

COUNCIL MINUTES

January 27, 2020

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on January 27, 2020 at 5:00 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

1. Review and discuss items on the agenda for the January 27, 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

Items removed from the agenda: None

In response to a question posed by Councilmember Freeman regarding Item 5-c, **(Approving the transfer of ownership of a City-owned parcel of real property and improvements located in Mesa, Arizona to A New Leaf, Inc., and authorizing the City Manager to execute documents to facilitate the transfer. (District 4))**, on the Regular Council meeting agenda, Deputy City Manager Natalie Lewis explained Item 5-c includes the one property Council was comfortable moving forward with and the other two properties will be discussed by the Community and Cultural Development Committee at the March 19, 2020 meeting.

City Attorney Jim Smith verified donations to a non-profit do not give rise to a conflict of interest and that Item 5-c can remain on the consent agenda.

In response to a question posed by Councilmember Thompson regarding Item 7-b, **(ZON19-00473 (District 6) Within the 3100 block of South Eastridge (east side). Located south of Guadalupe Road and east of Hawes Road (4.2± acres). Rezone from RS-6 to RM-2 PAD; and Site Plan Review. This request will allow for the development of a single residence**

development. Sean Lake, Pew and Lake, P.L.C., applicant; James Render, owner.), on the Regular Council meeting agenda, City Manager Christopher Brady stated the agenda clarifies that a yes vote is for approval of the zoning case as recommended by City staff, and that staff reached out to two Planning & Zoning (P&Z) board members who previously voted against the ordinance and are now in support of the application.

In response to a question posed by Councilmember Thompson regarding Item 10-d, **(An ordinance modifying terms/rates/fees/charges for water utility services. Proposed changes include rate modifications for non-residential water utility services, and adjustments for residential usage tiers without increasing the dollar amount per tier. (Citywide))**, on the Regular Council meeting agenda, Mr. Brady clarified the ending reserve balance assumes a market correction.

In response to a series of questions posed by Councilmember Whittaker regarding Item 10-d, Office of Management & Budget Director Candace Cannistraro explained Valley Cities Affordability and Homeowner Comparison report is posted on the Office of Management & Budget (OMB) website. She added the numbers in the report have not changed since they were last discussed so there was nothing to update. She remarked this year a larger package was presented containing more information than previous years.

In response to a question from Councilmember Whittaker, Office of Management & Budget Deputy Director Brian Ritschel clarified the Valley Cities Affordability and Homeowner Comparison report was attached to the November 4, 2019 adoption of the Notice of Intent.

In response to a question presented by Councilmember Whittaker, Ms. Cannistraro stated the chart includes cities with private water companies to be more inclusive and the addition of Tucson was to show a more comparable city to Mesa. She replied the metrics have not changed and are including more comparable cities for benchmark purposes.

Mr. Brady stated he requested that Tucson be added because it was closer in size and age to Mesa than other cities included in the chart.

In response to a question from Councilmember Whittaker, Ms. Cannistraro advised she would need to review the Valley benchmark comparison report to discuss the findings. She reported each city's formula for an average water user may differ in certain aspects. She stated neither the formula nor the information used for inputs have changed.

2-a. Hear a presentation and discuss the proposed Hawes Crossing development (ZON17-00606, ZON17-00607, ZON19-00754, ZON19-00755, and development agreements) within the Inner Loop District including:

- Restricted residential development along Elliot Road Corridor
- Dedication of 30-foot utility easement north of Elliot Road Corridor and along the west side of Hawes Road
- Additional conditions of approval for Airport Compatibility

Planning Director Nana Appiah introduced Principal Planner Tom Ellsworth and displayed a PowerPoint presentation. **(See Attachment 1)**

Mr. Appiah stated Hawes Crossing is a Planned Area Development (PAD) proposal to develop 1,100 acres of land. He presented the initial use plan submitted that was mostly residential with

pockets of commercial and the second plan which incorporated additional acreage to balance the land uses. (See Pages 2 and 3 of Attachment 1)

Mr. Appiah explained the land use proposal went through several reviews with staff and stakeholders to ensure the plan was suitable for the area and presented the final land use plan P&Z recommends for approval. (See Page 4 of Attachment 1)

Mr. Appiah clarified the project is not part of the Elliot Road Corridor, but staff wanted to make sure Hawes Crossing contributes to the synergy of the Elliot Road Corridor by restricting residential within 200 feet north and south of the PAD and only allowing residential above the ground floor. (See Page 5 of Attachment 1)

In response to a series of questions from Vice Mayor Freeman, Mr. Appiah detailed the strategy behind the vertically integrated mixed-use which is to guarantee the residential community will be compatible with the Elliot Road Corridor which creates a mixed environment of activities. He advised Gallery Park is the first development that has the vertically integrated mixed-use.

Mr. Ellsworth added the El Rancho development and the new project on Main Street and Mesa Drive also have vertically integrated mixed-use.

Mr. Appiah explained through discussions with the applicant regarding a utility easement, the resolution was to dedicate a 30-foot right-of-way west of Hawes Crossing for access to connect the Utility Corridor and will be part of the development agreement. (See Page 6 of Attachment 1)

Mr. Appiah described the additional requirements beyond the standard conditions for approval to ensure airport compatibility.

Mr. Appiah clarified the utility easement includes 338 feet of outparcel, which is not part of the request, and south of the outparcel is 727 feet of easement.

Mr. Appiah recommended Council proceed with introduction on February 10, 2020 and Council action on February 24, 2020. (See Page 8 of Attachment 1)

Councilmember Thompson expressed concern with housing in the flightpath and that between November 2018 and January 2019 there were 47 total complaints with 25 of those complaints coming from Mesa residents. He added after the flightpath shift due to construction, from November 2019 to January 2020 there were 177 complaints with 121 of those complaints from Mesa residents. He stated he does not want the Airport Authority Board to impose restrictions on flight operations as a result of increased complaints.

Councilmember Thompson advised between December 2017 and December 2018 District 1 received a little over \$1 million in non-residential impact fees and District 6, for the exact same time frame, received \$12 million. He continued by saying he thinks it is a bad idea to increase complaints by adding more housing and is hopeful the project gets tabled until the plan is something Council and Mesa residents can be proud of.

In response to a series of questions from Vice Mayor Freeman, Ryan Smith, Phoenix-Mesa Gateway Airport Director of Communications and Government Relations, replied Sky Harbor Airport receives hundreds of complaints a day. He stated anytime a complaint is received by Phoenix-Mesa Gateway Airport (PMGA) there is follow up either electronically or by phone to address the concern and that the complaints vary. He explained typically as commercial services

grow the flight school traffic moves to smaller airports which would lead to less traffic but different noise and traffic patterns. He added last year PMGA had approximately 300,000 operations, with 95% training aircraft. He remarked 2018 was the most current rendering for Airport Operations Area (AOA) 2 and 3.

Anthony Bianchi, Planning Manager at Phoenix-Mesa Gateway Airport, stated PMGA has an extra layer of protection and additional disclosure in considering a third overflight area which most airports do not consider.

In response to a question from Vice Mayor Freeman, Mr. Bianchi reported the AOA 1 limit is 65 decibels, AOA 2 limit is 60 decibels, and AOA 3 is focused on the level of overflight activity. He remarked the residential developments proposed will fall under the AOA 3 area.

In response to a series of questions from Councilmember Luna, Mr. Smith verified PMGA has a fly friendly program that is working well and follows the historic traffic pattern. He stated major cargo events occur three to four times a year.

In response to a series of questions posed by Councilmember Duff, Mr. Smith replied addresses of complainants are mapped and are differentiated between callers and the number of calls, which are reported monthly to the Airport Authority Board, adding that historical data can be provided. He announced currently there are no homes located within the AOA 1 or 2 areas.

In response to a question from Councilmember Heredia, Mr. Appiah stated the standard condition of approval is to maintain a certain noise decibel and the different shades on the map require distinct materials for construction.

Mr. Brady clarified, regardless of the zoning, developers are required to ensure the building meets the limit for decibel levels.

Mr. Appiah advised single-family residential is not allowed in AOA 1 or 2 and with a Council Use Permit multi-family is allowed in AOA 2.

Mayor Giles thanked staff for the presentation and stated the consensus is to continue the conversation to February 10, 2020.

2-b. Appointments to the Historic Preservation Board and the Personnel Appeals Board.

It was moved by Councilmember Luna, seconded by Vice Mayor Freeman, that the Council concur with the Mayor's recommendations and the appointments be confirmed. **(See Attachment 2)**

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.

Mayor Giles –

United States Conference of Mayors –Washington, D.C.

Vice Mayor Freeman –	Lehi Community Horse Ride EVIT Expo – Boxes for Uganda
Councilmember Heredia –	Acknowledged Jennifer Pino – Mayor's Youth Committee Asian District Corridor – Lunar New Year Celebration
Councilmember Duff –	Unity Walk and Diversity Festival – Tempe Town Lake

4. Scheduling of meetings.

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

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

Councilmember Luna announced Saturday, February 1, 2020, 8:00 a.m. to 12:00 p.m. at Red Mountain Park is a free family fishing day.

Councilmember Duff reported Saturday, February 1, 2020, 10:00 a.m. to 4:00 p.m. is the 20th Anniversary Historic Home Tour.

5. Adjournment.

Without objection, the Study Session adjourned at 5:46 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 27th day of January 2020. I further certify that the meeting was duly called and held and that a quorum was present.



DEE ANN MICKELSEN, CITY CLERK



Hawes Crossing Development

City Council Study Session
January 27, 2020

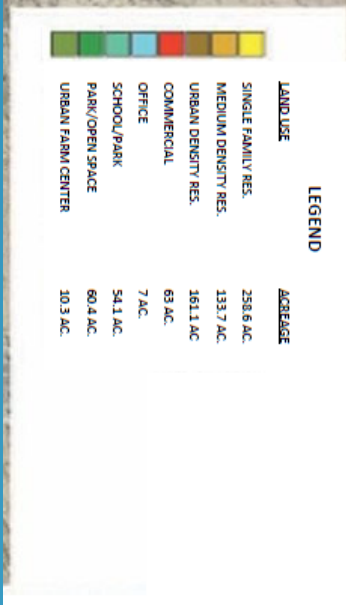
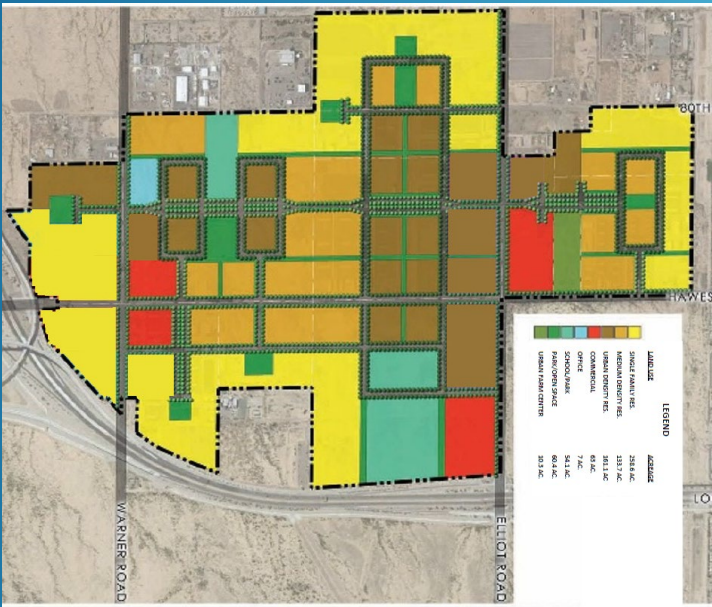
Nana Appiah
Planning Director
City of Mesa

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Initial Plan

“Hawes Crossing”

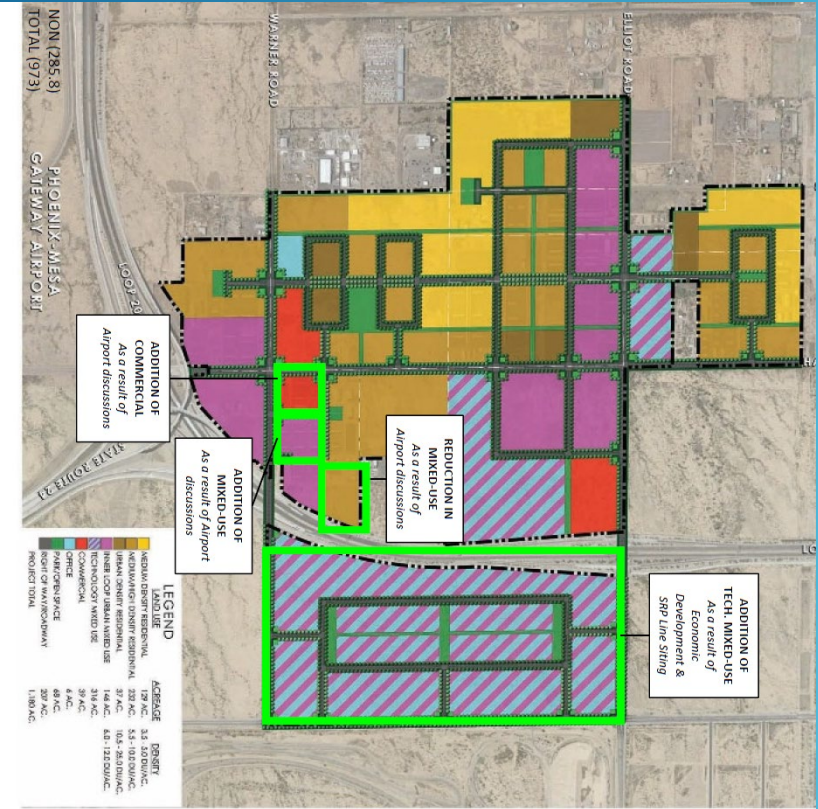
Planned Area Development (PAD)



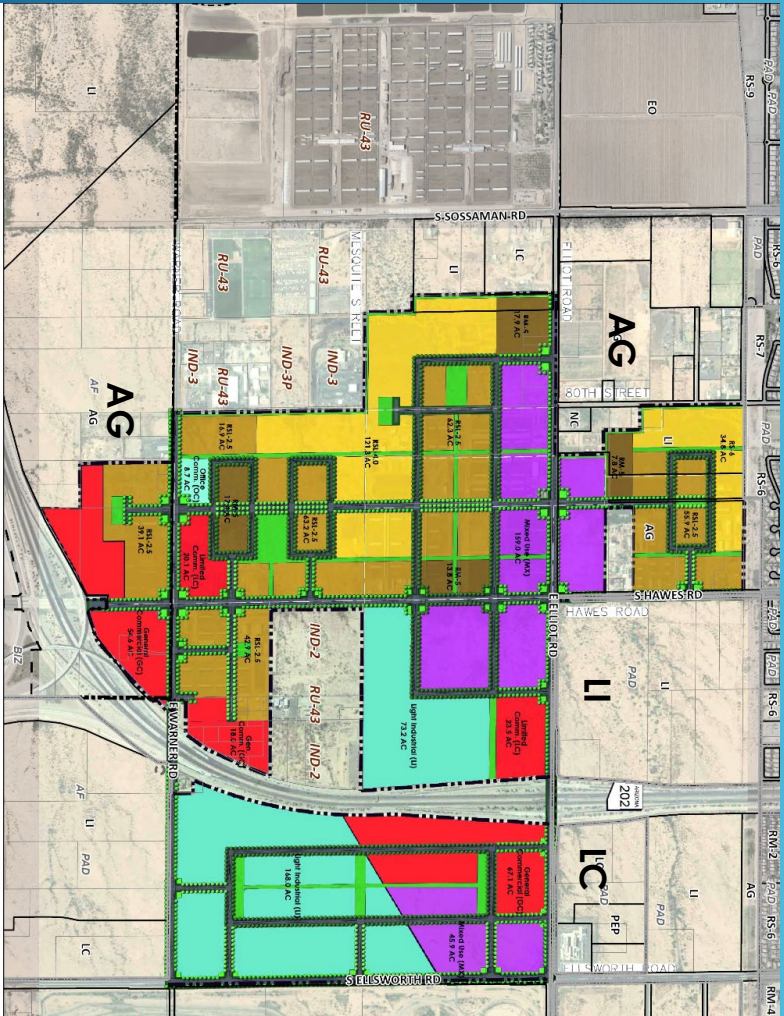
Initial Plan

“Hawes Crossing”

Planned Area Development (PAD)



“Hawes Crossing” Planned Area Development (PAD)



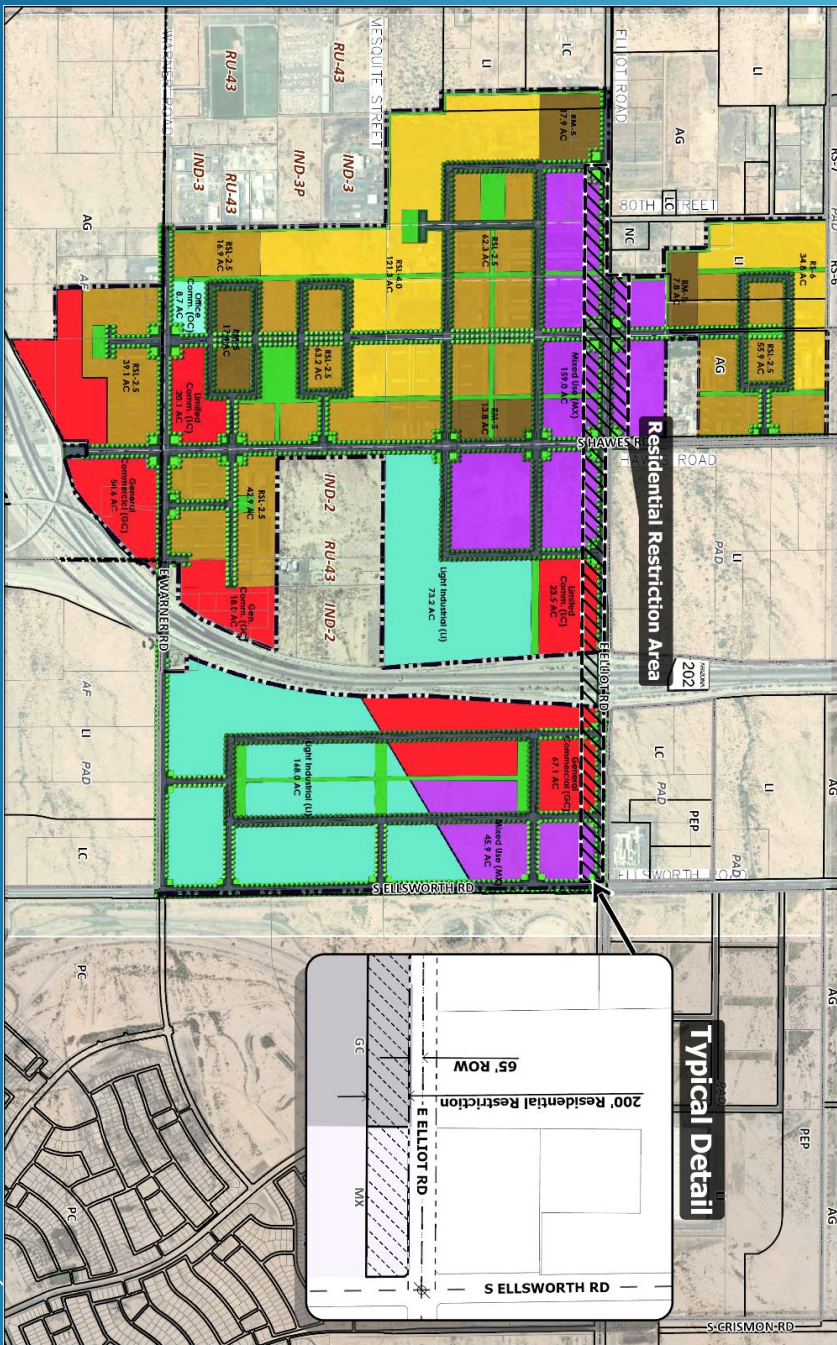
LEGEND

PROJECT BOUNDARY

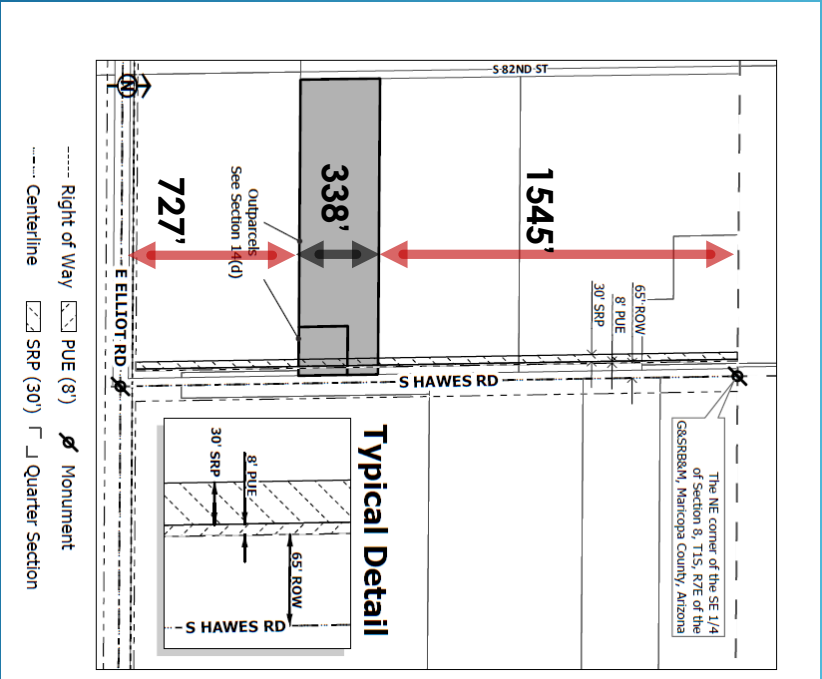
ZONING CATEGORIES

	RS-6 & RSL-4.0
	RSL-2.5
	RM-5
	MIXED USE (MX)
	LIGHT INDUSTRIAL (LI)
	LIMITED COMMERCIAL (LC) & GENERAL COMMERCIAL (GC)
	OFFICE (OC)
	PARK/OPEN SPACE
	RIGHT OF WAY/ROADWAY

Residential Restriction on Elliot Road



"Hawes Crossing" Utility Easement



Airport Compatibility (Additional Requirements)

- Placement of airport wayfinding signage at arterial intersections within the PAD Area
 - Signage may include a visual depiction of an image of an aircraft
- Include the Phoenix-Mesa Gateway airport's avigation notice language and public disclosure map in the CC&R's for the PAD Area
- Signage on leasing and sales office areas that the property is within an Overflight Area

Next Steps

- 2/10 City Council Introduction
 - 2/24 City Council Action
- 
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QUESTIONS/DISCUSSION



General Development Standards

Conditions of Approval:

- Avigation Easements
- Notifications to Buyers
- Disclosures notes on final subdivision plats
- Signage on leasing and sales office areas
- Noise mitigations measures

Hawes Crossing Annexation



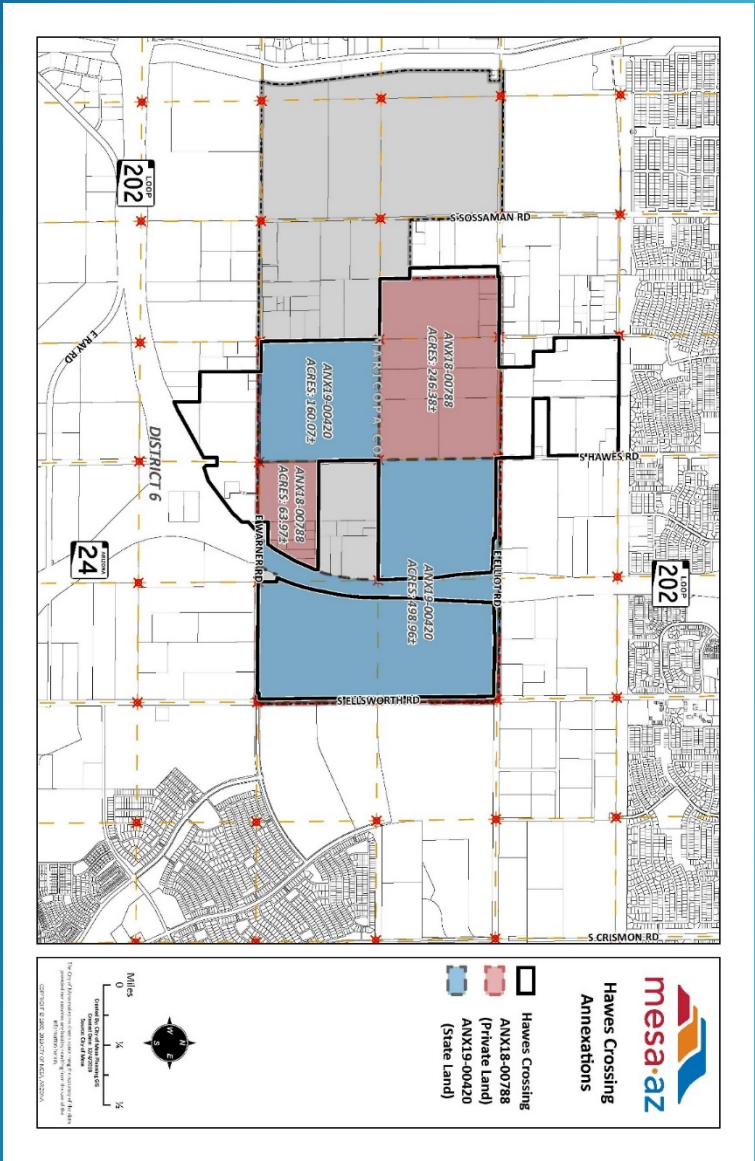
Land Acreages

Inner Loop District Size: 3,100 acres

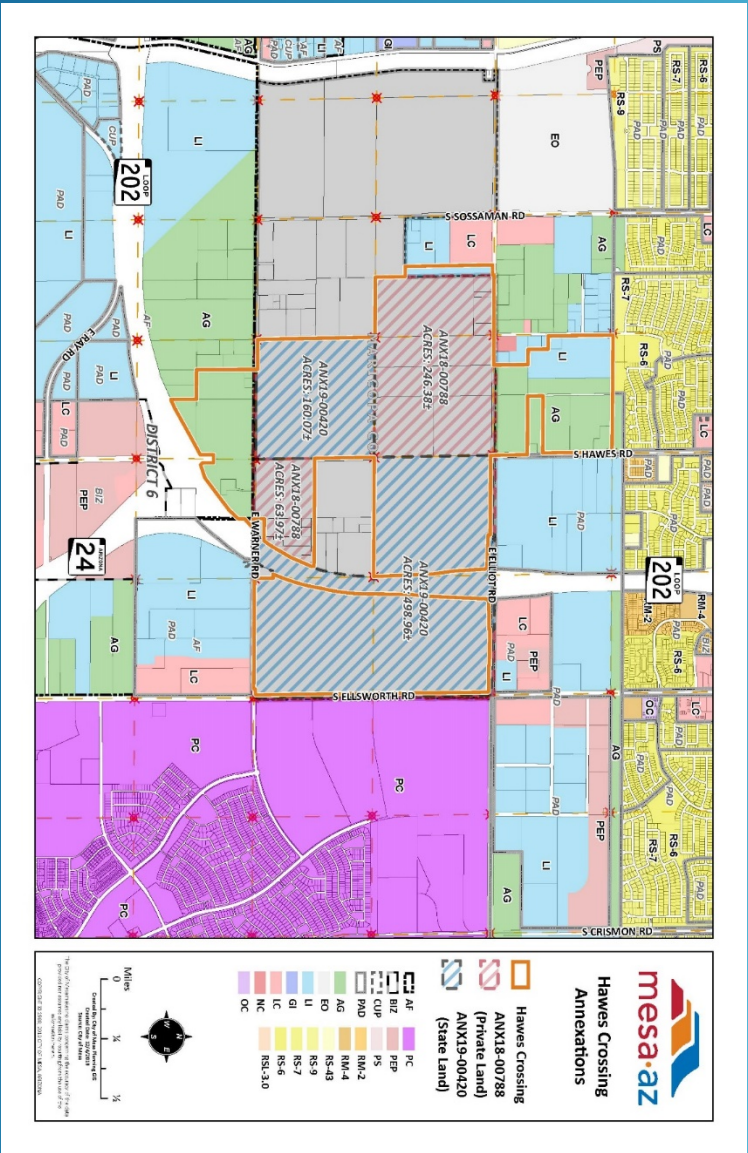
Hawes Crossing Total Area: 1,131 acres

- Land within City Limits: 161.62 acres
- Land in County (Areas for annexation): 969.38 acres

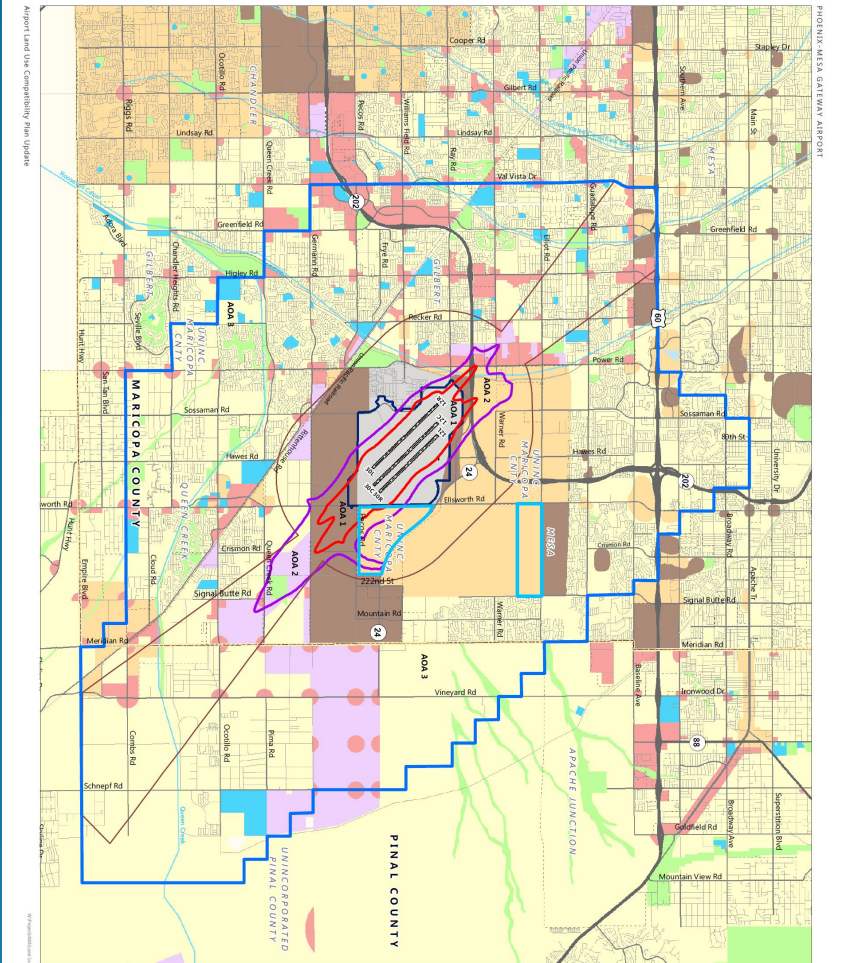
“Hawes Crossing” Planned Area Development (PAD) (Annexations)



“Hawes Crossing” Planned Area Development (PAD) (Annexations)



Airport's Land Use Compatibility Study



Airport Land Use Compatibility Plan Update

7/1/2018/15/18

- Existing Airport Boundary
- Municipal Boundary
- County Boundary
- Updated AOA 1
- Updated AOA 2
- Updated AOA 3
- 14 CFR Part 77 Horizontal and Outer Approach Surfaces
- Highway
- Arterial Street
- Local Street
- Railroad
- Waterways
- Generalized Future Land Use
 - Residential
 - Commercial Focus - Business Park/Office/Tourism
 - Industrial Focus
 - Public Facility/Civic/Institutional
 - Parks and Open Space
 - Mixed Use - Non-Residential (Maricopa)
 - Mixed Use - Residential Allowed*
 - Airport Specialty District
 - Generalized Flight Corridor Agreements for Land Use Compatibility

Note:
*The City of Mesa prohibits single-family housing in the AOA 1 and AOA 2 overlay zones. Multi-family housing is allowed subject to the issuance of a Council Use Permit.

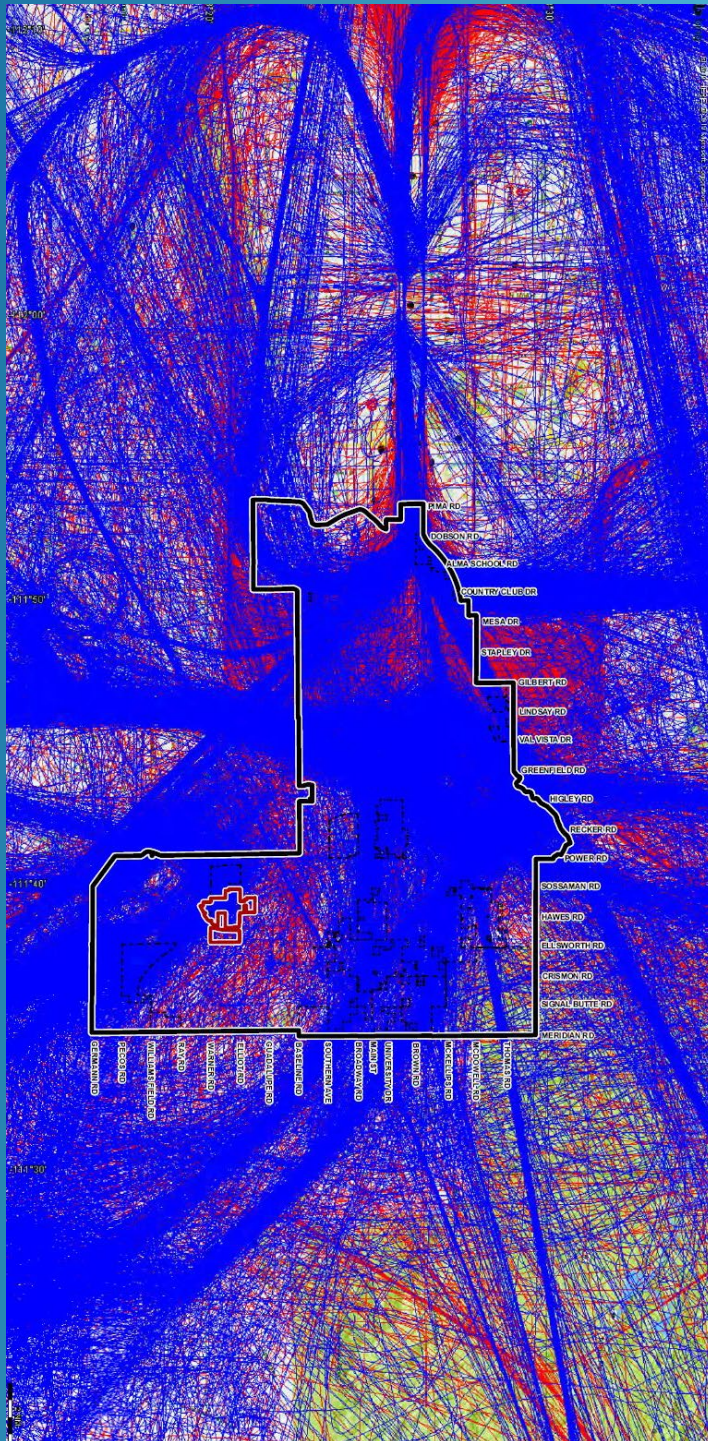
General Development Standards

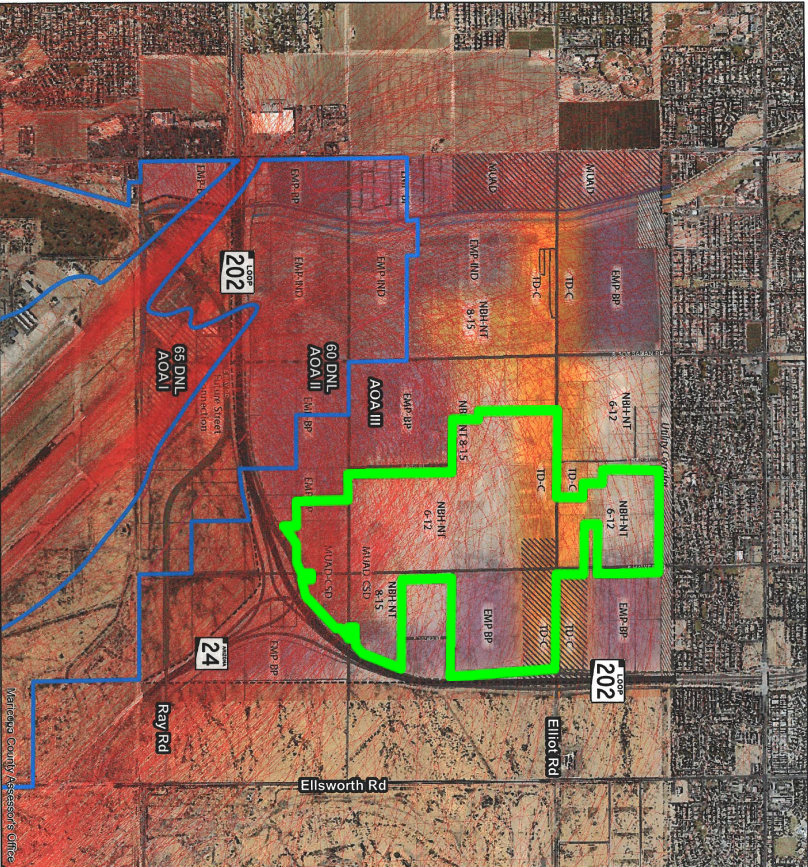
Residential Requirements:

Overflight Areas	Single Residence	Multiple Residence
AOA1	Not Allowed	Not Allowed
AOA2	Not Allowed	Council Use Permit
AOA3	Subject to Conditions	Subject to Conditions

Conditions of Approval:

- Avigation Easements
- Notifications to Buyers
- Disclosures notes on final subdivision plats
- Signage on leasing and sales office areas
- Noise mitigations measures





Phoenix-Mesa
Gateway
Airport

Draft Inner Loop Aircraft Overflight Map

LEGEND

- Departing/Local
Flight Track (1 week)

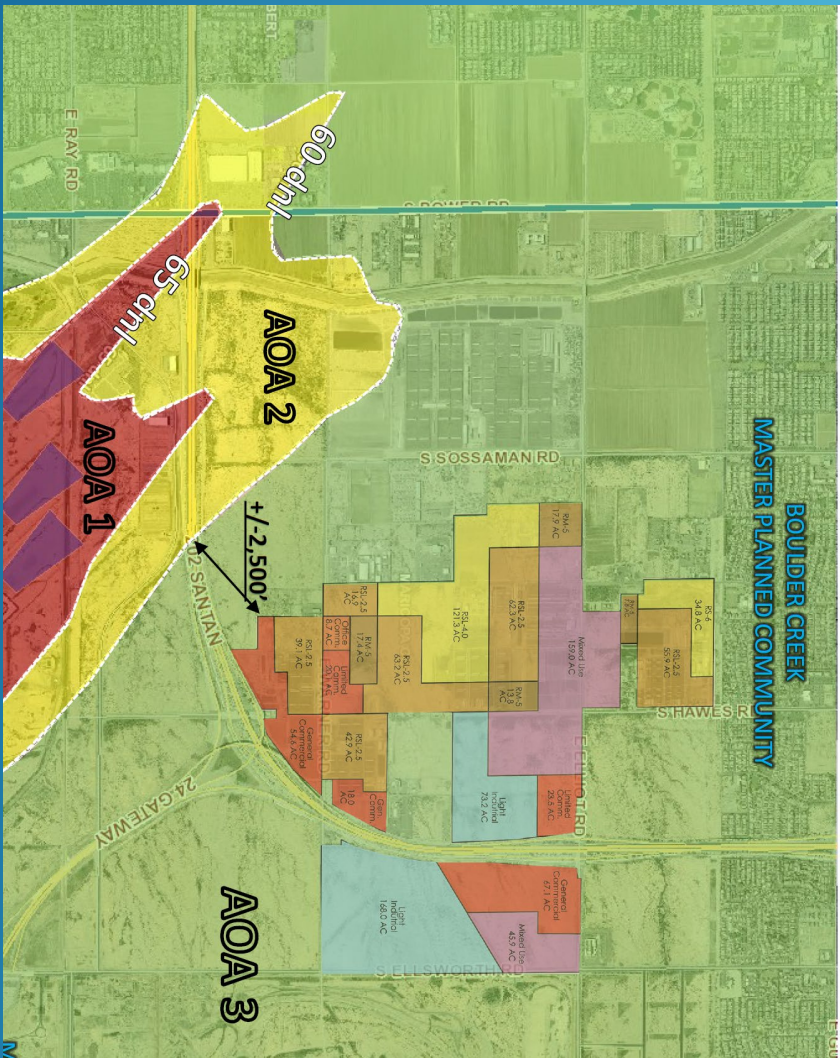


A horizontal scale bar with three segments. The first segment is solid black and labeled '0'. The second segment is white with a black outline and labeled '0.25'. The third segment is white with a black outline and labeled '0.5'. Below the bar is the word 'Miles'.

MAP CREATION DATE: 9/18/18



Land Use Compatibility



January 27, 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.

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

James Babos, District 1. Mr. Babos is Owner and Principal of Babos Design Studio, which has been involved in a wide variety of commercial and residential projects. He is a registered architect with the State of Arizona, earned a Bachelor of Science in Architecture from University of Texas, Arlington and a Master of Architecture from Arizona State University. He has more than 30 years of architecture and design experience and was previously a member of the City of Mesa Building Board of Appeals. Mr. Babos will be filling a vacancy created by the resignation of Jeri Meeks. His term will expire June 30, 2021.

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

Jack Mulligan, District 3. Mr. Mulligan was a founding partner and later President and COO of human resources consulting firm Leathers Milligan & Associates. He earned a Bachelor of Science in Management from California State University, Northridge and a Master of Human Resources and Organizational Behavior from University of Phoenix. He is a certified Senior and Global Professional in Human Resources and current member of the City of Mesa Merit Systems Board. He will be filling a vacancy created by the resignation of Eric Jackson. His term will expire June 30, 2022.

JAMES M. BABOS, ARCHITECT
BABOS DESIGN STUDIO, L.L.C.

EDUCATION

Master Of Architecture - May 1988
Arizona State University, School of Architecture; Tempe, Arizona

Bachelor of Science in Architecture - December 1984
University of Texas, Arlington, School of Architecture; Arlington, Texas

REGISTRATION

Registered Architect; State of Arizona
September 1990, Registration #24628

EXPERIENCE

Babos Design Studio, L.L.C. Scottsdale, Arizona
July 1992 - Present, Owner and Principal
Babos Design Studio has been involved in a wide variety of projects, both commercial and residential. Commercial work has included multi-family apartment renovations, a church, an indoor swim center, retail buildings, office buildings, art galleries, puppy stores, warehouse buildings, a laundry facility and numerous tenant improvements. Residential work has included both new and renovation from additions to production homes to custom homes as large as 12,000 square feet. Scope of services provided has included master planning; site development; design, development and construction documents; bid document preparation, coordination with various City and Government entities; project administration; field administration / supervision from part time to full time.

Foster Associates, Architects. Scottsdale, Arizona
July 1989 - July 1992, Project Architect

Daniel L. Schmitt, Architect. Phoenix, Arizona
July 1988 - July 1989, Job Captain

Christensen - Miller Associates, Architects. Phoenix, Arizona
May 1987 - January 1988. Job Captain

Ventura Partnership, Architects. Tenaflly, New Jersey
January 1985 - July 1986. Production Draftsman

PERSONAL

Member, Madera De La Mesa Homeowners Board. July 1990 - February 1998
Member, City of Mesa, Building Board of Appeals July 1993 - June 1999
Member, Knights of Columbus, St Bridget Catholic Church, Mesa, Arizona
Member, St. Bridget Catholic Church Building Committee. Mesa, Arizona

JACK W. MILLIGAN SPHR, GPHR

Mesa (Phoenix), Arizona, E-mail: jackwmilligan@gmail.com; Cell: 602-909-0232; www.linkedin.com/in/jackmilligan

SUMMARY

Senior level executive with global HR expertise including strategic planning, talent acquisition & retention, organized labor/union-free operations. OD & learning, total rewards and BOD support. Known for innovative, creative, effective and compliant HR leadership. Credible strategist and trusted communicator. Experienced in cross-cultural change related to M&A, high-growth & change and LBO, divestiture, reorganizing and closure. A seasoned advisor, strategist, confidant and team player skilled in aligning and engaging the human side of the enterprise with company objectives.

PROFESSIONAL EXPERIENCE

HR Projects and Consulting: two firms, VP of the former (Murro Consulting; 1991-2000) and Founding Partner in 2000 of the latter: Leathers Milligan & Associates (LMA), Phoenix and Tucson, AZ. Serving client needs in: Executive Coaching; Total Rewards; Org. Change; Psychological Assessment; HR Projects, including Training & Development; Career Management and Retained Search. Client list close to one hundred. Consultations span employee, manager, executive & Board engagements. Independent instructor of The HRCI Prep Class, 23 years. Sold LMA in 2009, remained for 6 years as President and COO.

TransTechnology Corporation, Sherman Oaks, California, 1989 – 1991, publically traded NYSE.

Corporate VP of HR. Full functional responsibility reporting to the President and CEO and Compensation Committee of the Board of Directors. HR responsibilities for the corporate office and 12 operating locations organized into three groups: Aerospace, Industrial and Technology Products in the Americas, UK, and EU. 3000 ees, \$500M in revenue, publically traded.

ITT Corporation, New York, New York, 1973 – 1989, publically traded NYSE.

VP, HR: ITT Courier, Tempe, AZ, 1980 – 1989, Mfr. of computer peripherals and software, 3000 ees, 38 countries, \$400M sales.

Director of HR for ITT Cannon, Santa Ana, CA, 1979 – 1980 Mfr. of electrical connectors, ITT's 2nd largest US site, 5000 ees.

Group Director HR, ITT Semiconductor (US) Division, Lawrence / Woburn (Boston), MA, 1978 - 1979

Director of HR, ITT Semiconductors, Discrete and Small IC Operations, West Palm Beach, FL, 1976 - 1978

Manager of Labor Relations, ITT Gilfillan, Van Nuys, CA, 1973-1976, 800 ees in (UAW) bargaining unit.

Joy Global, (HQ in Pittsburgh, PA) publically traded.

HR Manager, Task Corporation (Aerospace products), Anaheim, CA, 1971 - 1973, 500 ees, 150 in UAW bargaining unit.

Industrial Relations Representative, Joy Manufacturing, New Philadelphia, Ohio, 1970 – 1971, 450 ees, 200 in Steelworkers unit

Firestone Tire & Rubber Company, Akron & Ravenna, OH, College internship in “Industrial and Labor Relations” two years. (URW, Teamsters, IBRWU, IBEW, IAM)

EDUCATION

M.A., Human Resources & Organizational Behavior, University of Phoenix, Phoenix, Arizona

B.S., Management (Labor Economics), California State University, Northridge, California

Undergraduate studies in Mechanical and Industrial Engineering, University of Akron and Kent State University

CERTIFICATIONS

Advanced and regular Certificate in Employee Relations Law, Institute for Applied Management and Law

Senior Professional in Human Resources (SPHR), Human Resources Certification Institute

Global Professional in Human Resources (GPHR), Human Resources Certification Institute

OTHER ACTIVITIES OF INTEREST

Vietnam Era Veteran, U.S. Army - 2 years active duty – 4 years reserve duty, Honorable Discharge

Recipient: HR Professional Excellence Award, Arizona SHRM State Council, 2003

Recipient: HR Lifetime Achievement Award, Arizona SHRM State Council 2015

Past Member, Board of Directors, Merchants Information Solutions, Phoenix, AZ

Goodwill of Central Arizona, Chairman, Board of Directors (7.5 years, Term limit 2015)

City of Mesa, Merit Systems Board, (2018-present)

Author: *Make More Money, The Fine Art of Asking, Most Don't* - published 6/2016, available on Amazon