

# GENERAL DEVELOPMENT COMMITTEE MINUTES

June 5, 2001

The General Development Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on June 5, 2001 at 5:00 p.m.

## COMMITTEE PRESENT

Claudia Walters, Chairman  
Jim Davidson  
Mike Whalen

## COUNCIL PRESENT

Keno Hawker  
Pat Pomeroy

## OFFICERS PRESENT

Mike Hutchinson  
Barbara Jones

### 1. Discuss the potential relocation of the Indoor Aquatic Center and receive public input.

Chairman Walters welcomed everyone to the General Development Committee (GDC) meeting and explained that the purpose of the gathering is to solicit public input prior to proceeding with the possible relocation of the Indoor Aquatic Center (IAC). Chairman Walters assured the audience that the full Council concurs with the construction of the facility, but noted that the Committee has been requested to consider the recommendations of staff, obtain input from the community and ultimately forward a recommendation to the Council regarding the potential relocation of the IAC.

Chairman Walters acknowledged the presence of Mayor Hawker, City Manager Mike Hutchinson and Assistant City Manager Debra Dollar.

Parks and Recreation Director Joe Holmwood referred to graphics displayed in the Council Chambers and provided a brief overview of the proposed IAC site located at Macdonald Street and First Avenue and also Site 17, which is situated at the southwest corner of University Drive and Mesa Drive. Mr. Holmwood reported that at the May 23, 2001 GDC meeting, staff proposed three design options which included proceeding with the construction of the IAC at the proposed site; relocating a similarly-designed facility to Site 17, or relocating the IAC to Site 17 with an enhanced design. Mr. Holmwood explained that as a result of the Committee's previous comments, it is now staff's recommendation that the IAC remain at the existing site or that a similarly-designed facility be relocated to Site 17.

In response to concerns raised by Chairman Walters at the May 23, 2001 meeting, Mr. Holmwood provided a comparison of potential parking availability at the proposed site and Site 17 (See Attachment A).

City Engineer Keith Nath addressed the Committee and provided a brief synopsis of the Indoor Aquatic Center Cost Analysis Summary (See Attachment B). Mr. Nath advised that the total cost to the City for the construction of the IAC at the proposed site is estimated at \$24,650,000 and that the potential relocation of the facility to Site 17 would increase the cost to approximately \$30,447,800.

Mr. Nath explained that the justification for the increased cost would include additional consultant fees, site relocation, contingency costs, additional landscaping buffers, parking spaces, building modifications, site improvements, and a water chilling plant. Mr. Nath added that when staff performed a comparison of both sites and factored in various enhancements and potential savings if the IAC was relocated to Site 17, the cost difference was delivered to approximately \$4.1 million.

Discussion ensued regarding the potential for a future water chilling plant at Site 17.

Mayor Hawker discussed the \$4 million cost difference and posed questions regarding staff's Cost Analysis Summary, particularly the consultant and contingency fees.

(Chairman Walters acknowledged Councilmember Pomeroy's presence at the meeting.)

Chairman Walters stated that a number of citizens have submitted requests to speak and said that they will be allowed three minutes each to provide input.

The following speakers (in order of appearance) spoke in support of the relocation of the IAC to Site 17 and stated the opinion that the facility would be a "world class" facility and attract national and international swimming and diving competitions; the IAC would boost Mesa's image; be located in close proximity to hotels and meeting facilities, restaurants and retail if located at Site 17; the IAC would be a tremendous asset to downtown Mesa; the site would provide sufficient parking; the additional \$4.1 million would be an investment in Mesa's future; the site would be within walking distance to a headquarter hotel; and the fact that the City should capitalize on this prime piece of property for its own use.

Paul McKee	133 West 1 <sup>st</sup> Avenue, Mesa
Helen Bayly	332 North Norton, Tucson
Chris Miller	117 North Wilbur, Mesa
Bill Haney	3018 East Mallory Street, Mesa
Paul Chaisson	126 North Hibbert, Mesa
Dan Gruender	3329 North Valencia Lane, Phoenix
Barbara Price	136 West Main Street, # 102, Mesa
Cris Tutera	200 North Centennial Way, Mesa
Robert Brinton	120 North Center Street, Mesa
*Maureen Chaisson-Stewart	518 South Miller Street, Mesa
Tom Verploegen	58 West Main Street, Mesa

\* Ms. Stewart requested that her remarks be made part of the record and a copy is therefore attached.

The following speakers (in order of appearance) spoke in opposition to the relocation of the IAC to Site 17 and stated the opinion that the City's credibility would be questioned regarding its ability to follow through on redevelopment plans and agreements; the cost to relocate the IAC to Site 17 would be prohibitive; synergy in the downtown area will grow if the IAC remains at the proposed site, and additional parking will become available at the proposed site:

Reverend Fred Baum  
Dan Hawkins

15 East 1<sup>st</sup> Avenue, Mesa  
7330 North 16<sup>th</sup>, Phoenix

Chairman Walters thanked the speakers for providing input relative to this issue.

2. Adjournment.

Without objection, the General Development Committee meeting adjourned at 6:17 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the meeting of the General Development Committee of the City of Mesa, Arizona, held on the 5<sup>th</sup> day of June 2001. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_ 2001

---

BARBARA JONES, CITY CLERK

pag  
Attachments