



Minutes Enhanced Services Commission November 14, 2007

Minutes of the Enhanced Services Commission held on November 14, 8:30 AM, at the Rio Salado Operations Center, Tempe, Arizona.

Members Present:

Chris Anaradian
Tom Canasi
Gordon Cresswell
Jerry Hart
Randy Levin
Greg Loper
Mark Richwine
Chris Salomone
Chris Wilson

City Staff Present:

Roger Hallsted
Diane Johnson
Dee Dee Kimbrell
Nancy Ryan
Julie Sparr

Guests Present:

Members Absent:

Scott Cole
Mitch Rosen

Meeting convened at 8:32 AM.

Randy Levin called the meeting to order.

Agenda Item 1 – Consideration of Meeting Minutes: October 10, 2007

Scott Cole asked if the members had an opportunity to review the minutes from the October 10, 2007 meeting.

MOTION: Gordon Cresswell moved to approve the minutes.

SECOND: Greg Loper

DECISION: The minutes were approved unanimously.

Agenda Item 2 – Public Appearances

There were no public appearances

Agenda Item 3 – Member Attendance

Nancy Ryan, Rio Salado Project Manager, reported the Enhanced Services Commission bylaws states absence by any member of the board of directors from three consecutive meetings within a twelve month period shall be deemed to constitute the automatic resignation

of such member. Nancy stated she had reviewed the ESC attendance records for the last year and no board member has missed three consecutive meetings. She thanked the members for attending the annual meeting today and encouraged everyone to continue their attendance of these meeting through out the year.

General discussion regarding the **Member Attendance**, including:

- Chris Salomone asked if the board could make a motion to grant an excused absence. Nancy said she did not know but she will ask the City attorney then let him know.
- Greg Loper asked if a representative could be sent in their place when a board member can not attend. Nancy said yes they could attend the meeting but their vote would not count if a vote was required at the meeting.

Agenda Item 4 – Election of Officers

Randy asked Nancy to list the current Enhanced Services Commission officers. Nancy stated the current ESC officers are Chairman Scott Cole, President Randy Levin, Vice-President Chris Wilson, Treasurer Jerry Hart, and Secretary Nancy Ryan. She stated there are no term limits to the officers except Chairman who will serve for a term of one year and shall not be permitted to serve more than two successive terms.

MOTION: Randy Levin motioned to nominate Jerry Hart as Treasurer and Nancy Ryan as Secretary.

SECOND: Chris Anaradian

DECISION: The vote was unanimous to elect Jerry Hart as Treasurer and Nancy Ryan as Secretary for the Enhanced Services Commission (ESC).

MOTION: Chris Anaradian moved to keep the remaining three officers the same as last term.

SECOND: Gordon Cresswell

DECISION: The vote was unanimous to keep Scott Coles as Chairman, Randy Levin as President, and Chris Wilson as Vice-President for the ESC.

Agenda Item 5 – CIP Budget Briefing

Nancy asked each commission member to look at the CIP budget request summary handout in front of them.

- 1) She read the list explaining each budget request and the amount needed to complete the project. Some of the projects listed are consultant studies, habitat de-watering system, US Army Corps match money, Tempe Town Lake (TTL) Pedestrian Bridge, TTL boat house, and Plaza Between the Bridges.
- 2) She stated the TTL Rubber Dam Replacement costs have increased due to a couple of new factors. Bridgestone, the maker of TTL rubber dams, will not be making the rubber bladders any more. They have decided to manufacture only conveyor belts from now on. Nancy said they will still honor the warranty on the rubber bladders which is 6 to 12 months more. She stated using another technology will increase the price of replacement.

General discussion regarding the **CIP Budget Briefing**, including:

- Randy asked what the review process will be for the Plaza Between the Bridges. He asked if the Rio Salado Advisory Commission (RSAC) and ESC will be able to review

and give their input. Nancy said the project will go through the regular review process for a park in Rio Salado. It will be reviewed by the Parks Board, RSAC, ESC and go through a design review. She said the developer, Avenues Communities, has gone one step further and proposed to have public involvement in the review process.

- Chris Anaradian asked if the study of the different technologies for dam replacement has been completed. Nancy said it is still in process with staff looking at six different technologies. Chris asked when the report will go to Council. She said the engineering department has just received the final draft of the Phase I report. Phase II will get into a higher level of detail and take a harder look at how it will be installed and what it would cost.
- Randy asked if we switch to a new technology with a more permanent dam replacement will the replacement budget go away. Nancy said staff is requesting to make a reserve fund to replace the dams. Staff will be doing a reserve analysis for the dams.
- Chris Salomone asked how the dam replacement will affect the construction schedule of the Pedestrian Bridge. Nancy said with the different technology of gates and lifts the construction will not be affected because they will be constructed underneath the bridge where the rubber bladders needed to be stretched from above.
- Greg Loper asked if the ESC could look at the dam replacement alternatives study. Nancy said it will be public information and she will bring it back to the commission when phase II of the study has been completed.
- Randy asked how the Rio Salado Foundation money plays into the CIP list. Nancy said the foundation would be working with Rio Salado to pass the money through when the City is ready to receive it for a project. She stated some of the money has been pledged over a period of time.
- Chris Anaradian asked if the commission could prioritize the CIP list. Randy stated he felt the dam replacement should be first on the list and all the attending commission members agreed. Chris thought second on the list should be rehab of Splash Playground. Randy would also like to see the Between the Bridges and Boathouse projects completed.

Agenda Item 6 – 100 Mill Avenue (Monti's La Casa Vieja)

Nancy passed around a site plan of the 100 Mill Avenue development at Mont's La Casa Vieja. She stated it had gone through development review last night. Chris A. said the building would not look like the picture shown. He said the additions to the building in the 60's and 70's will be demolished and just the original Casa Vieja will remain with the project building two towers around it. The development is working with the City on the heights of the buildings.

Agenda Item 7 – Private Project Update

Each private developer gave a review of their projects.

- 1) Greg reported Northshore will have the first units opening on the first floor at the end of the year and the beginning of the next. He said Onyx has gone through its first plan review and hopes to resubmit in mid-December. They hope to break ground in the spring. He said they already have 25% to 30% in pre-sales.
- 2) Randy reported Hayden Ferry Lakeside (HFL) second office tower is in lease negotiations for 80,000 sq. ft. The 12th floor is the only floor not leased. He said they are on their third review for the 3rd office tower and are planning a May start of the project. The Le Meriden Hotel project is changing to more hotel rooms and less condos. The second condo tower,

Bridgeview, will open mid February. He reported sales are slow with approximately one condo being sold per month. In October Suncor sent out letters to request an RFP for a hotel at HFL East. They will close on the land in December 2008.

General discussion regarding the **Private Projects**, including:

- Nancy asked if the ESC could have a tour of the second condo tower when it opens. Randy said yes he would schedule a tour.
- Chris A. asked about the ground floor retail at HFL. Randy said they are having a hard time finding a restaurant to come into the building so SunCor is looking at financing one.

Agenda Item 8 – Public Project Update

Nancy gave a short summary of public projects in Rio Salado.

- 1) Nancy passed out the new Town Lake marketing material.
- 2) Nancy said staff is meeting with three arts organizations to help create the “Elements” project located west of the Tempe Center for the Arts (TCA). The three art organizations would be Meltdown Glass, Arizona Bronze, and Robert Venn School of Luthiery. These would be the anchor tenants in a campus setting of museums, video displays, and a performance center.
- 3) She reported the RFP is out for the multi-use path on the south bank from TCA to Priest.
- 4) The Pedestrian Bridge is moving forward to refine details like shade, railings, and lighting for the project. They are also starting to focus on the south node of the bridge.
- 5) Nancy said at an ESC meeting it was suggested to do a reserve study for Town Lake. Last week staff met with Jerry Hart, Financial Services Manager, to review what components need to be looked at for the study from the ESC and Community Facility District (CFD) viewpoint. They will be looking at all the components used to build the lake like seat walls, dams, pumps, and pump houses and include them in the study.

The Committee’s next meeting will be **December 12**.

Meeting adjourned at 9:49 AM.

Prepared by: Diane Johnson

Reviewed by: Nancy Ryan

Nancy Ryan
Rio Salado Project Manager