

**Minutes  
Enhanced Services Commission  
January 13, 2015**

**Minutes of the Enhanced Services Commission held on January 13, 2015, 8:30 AM, at the City of Tempe Orchid House, Tempe, Arizona.**

**Members Present:**

Heidi Kimball, Chairman of the Board  
Matt Mooney, President of the Commission  
John Creer, Vice President of the Commission  
Ken Jones, Treasurer  
Dave Nakagawara, Secretary  
Don Bessler, Public Works Director  
Shelley Hearn, Community Services Director  
Gordon Cresswell, Public Member

**City Staff Present:**

Nancy Ryan, Project Management Coordinator  
Roger Hallsted, Financial Analyst  
Ryan Levesque, Deputy Director of Planning  
Julie Stennerson, Community Development

**Members Absent:**

Kelly Raferty, Community Services Deputy Director  
Kate Borders, Downtown Tempe Authority Member

**Guests Present:**

Adam Jones, Downtown Tempe Authority

Meeting convened at 8:35 am.

**Agenda Item 1 – Consideration of meeting minutes: November 5, 2014**

Heidi Kimball confirmed the commission members had reviewed the minutes.

**MOTION:** Ken Jones  
**SECOND:** Matt Mooney  
**DECISION:** Approved

**Agenda Item 2 – Public Appearances**

There were no public appearances.

**Agenda Item 3 – Commission Resident Member**

There is a vacancy for the At-Large Residential Owner position for the Enhanced Services Commission. The position is for a non-voting member, which resides and owns a residence within the Rio Salado Community Facility District. Nancy Ryan has drafted an application for the Commission to review. Once the application form is approved it will be distributed to the homeowners associations through their managers for Edgewater, Bridgeview and Northshore condominiums. There will be a 30 to 45 day period for applicants to respond. The Commission will be selecting the member to fill this position.

The City Clerk identified that the Public Member also needs to be appointed. The Public Member is required to be a resident of Tempe. The term has expired for Public Member, Gordon Cresswell. This position is appointed by the Mayor and approved by City Council. Ryan Levesque will follow-up on this matter.

#### **Agenda Item 4 – Budget Update**

Roger Hallsted gave an overview of the FY 2014/15 Operations and Maintenance Budget. The budget should currently be a little over 50% since we are in the middle of the fiscal year. In the spring we have the assessment collections credit from the previous year. We are currently at 57% for collections, which is almost right on target. Liens are filed every six months for non-payment. The fall assessment is due October 1<sup>st</sup>, but payments are not considered late until after December 1<sup>st</sup>. The number of liens filed this past six months went up slightly. During the prior six months 43 liens were filed, last six months 57 liens were filed. The total for the outstanding liens was \$41,000, one commercial vacant property amounts to \$38,000 of that amount.

The completed buildings paying the capital and the operations and maintenance have been paying 100%. The City will be working on the new budget for FY 2015/16 next week. The overall budget will be down due to the infrastructure replacement for the dock at Tempe Town Lake.

Don Bessler stated as the new dam comes on line in 2015/16 the entire lake operation will be evaluated. A contract with SRP has been in place since the dams were commissioned 15 years ago. SRP has taken care of dam operational control, lake recovery well and dam maintenance. The Water Division staff has prepared an analysis of the dam operation budget. Public Works is also working on a Draft Management and Operations Plan so when questions arise related to the lake there is a single point of contact. Some of the budget expenses may be shifted. It has been undecided if the City will continue to use SRP to monitor the dam. Currently \$395,000.00 is budget annually for lake operation. SRP charges about \$360,000.00 per year. There is a fixed fee of \$55,000.00 every quarter, a time and material reimbursement fee for monitoring the recovery wells around the lake and a fee for SafetyCom, for the emergency warning system. Water quality management is not included in this portion of the budget. The cost of the expenses will be distributed to the Commission at a future meeting.

A proposed CFD budget will be presented to the Commission at the April meeting.

#### **Agenda Item 5 – Events Overview**

Shelley Hearn gave an events update. The Block Party wrap up meeting is being held today. The Block Party had a rough year and a low turnout because of the poor weather conditions. This is the last year the City has a contractual obligation with DTA to run the Block Party. The future of this event will be determined by Downtown, Merchants, the City, and Staff. Upcoming events include the P.F. Chang's Rock and Roll Marathon (January 18, 2015), Color Run (January 24, 2015), Aloha Festival (March 7 – 8, 2015), Tempe Festival of the Arts (March 27 – 29, 2015) and Pat's Run (April 25, 2015). These events will impact the lake area, the residents and businesses downtown. Information has been sent out regarding the events and street closures.

Iron Man was a very successful event this year. Instead of having a pre-race dinner, the participants were given a voucher to use downtown or at Tempe Marketplace. The majority of the vouchers were used and this helped bring business to the downtown. This is a good tool to use in the future for these large participant runs.

#### **Agenda Item 6 – Downtown Tempe Update**

Adam Jones gave the update regarding Downtown Tempe. On a monthly basis the Safety Patrol patrols about 1,100 miles on bike, 1,000 miles in the evening hours in a truck, and 50 hours on a boat. This past month there were 66 safety and compliance checks of other boaters on the lake, discovering 24 violations. They tow disabled boats as well as boats that break away from the boat rental place. There is an increase this time of year with the homeless, transient population downtown and the lake. There were 206 contacts last month with the homeless, transient population. There were 709 park code violations, mostly consisting of people being in the park after the park closes. The monthly average for hospitality contacts is about 218, this includes people asking general questions or wanting

directions. On average there are about 272 fishing license checks per month, with an average of 49 violations. Each month there are about 12 graffiti notifications reported to the City.

This past year the Safety Patrol rescued an individual that was planning to jump off the Mill Avenue Bridge. Last summer an additional \$40,000.00 was paid out of the Downtown budget for Safety Patrol at the park and the splash playground to eliminate problems with transients. The transients tend to shift from downtown to the lake depending on the location of the Safety Patrol.

Marina Heights elected DTA – Park It, to manage the parking garages at Marina Heights.

### **Agenda Item 7 – Public and Private Development Update**

- RFQ 14-074 – Ryan Levesque  
There was a purchase sale deadline for the City-owned land, South Bank of Tempe Town Lake in December. The deadline was not met. TrendEx had the opportunity to seek a 30 day extension that did not occur. City Council now has the option to seek a new RFQ or a new process for the property.
- Villas at South Bank – Ryan Levesque  
Project is in building permit review for the 17-story senior living facility located at the south bank property on the west end.
- Marina Heights – Ryan Levesque  
All shell buildings for the five office buildings are in permits and under construction. Permits have been issued for the tenant improvement on Buildings B and D. Tenant improvements are in first review for building C. Building D is planned to be occupied by October 2015.
- Jefferson Town Lake Residential – Ryan Levesque  
City Council approved this project on January 8<sup>th</sup>. There was an appeal on the DRC design approval of the case that was denied. The design was modified; the southeast corner of the building design was lowered to two-stories to open the view corridor to the Town Lake area for the existing condo resident owners. The attorneys for the appellants filed a public records request for all plans related to Jefferson Town Lake Residential the day after Council approved this project. This item may be appealed to the Superior Court.
- ASU Stadium – John Creer  
There will be cranes on site within the next 30 to 60 days.
- Tempe Town Lake Residences – Ryan Levesque  
Building permits have been issued to commence construction.
- Flour Mill – Ryan Levesque  
RFQ has been issued. The City is in negotiations with Baum Development. They will be meeting with Council in anticipation of a proposed development agreement. The development proposal will need to meet code requirement. An outdoor amphitheater is not permitted under the existing zoning district. The potential partner was just showing what their capabilities were as well as some of their creative ideas. There was no commitment to an amphitheater. The City is looking for a development partner that would be well versed in the area of historic preservation and mixed-use type design. Site plan and land use projections for the site will be discussed.
- Hayden Ferry – Matt Mooney  
Hayden Ferry Three tops out the first week of March. The project should be completed by the middle of September. Leasing is going well; about half of the tower will be filled by growth within the portfolio.
- AC Marriott – Matt Mooney  
The AC Marriott Hotel by Woodbine Development breaks ground next month. This parcel is located between the garage and the condos.

- **Street Car – Don Bessler**  
Many decisions will be made over the next five months regarding the street car. Council has approved the alignment and the basic stops. The size of the car and the technology issues are still to be determined. Meetings will be held by the Transportation Commission and the City Council over the next few months to move the design forward. The next milestone is to submit for the federal grant in September. The City will receive a formal read by the FDA by the end of this month about how the project will score. This will help drive some decisions. The Council generally wants smaller cars that are less impactful, similar to the Tucson street cars. The preference for the street car is to have a less invasive infrastructure, but not at the expense of the project moving forward in a timely manner. The implementation goal is to have the street car up and running in late 2018 or early 2019. The street car plan includes six cars to provide ten minute interval service for a three mile route.
- **The District – John Creer**  
ASU is studying infrastructure issues, primarily traffic and parking. ASU will be meeting with the City at some point regarding the potential joint parking projects. Another issue involves a massive easement corridor with APS. A land use plan may be available for the April meeting. This project is intended to be a 10 – 20 year project so at this point the general land uses are just being determined. A project presentation to the Commission may be possible at the next meeting
- **USA Place – John Creer**  
ASU is not moving forward with USA Place, but remains committed to a hotel and conference center. ASU is currently assessing the next steps. This is a nice piece of property and it will be developed.

**The next meeting will be April 14, 2015 at the City of Tempe, Orchid House, 21 East Sixth Street.**

**Meeting adjourned at 9:32 am.**

Prepared by: Julie Stennerson  
Reviewed by: Nancy Ryan

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Dave Nakagawara  
Secretary