

## COUNCIL MINUTES

August 30, 2021

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 August 30, 2021, at 5:00 p.m.

### COUNCIL PRESENT

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

### COUNCIL ABSENT

None

### OFFICERS PRESENT

Christopher Brady  
Dee Ann Mickelsen  
Jim Smith

Mayor Giles conducted a roll call.

### 1. Review and discuss items on the agendas for the August 30, 2021, 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: Item 7-g was removed from the Consent Agenda.

In response to multiple questions posed by Councilmember Freeman on Item 7-g, **(ZON19-00832 (District 3) Within the 100 block of North Dobson Road (east side) and within the 0 to 200 blocks of North Sycamore (west side). Locate east of Dobson Road and north of Main Street (21± acres). Modification to the Sycamore Station Smart Growth Community Plan. This request will allow for a mixed-use transit-oriented development. Neil Calfee, Miravista Holdings, LLC, applicant; Dobson Station, LLC; City of Mesa; Pride Ventures, LLC, owners.)**, on the August 30, 2021, Regular Council meeting agenda, Downtown Transformation Manager Jeff McVay explained the City had negotiated to the end of a Development Agreement (DA) for the entire 20 acres that would make up Sycamore Station, including the park-n-ride portion. He mentioned the family who owned the property were not willing to sell, which halted negotiations, specifically for the 20 acres. He mentioned negotiations for the apartment complex DA are underway and should be ready for Council consideration soon. He added the apartment complex on the Dobson side would be an upscale five-story building with 250 residential units ranging from studios to two-bedroom units with a significant amenity package.

Planning Director Nana Appiah concurred the complex is a high-quality project and noted it remains under staff review to ensure it meets all City standards.

In response to multiple questions from Councilmember Freeman, Mr. McVay announced if the commercial component is approved by Council, then the rezoning will include a condition of approval requiring the first floor of Main Street frontages to be built, including retail or commercial activity by ordinance. He added the current Mesa City Code and commercial standard requires a minimum of 14-foot floor-to-ceiling heights. He explained the context of the code amendment was intended to apply to the larger sites with a significant commercial component requirement, a minimum of five acres, and a 100,000 square foot building. He noted the Sycamore project does not meet those specific conditions.

In response to a question posed by Councilmember Freeman regarding market rate price points, Lindsay Shube, Attorney, representing Mira Vista Holdings, LLC, stated she is unable to provide a dollar price due to the fluctuations within the market. She noted the design is a high-end market rate project and explained that although there is market demand for affordable housing, this project will not offer HUD financing.

In response to a question from Councilmember Heredia regarding outreach and support for the project, Ms. Shube stated there was one group who raised concerns about the project, but most of the feedback was positive. She added the immediate vicinity rail groups, Downtown Mesa Association, Mekong Plaza, H Mart and other surrounding groups have expressed support for the project stating their excitement for more patronage and living units alongside the light rail.

City Manager Christopher Brady reminded Council that the developer is receiving an incentive from the City and that gives the Council leverage to request amenities such as swimming pools, activity areas, fitness centers, and gathering spaces for multi-family living that will escalate the cost.

Councilmember Freeman requested Item 7-g be removed from the Consent Agenda.

2. Current events summary including meetings and conferences attended.

Vice Mayor Duff –	Tour of Atlas Motor
Councilmember Freeman –	Mesa Historical Museum – Diversity Exhibit
Councilmember Luna –	Tour of Atlas Motor
Councilmember Spilsbury –	United Food Bank – Hydration Donation Campaign Redistricting Public Outreach Meeting – Madison Elementary Mesa Historical Museum – Diversity Exhibit

3. Scheduling of meetings.

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

Thursday, September 9, 2021, 7:30 a.m. – Study Session

4. Convene an Executive Session.

It was moved by Councilmember Spilsbury, seconded by Councilmember Freeman, that the Council adjourn the Study Session at 5:22 p.m. and enter an Executive Session.

Upon tabulation of votes, it showed:

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

Carried unanimously.

4-a. Discussion or consultation for legal advice with the City Attorney. (A.R.S. §38-431.03A (3)) Discussion or consultation with the City Attorney in order to consider the City's position and instruct the City Attorney regarding the City's position regarding pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. §38-431.03A(4))

1. James Wright v. Officers Rosales, Ruiz and Cervantes, United States District Court, Case No. CV-19-05191-DJH-MTM

5. Adjournment.

Without objection, the Study Session adjourned at 5:56 p.m.

ATTEST:

  
DEE ANN MICKELSEN, CITY CLERK

  
JOHN GILES, MAYOR



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 30<sup>th</sup> day of August 2021. 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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