attended.

Councilmember Duff –	Constituents meeting – CARES funding
Councilmember Luna –	Hosted Communities of Color Forum Mesa Police Department Academy Class 45 – You Tube Constituents meeting – CARES funding Feeding Mesa canned food drive video Technical Assistance – CARES Program
Councilmember Heredia –	H-Mart soft opening in West Mesa
Councilmember Thompson –	Open Dialogue Forum with Chief Cost and Commander Peters – Eastmark

4. Scheduling of meetings.

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

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

Wednesday, July 1, 2020, 5:45 p.m. – Regular Council meeting

Wednesday, July 8, 2020, 5:45 p.m. – Regular Council meeting

5. Adjournment.

Without objection, the Study Session adjourned at 5:59 p.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 15th 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

la
(Attachments – 2)

June 15, 2020

TO: CITY COUNCILMEMBERS

FROM: MAYOR JOHN GILES

SUBJECT: Appointments to Boards and Committees

The following are my recommendations for appointments to City of Mesa Advisory Boards and Committees.

Board of Adjustments – Seven-member board including new appointments.

Reappointments:

Adam Gunderson, District 1. Mr. Gunderson is an attorney with Gunderson Law Group, P.C. He holds a Bachelor's Degree in Biological Sciences from ASU and a Juris Doctorate from BYU. Mr. Gunderson is a member of the Maricopa County and Arizona State Bar Associations, East Valley Estate Planning Council and West Mesa CDC Board of Directors. His term expires June 30, 2023.

Building Board of Appeals – Nine-member board including new appointments.

Reappointments:

Natalie Griego-Pavon, District 3. Ms. Griego-Pavon is a Cloud Services Manager with JDA Software and her professional background includes roles in IT and construction. Ms. Griego-Pavon holds a Master's Degree in Administration from Northern Arizona University and a Bachelor's Degree from Arizona State University. In the past, she volunteered with the Girl Scouts of America and other community organizations. Her term expires June 30, 2023.

Design Review Board – Seven-member board including new appointments.

Reappointments:

Seth Placko, District 1. Mr. Placko has over twenty years of experience as a landscape architect and currently works for J2 Engineering and Environmental Design. He holds a Bachelor's Degree in Landscape Architecture from Iowa State University and is a Registered Landscape Architect in Arizona and current member of the American Society of Landscape Architects. Mr. Placko serves as one of the architect positions on the Design Review Board. His term expires on June 30, 2023.

Economic Development Advisory Board – Nine-member board including new appointments.

Reappointments:

Rich Adams, District 1. Mr. Adams is the president and CEO of Southwest Business Credit Services. He is a founding director of Gateway Commercial Bank of Mesa with over 40 years' experience in credit management and business operations. Mr. Adams was a previous chair of the City of Mesa Economic Development Advisory Board, the Falcon Field Strategic Visioning Commission, and the City of Mesa Planning and Zoning Board. His term expires June 30, 2023.

James Kasselmann, District 5. Mr. Kasselmann is a Medical Device Executive Leader with Dexcom Incorporated. He served as a Lieutenant Colonel in the United States Marine Corps. Mr. Kasselmann is a board member for the Juvenile Diabetes Research Foundation and is active in the USO and Pepperdine University philanthropy. He earned a Bachelor's Degree in Education from the University of Cincinnati. His term will expire June 30, 2023.

Natascha Ovando-Karadsheh, District 5. Ms. Ovando-Karadsheh is the owner of and Realtor with KOR properties, a boutique real estate agency. She has additional small business experience as the founder/owner of Coup de Tarts/Rendez-Vous, as well as working as a small business consultant. Ms. Ovando-Karadsheh holds degrees from the French Culinary Institute and Princeton University. Her term will expire June 30, 2023.

Dominic Perry, District 6. Mr. Perry works for GPE Commercial Real Estate. He holds a Bachelor's Degree from the University of Washington. He is a Certified Commercial Investment Member (CCIM) and a member of the US Green Building Council. His term will expire June 30, 2023.

Historic Preservation Board – Seven-member board including new appointments.

Reappointments:

Brandon Benzing, District 1. Mr. Benzing is an architect with Weddle Gilmore Architects. He earned a Bachelor's Degree in Architectural Studies and a Master's Degree in Architecture from Arizona State University. He is a member of the American Institute of Architects and is certified by the National Council of Architectural Registration Boards. His term expires June 30, 2023.

New Appointments:

Michelle Dahlke, District 1. Ms. Dahlke is the owner of Arizona Planning Solution and has been a local planning professional and consultant for more than 20 years. She has served previously on the Historic Preservation Board and is finishing her second term on the Planning and Zoning Board. She earned a Bachelor's Degree from Northern

Arizona University in Political Science and a Master's Degree in Environmental Planning from Arizona State University. Her term will expire June 30, 2023.

Housing & Community Development Board – Eleven-member board including new appointments.

Reappointments:

Shelley Reimann, District 2. Ms. Reimann is an asset manager with the City of Phoenix Housing Department. Ms. Reimann holds a Bachelor's Degree in Women's Studies and a Master's degree in Public Administration from Arizona State University. She has served on the Governor's Commission to Prevent Violence Against Women and on the City of Mesa's Merit System Board. Her term expires June 30, 2023.

Human Relations Advisory Board – Eleven-member board including new appointments.

Reappointments:

Ron Williams, District 1. Mr. Williams is the owner of Contacts to Contracts, LLC. Prior to the establishment of his own business, Mr. Williams was the President/CEO of the Grand Canyon Minority Supplier Development Council. Mr. Williams has earned many awards and recognitions for his work to foster diversity and inclusion across Arizona. His term will expire June 30, 2023.

New Appointments:

Margarate Duarte, District 4. Ms. Duarte is a senior accountant and financial analyst with 18 years of experience in project and general accounting for the private sector and public higher education. She earned a Bachelor's Degree in Business Administration and Finance and a Master's Degree in Business Accounting from University of Arizona. She also earned a Master's Degree in Accounting and Finance Management from DeVry University. Her term will expire June 30, 2023.

Clarification:

Kevin Humphrey, District 5. In the May 7, 2020 memo, it was incorrectly stated that Mr. Humphrey is filling a vacancy formerly held by Linda Star. The vacancy he is filling was created when Johanna Richards moved from the non-profit position to a community position on the board (March 16, 2020 memo). Ms. Richards is filling the vacancy created by Linda Star and Mr. Humphrey is filling the vacancy created by Ms. Richards.

Judicial Advisory Board – Seven-member board including new appointments.

New Appointments:

Carolyn Finley, District 2. Ms. Finley is a Clinical Case Manager at Mercy Health Plan and a registered nurse with nearly 15 years of experience in direct patient care and management. She is a volunteer with the March of Dimes and was the Clinical

Coordinator for the Phoenix March for Babies for several years. She earned a Bachelor's Degree in Nursing and a Master's Degree in Healthcare Innovation from Arizona State University. Her term expires June 30, 2023.

Kent Cattani. Judge Cattani was appointed to the Arizona Court of Appeals in 2013. Prior to his appointment, he represented the State of Arizona for more than 20 years. He earned a Juris Doctorate from the University of California at Berkeley. He is currently Vice-Chair of the Division One Arizona Court of Appeals and Vice-Chair of Arizona's Forensic Advisory Committee. His term expires June 30, 2023.

Library Advisory Board – Nine-member board including new appointments.

Reappointments:

Cindy Smith, District 1. Ms. Smith earned an Associate's Degree in Nursing and a Bachelor's Degree in Child Development from Bingham Young University. She has experience as a nurse and has given over 20 years of volunteer service to her children's classrooms. Ms. Smith was also an active leader in Cub Scouts and Boy Scouts. Her term will expire June 30, 2023.

New Appointments:

Ellen Bachman, District 3. Ms. Bachman has nearly 10 years of professional experience in library management as an aid and paraprofessional and a background in student career development and tutoring. She earned a Bachelor's Degree in Home Economics from Bradley University and a Master's Degree in Religion from Trinity Evangelical Divinity School. Her term expires June 30, 2023.

Dr. Cynthia Jones, District 1. Dr. Jones has an extensive background in career counseling at universities and was most recently Assistant Vice President at the University of Connecticut. She earned a Bachelor's Degree in Liberal Arts and Master's Degree in Public Administration and Counseling from San Diego State University. She also earned a Doctor of Education in Higher Education Leadership and Administration from Nova Southeastern University. Her term expires June 30, 2023.

Museum & Cultural Advisory Board – Eleven-member board including new appointments.

Reappointments:

Alycia Perry, District 4. Ms. Perry is Faculty Instructor of Communications and Storytelling at Arizona State University's School of Sustainability. She is also a marketing and branding professional who founded De Mesa Advisory and Training. Her interests focus on sustainability and social impact. She earned a Bachelor's Degree in Political Science from Arizona State University. Her term expires June 30, 2023.

Ivan Martinez, District 4. Mr. Martinez owns Ivan Martinez Photography and is an Adjunct Photography Professor at Grand Canyon University. He holds a Bachelor's Degree in Marketing and Advertising and an MBA from the University of Northern Iowa. Mr. Martinez is a current Board Member of both the Arizona Highways PhotoScapes and Downtown Merchants Association. He is a past Board Member of the i.d.e.a. Museum and Arizona Professional Photographer Association. His term expires June 30, 2023.

New Appointments:

Theresa Schlechty, District 3. Ms. Schlechty is a Patient Placement Coordinator at Satellite Healthcare and has experience in the healthcare industry and community involvement. She has served previously on the Library Advisory Board and Mesa ARC. She earned a Bachelor's Degree in Psychology from Argosy University and is a member of the National Society of Collegiate Scholars. Her term will expire June 30, 2023.

Melvin Van Vorst, District 2. Mr. Van Vorst has been a volunteer usher at the Mesa Arts Center for 13 years. He was an auditor, Acting Revenue Commissioner, Bureau Director and Deputy State Treasurer for the State of Michigan. He served on the Mesa Industrial Development Authority Board and on several boards and committees in Strawberry, AZ. His term will expire June 30, 2023.

Parks and Recreation Board – Eleven-member board including new appointments.

Reappointments:

Nycloe Leyba, District 5. Ms. Leyba is the Director of Charitable Alliances for the Guardian Angel Council, a volunteer ambassador for Be the Match, founder of We Run Mesa and avid parks and recreation user. Ms. Leyba holds a Bachelor's Degree in Behavioral Science from California Polytechnic University. Her term expires June 30, 2023.

Kimberly Forest, District 5. Ms. Forest is the Senior Vice President of Visitor Marketing at Visit Mesa and has spent over forty years working in travel and tourism sales. Ms. Forest holds a degree from the University of California at Riverside and she is an active member of her homeowners association. Her term expires June 30, 2023.

Personnel Appeals Board – Five-member board including new appointments.

Reappointments:

Partick Braatz, District 6. Mr. Braatz is the Executive Administration Assistant for Vivos Therapeutics, Inc. He is an operations management professional with extensive experience in developing and implementing practices, policies and procedures, training programs and supporting healthcare professionals. Mr. Braatz holds a Bachelor's

Degree in Business Administration with an emphasis in Personnel Relations from the University of Wisconsin. His term expires June 30, 2023.

New Appointments:

Nancy Van Tellingen, District 6. Ms. Tellingen is a Firm Administrator at Gillespie Shields Durrant & Goldfarb. She is a professional in office management focusing on human resources, finance, facilities and strategic planning. She earned a Bachelor's Degree in Business Administration from the University of Illinois, Champaign-Urbana. Her term expires June 30, 2023.

Planning and Zoning Board – Seven-member board including new appointments.

Reappointments:

Shelly Allen, District 2. Ms. Allen is a retired City of Mesa employee with over thirty years of experience in economic development, code enforcement, and public works. Ms. Allen holds a Bachelor's Degree in Business Management from the University of Phoenix and a Masters of Public Administration from Arizona State University. Her term will expire June 30, 2023.

Jessica Sarkissian, District 5. Ms. Sarkissian is a land planner with Bowman Consulting. She holds a Bachelor's Degree in Regional Development from the University of Arizona and a Master's Degree in Community Planning from Northern Arizona University. Ms. Sarkissian also holds several professional planning association memberships. She formerly served on the City of Mesa Board of Adjustments. Her term will expire June 30, 2023.

New Appointments:

Benjamin Ayers, District 1. Mr. Ayers is the Design Director and Studio Director at Genster. He has more than 17 years of experience in project design and construction. He earned a Bachelor's Degree in Architectural Studies with a minor in Urban Planning and a Master's Degree in Architecture from Arizona State University. He is a licensed architect in Arizona and is certified by the National Council of Architectural Registration Boards. His term expires June 30, 2023.

Transportation Advisory Board – Eleven-member board including new appointments.

Reappointments:

Andrew Ryan Wozniak, District 1. Mr. Wozniak is a Senior Planner at the City of Maricopa. He holds a Bachelor's Degree in Design of the Built Environment and a Master's Degree in Urban and Environmental Planning from Arizona State University. He is a member of the American Planning Association, Congress for the New Urbanism and Association of Pedestrian & Bicycle Professionals. He is also active in the Mesa community through his work with RAILmesa. His term expires June 30, 2023.

New Appointments:

Steven McCance, District 5. Mr. McCance is a program and project specialist at the State of Arizona and has extensive experience in budget management and finance. He has worked at several state and local agencies and teaches at Grand Canyon University and Arizona State University. He earned a Bachelor's Degree in Finance and a Master's Degree in Public Administration from Arizona State University. His term ends June 30, 2023.

Rodney Jarvis, District 1. Mr. Jarvis is a zoning, land use and real estate attorney who worked on projects ranging from the Royal Palms Hotel to the Palo Verde Nuclear Generating Station. He previously served on several regional boards and committees including the Phoenix Streets Transportation Committee and the Arizona Transportation Advisory Committee. He earned a Bachelor's Degree in English Literature and a Juris Doctorate from Brigham Young University. His term expires June 30, 2023.



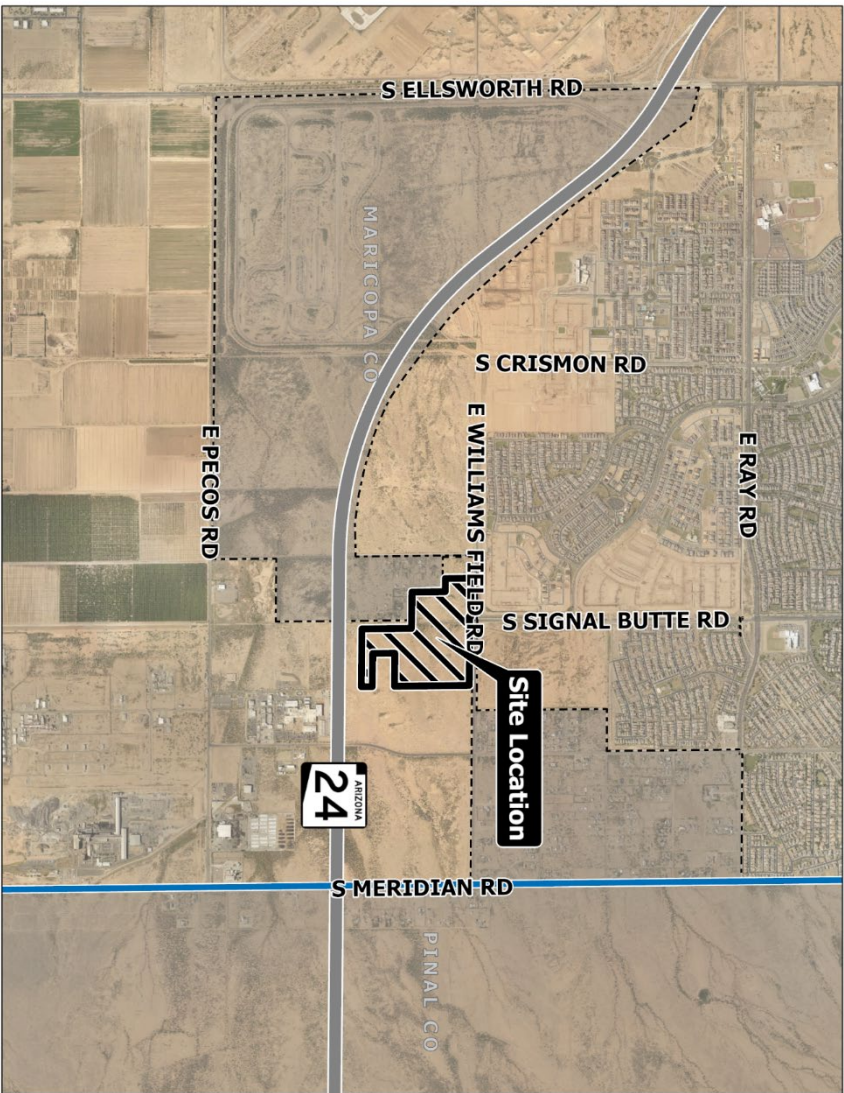
DESTINATION AT GATEWAY

ZON20-00129 (MINOR GP AMENDMENT)

ZON19-00805 (REZONING)

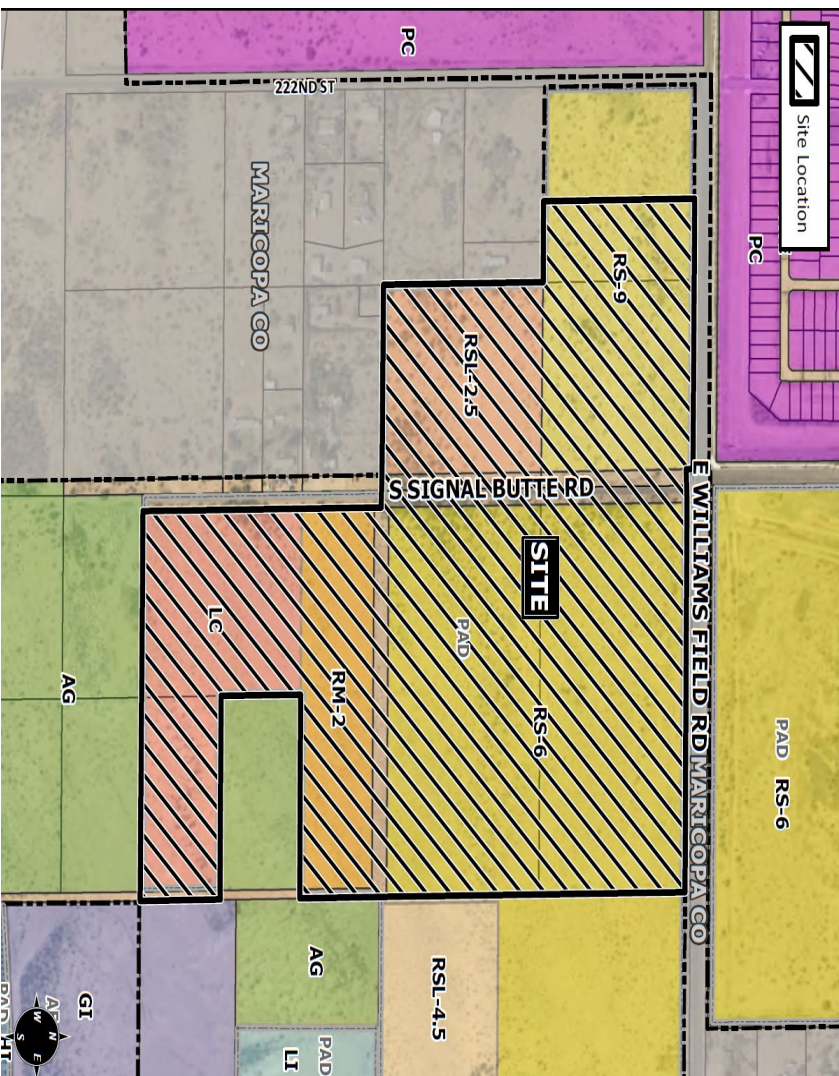
Nana Appiah, Director of Planning

June 15, 2020



Location

- South of Williams Field Road on the East and West sides of Signal Butte Road

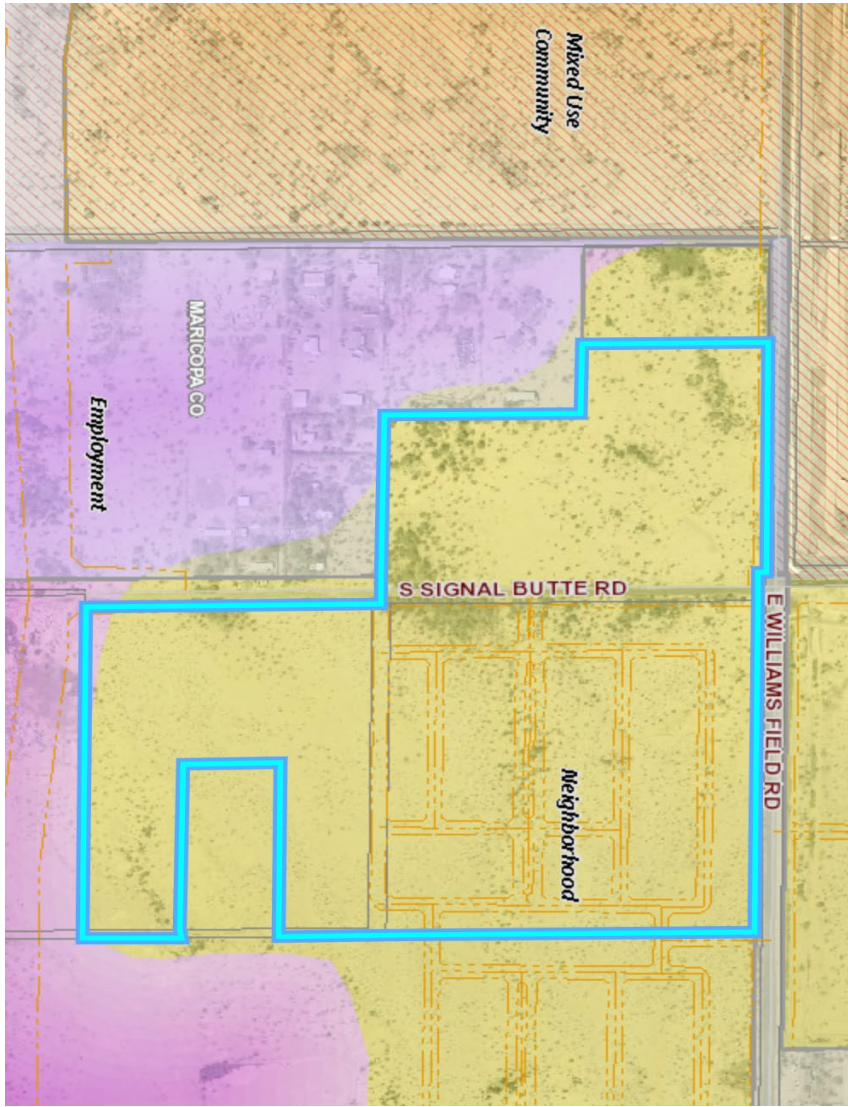


Requests

- Minor General Plan Amendment
- Rezone from residential to allow commercial uses

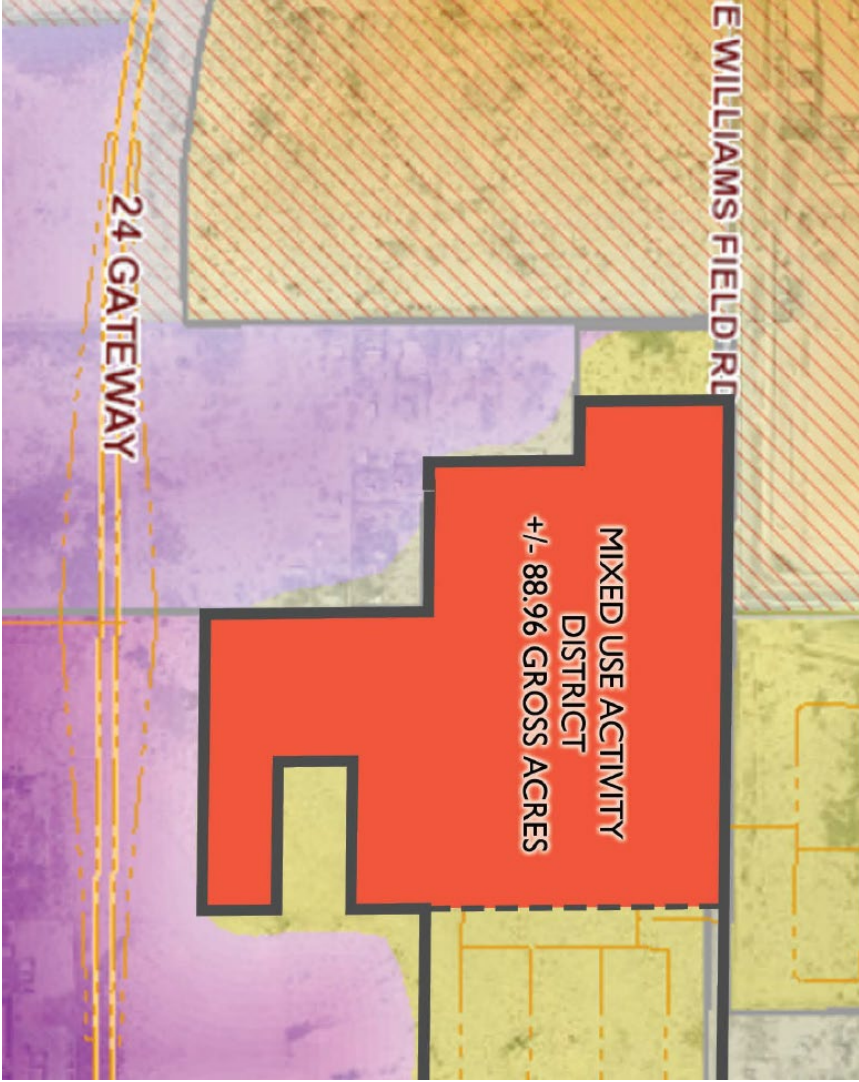
Purpose

- Allow a mixed-use development



General Plan (Existing) ----- Neighborhood

- Primarily residential
- Supporting commercial uses



General Plan (Proposed)

Mixed Use Activity District

- Over 25 acres
- Large-scale commercial activities
- Potential Auto sales

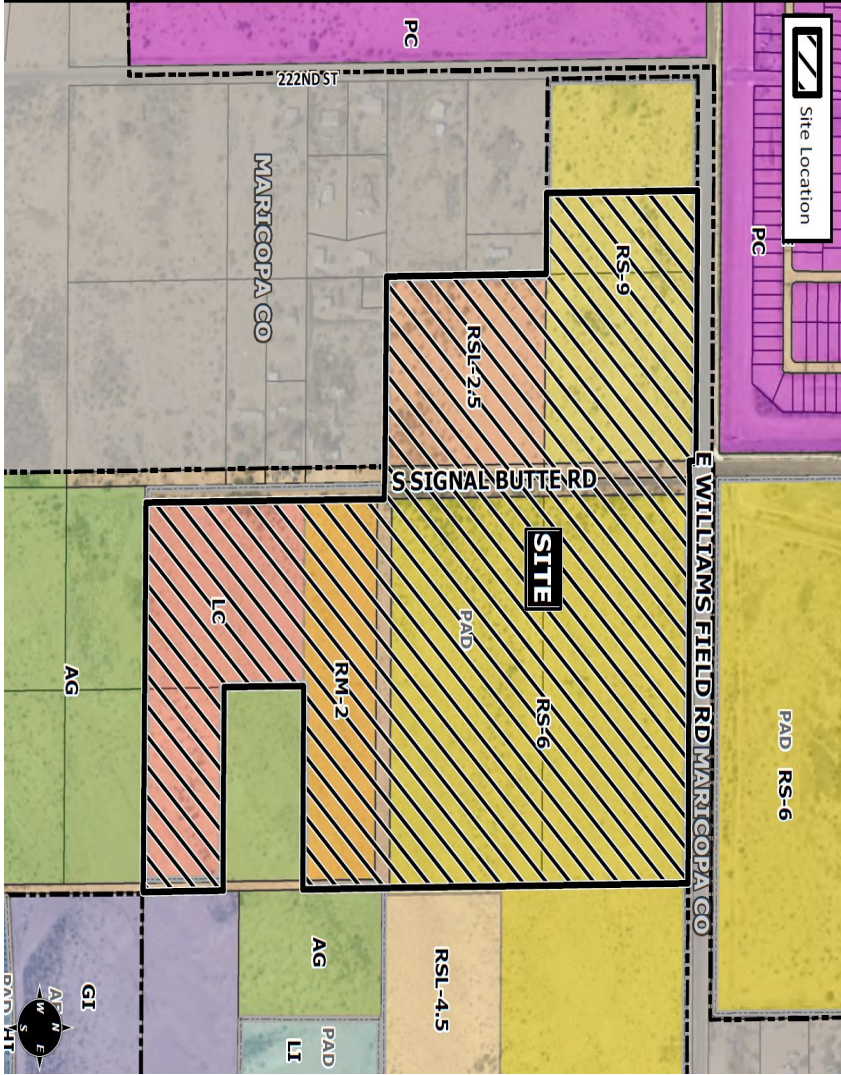
Zoning (Proposed)

- General Commercial-PAD-Council Use Permit
- Remove from Destination at Gateway PAD



PAD Overlay

- Conceptual Plan
- Future Site Plan Review required
- Development Agreement



Section 11-6-2 & 11-31-31

✓	Min. 40% Gross Floor Area reserved for non-residential
✗	Min. 65% ground floor reserved for non-residential
✓	Max. 25 du/ac density

CUP request to allow 100% ground floor for residential

Summary

Findings

- ✓ Consistent with the goals of 2040 Mesa General Plan
- ✓ Meets review criteria for Council Use Permit

Staff Recommendation

Approval with Conditions

Next Steps

July 8, 2020

Action on:

- ✓ General Plan Amendment
- ✓ Rezoning
- ✓ Development Agreement

Questions?

