

**Minutes  
Enhanced Services Commission  
January 12, 2016**

**Minutes of the Enhanced Services Commission held on January 12, 2016, 8:30 AM, at the Tempe City Hall - Community Development, Conference Lobby Room, 31 East Fifth Street, Tempe, Arizona.**

**Members Present:**

Matt Mooney, Chairman of the Commission/Area 1 Rep  
John Creer, President of the Commission/ASU Member  
Don Bessler, Vice President/Public Works Director  
Ken Jones, Treasurer/Finance & IT Director  
Jason Anzalone, Landowner Member/Area 2 Rep  
Shelley Hearn, Community Services Director  
Kelly Rafferty, Community Services Deputy Director  
Kate Borders, Downtown Tempe Authority Member  
Mark Clouch, At-Large Residential Property Owner

**City Staff Present:**

Ryan Levesque, Deputy Director of Planning  
Roger Hallsted, Rio Salado Financial Analyst  
Julie Stennerson, Community Development

**Members Absent:**

Dave Nakagawara, Secretary/Community Dev Director  
Ted Rabban, Landowner Member/Area 3 Rep  
Gordon Cresswell, Public Member

**Guests Present:**

Heidi Kimball

Meeting convened at 8:30 am.

**Agenda Item 1 – Consideration of Meeting Minutes: November 13, 2015**

Matt Mooney confirmed the commission members had reviewed the minutes.

**MOTION:** Shelley Hearn  
**SECOND:** Ken Jones  
**DECISION:** Approved

**Agenda Item 2 – Public Appearances**

There were no public appearances.

**Agenda Item 3 – Town Lake Dam Construction Update**

Don Bessler gave an update regarding the Town Lake Dam Construction. The construction of the new dam is currently in the final stages. Due to the amount of rain last week the water began to rise to the top of the dam. Section four of the dam was lowered to direct the water. The area in between the rubber bladder and the steel gate will need to dry out before the construction can continue. Seven of the eight gates have been installed. The section where the final gate will be installed is currently being used to access the area between the dams. The control building will need to be completed and the final gate will need to be installed.

The City is preparing to pump water into the SRP canal system during the month of February. About 60% of the water from the lake should be able to be placed in the canal system and the City will receive credit for the water. The dams will then be lowered for a directed release downstream. The area between the dams will need a few weeks to dry up before the rubber bladders are removed. The rubber bladders need to be out of the riverbed no later than June 1, 2016. The City is tentatively planning to have the bladders removed by April 12, 2016, if the weather permits. The time frame for the water diversion, removal of the rubber bladders, maintenance, repairs and filling of the lake will be approximately 8 – 12 weeks.

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

Roger Hallsted gave a mid-year update of the Community Facilities District Budget. The proposed budget will be prepared and distributed in April for the Commission to vote on. The expenses for fiscal year 2015-16 are currently on track.

Liens have been filed since 2009 for unpaid assessments. There were 112 liens filed for fiscal year 2009-10. This past December there were only 19 liens filed, with 40 outstanding liens. The dollar value of the liens has gone down significantly due to the commercial properties being current with assessment payments. Most of the unpaid liens are issued to condo owners who are not currently living at the property. The total value of outstanding liens is just over \$12,000. There is a policy for assessing penalties and interest on past due amounts. A \$35.00 fee is charged for filing liens which allows for the collection of the actual costs and an administrative cost plus a 5% delinquent fee every six months. The City continues to assess penalties and interest.

The fund consistently operates under budget. We have to budget for replacement water and water quality. Assessments have been lowered to narrow the gap between the budget and the actual net expenses.

#### **Agenda Item 5 – ASU/City of Tempe Traffic Study**

John Creer and Don Bessler gave an update on the ASU/City of Tempe Traffic Study. A joint traffic impact analysis is being conducted for The District area as well as the City of Tempe. This includes the area between Priest Drive, Tempe Town Lake, Apache Boulevard and the 101. This will be a multi-modal study that includes vehicles, pedestrian counts, bicycles, bus routes, light rail, etc. This is an overall joint study for everything going on and everything anticipated within the area. Overriding mitigation measures are anticipated to come out of the traffic study. The study will be conducted while ASU is in session since that is a major impact of the area. There will be a six week time frame for gathering data and the report will be available in approximately three months.

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

Don Bessler gave a PowerPoint presentation for the Tempe Streetcar update. Typically streetcars work within traffic; sometimes they have their own dedicated corridor. The Tempe Streetcar will not be exclusively within traffic. Most of Rio Salado will have its own separate alignment as well as a good portion of Apache Boulevard.

The City has been given approval for a transit oriented development grant. The City is working with Valley Metro on a Request For Proposal to hire someone to lead us through setting up a successful Transportation Overlay District. This will amend and expand the existing Transportation Overlay District.

City Council has expressed interest of understanding propulsion, hydrogen, off-wire technology, battery power, etc. The City hired CTE, the Center for Transportation Excellence to evaluate the actual and operational risks vs. benefits for the different types of propulsion. A report will be presented to the City Council at the Work Study Session on January 21, 2016. This presentation will help address the feasibility of the different types of propulsion and the next steps necessary.

## Highlights from the Streetcar PowerPoint Presentation

- Alignment has been established
- Streetcar Project Costs
  - Operations Cost – 4M Annual (offset by Tempe Transit Fund)
  - Capital Cost: 177 Million
    - 75 M Small Starts FTA Grant (February 2016 announce)
    - 19 M CMAQ Federal Grant
    - 70 M Prop 400 Regional Funds
    - 13 M Tempe/Business Funds
- Streetcar Milestones
  - 2004: Identified in Proposition 400
  - 2007: Local planning began with Tempe and Valley Metro
  - 2015: Preferred alignment and stops supported by Council  
Environmental Clearance  
Formal Federal Funding request made to FTA
- Streetcar Next Steps
  - 2016: Federal Budget Inclusion/Grant Award  
Construction Documents  
Vehicle RFP
  - 2017-2019:  
Construction  
Opening/Operations

### Agenda Item 7 – Events Overview

Shelley Hearn and Kelly Rafferty gave an update on upcoming and past events. The Half Ironman Triathlon held in October and the Ironman Triathlon held in November were both successful events with a good turnout. The Dragon Boat race as well other regatta activities have been cancelled this year due to the draining of the lake.

- Rock 'n' Roll Marathon – January 17<sup>th</sup> (22,000 participants are expected)
- Color Run – tentatively scheduled for January 23<sup>rd</sup>, may be cancelled
- Aloha Festival – March 12<sup>th</sup> & 13<sup>th</sup>

### Agenda Item 8 – Downtown Tempe Update

Kate Borders gave an update of the Downtown Tempe events. The last quarter of the year was full of events. The events included the Street Parade, the Fall Tempe Festival of the Arts, the Boat Parade and the New Year's Eve Block Party.

Downtown Tempe Authority is considering the possibility of creating a Winter Wonderland with lights around Tempe Beach Park to serve as a holiday destination. The Boat Parade would become an element of the Winter Wonderland.

### Agenda Item 9 – Public and Private Development Update

Ryan Levesque provided the following updates regarding public and private development.

- The Pier – Mixed-use/multi-family residential/retail will be presented to the Development Review Commission tonight, this project is a 2 tower, 23 story high-rise located at the Southbank Property, lot 5,

fronting Tempe Town Lake, this project will be developed in two phases with ground floor retail and restaurant use, with three levels of underground parking, the project will be going to City Council in February

- Crescent Rio – Mixed-use/multi-family residential/retail, project location is 1<sup>st</sup> Street and Rio Salado, has gone to City Council for the first public hearing, the second public hearing is scheduled for January 14, 2016, the applicant is requesting a continuance to the January 28, 2016 City Council Meeting, General Plan Amendment requires a super majority vote requiring approval from 5 of the 7 Council Members
- 100 Mill Plat – There have been residential concerns regarding the integrity and preservation of the historic Hayden House Building in making sure everything is done accordingly to preserving the historic artifact, phase two should adaptively reuse the Hayden House Building for a new restaurant concept, the front 70 feet of the adobe building is to be preserved, the demolition plan and preservation plan will be available to the public
- The Maxwell – Mixed-use/multi-family residential/retail, located at College Avenue and 7<sup>th</sup> Street, will be heard by the Development Review Commission on January 26<sup>th</sup>, a formal submittal has been received for this project
- The Flour Mill – the City continues to have meetings with Baum Development, currently in the non-exclusive period of negotiations with the developer, components are detail oriented, the City has not negotiated on a development agreement yet
- Ash & University – There has been communication with Alberta Development, design details are being worked out for a Whole Foods Market at this site along with a residential component
- 5<sup>th</sup> Street & Farmer/Farmer and University Drive – Farmer Arts District LLC, neighborhood meeting was held for a new office development project and a proposed residential high rise, this was part of a 2007 Development Agreement
- City Property North of The Yard – The City has not fully acquired the property, CIP bid request has been put in to do an assessment of the property once the property is acquired, there is one small adobe historic building on site that is in disrepair, part of the assessment includes a cleanup of the site that will be necessary, the State controls a portion of the site, it is anticipated that the State owned land will be granted to the City

**The next meeting will be April 12, 2016 at the Tempe City Hall - Community Development, Conference Lobby Room, 31 East Fifth Street.**

**Meeting adjourned at 9:55 am.**

Prepared by: Julie Stennerson

Reviewed by: Ryan Levesque

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Dave Nakagawara  
Secretary