

**Parks & Recreation Board
Meeting Minutes**

The Parks and Recreation Board of the City of Mesa met in a regular session at the Parks and Recreation office at 125 N. Hobson Street, Mesa on June 14, 2007.

Members Present:

LeRoy Brady
Russ Gillard
Reggie Dye
Connie Gullatt-Whiteman
Dina Lopez
David Martinez

Staff Present:

Rhett Evans
Mike Holste
Scot Rigby
Robert Howerton
Dale Furnas
Rochelle Rotert
Sherry Woodley
Dawn Bies
Kelly Rafferty
J.D. Dockstader
Andrea Moore
Dyan Seaburg

Members Absent:

Don Goodrum, excused
Jeff Kirk, unexcused
Walter "Bud" Page, Jr., excused
Marilyn Wilson, excused

The meeting was called to order at 12:09 p.m. by Connie Gullatt-Whiteman, Vice-Chair.

Approval of Minutes

Ms. Gullatt-Whiteman asked if there was a motion for approval of the minutes from the May 22, 2007 meeting. LeRoy Brady made a motion, Russ Gillard seconded, and it was unanimously carried to approve the minutes as amended to specify that Marilyn Wennerstrom made comments during the Public Comments portion of the meeting of May 22, 2007, held at Kleinman Park.

Ms. Gullatt-Whiteman explained to the board members that Bud Page was out of town on business, therefore, she would be taking over the Chair duties of today's meeting. She also stated that a change was made on the agenda, noting that the public comment, agenda item #10, has been moved to the end of the meeting.

Election of 2007-2008 Parks Board Chair/Vice-Chair

Ms. Gullatt-Whiteman opened elections for 2007-08 Parks Board Chair and Vice-Chair by asking if there were nominations to be presented. Mr. Brady nominated Ms. Gullatt-Whiteman for Chair; Mr. Gillard seconded, and the motion was approved unanimously. Ms. Gullatt-Whiteman nominated Mr. Gillard for Vice-Chair, David Martinez seconded, and the motion was unanimously approved.

Director's Comments

Rhett Evans mentioned to the Board that Bud Page had finished his term as Parks Board Chair, but that Mr. Page would be continuing on as a Parks Board member. Mr. Evans went on to express his appreciation to Mr. Page and Ms. Gullatt-Whiteman for their leadership this past

year, and to all of the Board members for their time and dedication on behalf of Mesa Parks and Recreation. Mr. Evans also informed the Board that Mr. Brady would be recognized for his six years of service to the Parks and Recreation Advisory Board at the June 25, 2007, City Council meeting and encouraged the Board members to attend.

Chair Comments

Ms. Gullatt-Whiteman spoke briefly about items five through seven on the agenda, stating that these items were tied together, and staff was hopeful that the Board would take possible action or make recommendations on these issues.

Discuss/Review Video of June 4, 2007 City Council Meeting Regarding Waveyard Project

Mr. Evans introduced various video clips from the June 4, 2007, Council Meeting. Items discussed were:

- Various maps – Notice of Intent Exhibit vs. general description zoning map
- Contract agreement
- Park configuration – The main portion of the park will be 22.2 acres; plus extending an additional 6-acre linear park parallel to 8th Street will bring the total acreage to 28 acres, which reconfigures the park.
- Lack of details/compressed process – City Council wanted to put this project before voters, which imposed rigorous timeline for staff to get the issue on ballot for November.

Mr. Evans then gave the Board the schedule of key dates for the Waveyard Project.

Discuss Results from May 22, 2007 Special Parks Board & Neighborhood Meetings and Next Steps Required

Mr. Evans addressed questions raised at the meetings on May 22, 2007.

- Value of trade – Still undetermined, staff asking for Board's recommendations.
- Sale price/payment schedule - \$10 million at close of escrow, with additional \$20 million plus 4% interest paid over 24 years beginning in 2014.
- Linear Park – Refers to six acres along 8th Street proposed to be developed and maintained by Waveyard. If residents do not want linear park, plans could be changed.
- Cost to rebuild 4-plex ballfields – approximately \$5.5 million not including purchase of land.
- Kleinman/Riverview Park – Relocation of ballfields to Kleinman Park not supported by City Council or residents surveyed; residents also preferred relocating four fields together elsewhere instead of a design with only two fields at Riverview.
- Loss of Riverview amenities – Most areas would remain inside the new configuration (lake, soccer fields, volleyball area, playground); basketball courts, one ramada and possibly restrooms would need to be relocated to reconfigured area.
- Golf resources to remain in golf program – Undetermined; staff asking for Board's recommendation.
- Riverview Park usage demographics – Surveys showed park used for Adult Sports leagues and tournaments, with approximately 1,700 participants utilizing Riverview Park. Of these, 52% were non-residents and 48% Mesa residents. Survey results showed only 119 participants from zip code 85201 utilized ballfields.

The following questions were raised by the Board during Mr. Evans review of May 22, 2007 meetings:

Ms. Gullatt-Whiteman asked if the six acres to be used for the linear park had to be replaced at the Waveyard site if residents did not want that design or if they could be used elsewhere in Mesa. Mr. Evans explained that it would be a value for value replacement not necessarily an acre for acre trade.

David Martinez asked if the value was for present time or at time of original purchase. Mr. Evans answered that it was for value at the present time. Mr. Martinez also asked if the 4% interest would be in addition to the \$20 million. Mr. Rigby confirmed this information.

Ms. Gullatt-Whiteman asked if the soccer parking would remain. Mr. Evans stated that soccer parking would remain the same and suggested that a parking study needed to be completed.

Mr. Gillard asked if a value had been placed on the golf course as a business and not just as property. Mr. Evans stated that he had only seen the value of the golf course land listed. Mr. Gillard added that the value of the amenities on that land also needed to be considered.

Mr. Martinez asked if Waveyard would be offering some type of discount or other incentive to make up for the loss of the golf course. Mr. Rigby replied that Waveyard wants to partner with Mesa and its residents by offering specials (discounts, Mesa Day) for Mesa residents.

Mr. Evans presented a list of Parks and Recreation capital projects, which to this date have remained unfunded. Mr. Evans proposed that the Board discuss whether it wants to request that all \$30 million from Waveyard be spent in the park system and, if so, what the priorities should be for capital project expenditures. Staff will research by conducting neighborhood meetings, surveying and seeking public input and bringing the results back to the Board to take action and make a recommendation to City Council.

Discuss and Provide Recommendation on Redevelopment Options for Parks

Ms. Gullatt-Whiteman opened discussion with the Board members inviting them to provide staff with recommendations for how they would like to see the monies from the sale of the golf course and Riverview Park land spent.

Mr. Rigby mentioned that the original Waveyard proposal from the City was for a site in east Mesa. The Waveyard representatives preferred the Riverview site for a variety of reasons, among them the close proximity to the 101 and 202 freeways, the airport, and Arizona State University.

Mr. Gillard stated that he was in favor of Mesa pursuing Waveyard, noting that our City needs a destination venue such as Waveyard. He was concerned about parks in general and the replacement of the golf course being completely overlooked. He stated that Riverview is a great municipal golf course and asked about the possibility of a future golf course in the Red Mountain area. Mr. Evans confirmed that the City did own land at Red Mountain to build another 18-hole golf course but he was sure the funds needed to develop that course would exceed what is in the proposed contract agreement for Waveyard. Mr. Gillard feels that Mesa needs more than one municipal golf course.

Ms. Gullatt-Whiteman felt that if Riverview Golf Course was not going to be replaced, the funds realized from the sale needed to go to Dobson Ranch Golf Course for upkeep and maintenance, due to expected increase in usage/rounds as Dobson Ranch would be the only municipal course in town.

Dina Lopez requested that staff look into the cost of acquiring the additional land at Center Street & McKellips needed to build a 4-plex ballfield at that location.

Ms. Gullatt-Whiteman suggested that since the majority of users of the Riverview ballfields were from other areas of the Valley, perhaps we need to consider building the additional four ballfields (already master-planned) at Red Mountain Softball Complex and asked what the costs associated would be.

Mr. Evans confirmed that the Parks Master Plan included an additional four fields at Red Mountain and thought the costs would be slightly less than \$5 million. Ms. Gullatt-Whiteman said that the proximity of the newly completed Red Mountain Freeway would be an asset for our users.

Reggie Dye said he thinks it is a good idea to build additional fields at Red Mountain as most of the users are from the Adult Sports leagues and not available for open use.

Ms. Gullatt-Whiteman felt that the City Council and neighborhoods didn't have the numbers associated with usage at the Riverview ballfields and did not realize this was a lockdown facility used by Adult Sports and not for open use when asking for fields to be built in west Mesa. She further stated that the Board needs to educate the City Council and neighbors and get the neighborhood input about what features and amenities they would like to see in the parks in west Mesa, such as a dog park.

Mr. Brady felt the 15 acres of parkland need to remain in west Mesa as that area of town is becoming more commercial with less recreation areas available to the residents. He would like to see the 15 acres be developed throughout west Mesa, including Beverly Park.

Ms. Lopez agreed with Mr. Brady and didn't want the perception of additional parkland being taken from west Mesa without doing anything to replace it.

Mr. Gillard asked how the search for additional parkland in west Mesa was going. Andrea Moore said it was not going very well, as there were not many 15-acre parcels of land available in west Mesa.

Mr. Gillard asked about the Motorola land at Dobson and Broadway. Mr. Rigby said that Banner Hospital was currently using it for parking for their employees while the hospital was under construction and that it was zoned for office and industrial use. It is now being redeveloped into offices.

Ms. Gullatt-Whiteman asked if the 15 acres had to be together or could it be split up. Ms. Moore said that it would take 15 acres to build a 4-plex ballfield in one location. Mr. Evans confirmed that the 15 acres could be split up if that was what the citizens wanted.

Mr. Brady mentioned some vacant land near Pioneer Park, west of LeSueur, which could be developed.

Ms. Gullatt-Whiteman asked if the Board agreed that it should be a priority that 15 acres need to be acquired in west Mesa in addition to replacing the four ballfields from Riverview Park. Mr. Martinez agreed assuming that the ballfields are not located in west Mesa. He felt that if they were relocated in west Mesa, the additional 15 acres in west Mesa were not a valid point since they would not be losing park acreage in west Mesa.

Ms. Gullatt-Whiteman asked the Board if they felt all \$30 million from the land sale should stay in Parks and Recreation. Mr. Martinez felt that the remaining golf course should be upgraded and additional funds remain in Parks. Mr. Gillard said that the area being lost is parkland and therefore the money should stay in Parks.

Ms. Gullatt-Whiteman asked the Board to prioritize their top four items from the list provided by staff. She also suggested soliciting additional citizen feedback through an on-line survey, and providing the citizens with additional information about moving the ballfields to Red Mountain Park based on user demographics. Ms. Lopez agreed that was the best way to proceed.

Ms. Gullatt-Whiteman asked for a motion that considered the four topics identified by the Board:

- Replacement of the four ballfields from Riverview Park.
- Acquisition of 15 acres of parkland for west Mesa.
- Improvement/upgrades for Dobson Ranch Golf Course.
- Development of Beverly Park.

Mr. Martinez wanted to clarify that the 15 acres are not necessarily for ballfields as long as the ballfields were replaced elsewhere in Mesa.

Mr. Brady made a motion, Mr. Dye seconded and the motion was unanimously approved. Mr. Evans asked for clarification once again if the motion approved was for seeking information about relocating the ballfields to Red Mountain Park. Mr. Brady said staff still needed to look into acquiring the land at Center Street and McKellips.

Mr. Brady made a motion for staff to look at the cost and amount of time required to relocate the ballfields to Center Street and McKellips. Ms. Lopez seconded and the motion was carried unanimously.

Reports on Meetings/Events Attended by Board Members

Ms. Gullatt-Whiteman and Mr. Gillard informed the Board they had both attended the Carson Westwood Aquatic Center grand opening. Mr. Gillard also attended Woofstock off-leash dog park event to solicit funds through the Foundation for Mesa Parks and Recreation. Mr. Gillard felt confident that the Foundation was committed to coming up with the entire \$200,000 to fund the project.

Scheduling of Meetings

Ms. Gullatt-Whiteman asked if the Board would be available for a meeting in July if necessary. She asked to plan for a meeting on July 12, 2007. The Board agreed that the normal time/day for the Board meetings for 2007-08 would remain the same.

Items from Citizens Present

Nate Caine pointed out that the project area map had an additional 10 acres of land available around the ballfields at Riverview Park for use that needs to be considered in the sale. Ms. Gullatt-Whiteman asked staff to have additional information on this issue available at the July 12th meeting.

Marilynn Wennerstrom asked what the source of the water for the golf course was. Mr. Evans replied that it was from SRP. Ms. Moore pointed out that lake water was received from SRP and the course was also sprinkled with effluent water. (Mr. Evans explained that there were two additional lakes on the golf course that were fed through SRP.) Ms. Wennerstrom also asked if the 15 acres needed for replacement of the ballfields included parking. Mr. Evans confirmed that the 15 acres would be for ballfields and parking and that the additional 10 acres is the area around the ballfields at Riverview.

Ms. Gullatt-Whiteman asked if there were any other items for discussion; the Board had no additional comments.

Ms. Gullatt-Whiteman asked if there was a motion to adjourn.

Mr. Gillard made a motion, Mr. Martinez seconded and the motion was carried unanimously. The meeting was adjourned at 1:38 p.m.

Future Board meetings will be held at the Parks, Recreation & Commercial Facilities office at 200 South Center Street, Building 1.

Respectfully submitted,

J. Rhett Evans
Parks, Recreation and Commercial Facilities Director