



## COUNCIL MINUTES

December 6, 2010

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on December 6, 2010 at 4:30 p.m.

### COUNCIL PRESENT

Scott Smith  
Alex Finter  
Dina Higgins  
Kyle Jones  
Dennis Kavanaugh  
Dave Richins  
Scott Somers

### COUNCIL ABSENT

None

### OFFICERS PRESENT

Christopher Brady  
Debbie Spinner  
Linda Crocker

(Items were discussed out of order, but for purposes of clarity will remain as listed on the agenda.)

#### 1. Review items on the agenda for the December 6, 2010 Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items removed from the consent agenda: 6e, 6f, 7a

Items deleted from the consent agenda: 10a

#### 2. Convene an Executive Session.

2-a. Discussion or consultation with the City Attorney in order to consider the City's position and instruct the City Attorney regarding the City's position regarding contracts that are subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. §38-431.03A(4)) Discussion or consultation with designated representatives of the City in order to consider the City's position and instruct the City's representatives regarding negotiations for the purchase, sale, or lease of real property. (A.R.S. §38-431.03A (7))

1. Waveyard
2. Chicago Cubs Spring Training

(Executive Session will be rescheduled.)

3-a. Hear a presentation and discuss the timeline for the development of the Chicago Cubs Spring Training Facility.

City Manager Christopher Brady addressed the Council and described the process for selecting a Development Team that will make decisions regarding the construction of the Cubs Spring Training Facility. He advised that the team will include himself, City Engineer Beth Huning, Director of Parks and Recreation Mark Heirshberg and three representatives from the Cubs. He added that the members will share in the selection of the general contractor as well as the selection of the architects, engineers and design teams.

Mr. Brady outlined the process that will be used to develop the Request for Qualification (RFQ) proposal. He said this process will include input from both the City Engineering Department as well as the Cubs. He advised that as part of the pre-submittal process, the Project Team will hold a meeting with all interested design teams and proposers. He stated that this meeting will provide an opportunity for the Project Team to answer any questions and emphasize the qualifications that are being sought before the actual proposals are submitted. He explained that the Project Team will be looking for companies that will incorporate local professional participation.

Mayor Smith commented that multiple firms from different professions will join together in the development of the stadium under the direction of the Project Team.

Mr. Brady said the Project Team will be searching for professionals that demonstrate the ability to perform the programming elements of this project as well as the execution.

Discussion ensued relative to large stadium builders that may not be as familiar with the community design elements of Mesa as local professionals would be.

Responding to a question from Councilmember Kavanaugh, Mr. Brady explained that the Project Team would be seeking the qualifications of experience as well as local expertise. He said this did not mean that all work will be completed by local professionals however, the opportunity will be made available to local firms. He stated that even though a firm may be nationally known for building stadiums the Project Team would still strive to include a local blend and flavor. In addition, he said that while it is important that the City support local professionals, obtaining well qualified and experienced professionals is equally important.

Mayor Smith remarked that local expertise was valuable, for example a landscaping company will need to be familiar with what types of landscaping will work in the area.

Responding to a question from Councilmember Finter, Mr. Brady explained that once the plans have been developed, the Design Team and the Project Team will participate in a design exercise.

City Engineer, Beth Huning reported that basic master plans for the club house and stadium have been discussed however, decisions on details, such as what kind of decks and seats have not yet been made. She advised that once a general contractor was on board decisions regarding utilities, streets and drainage will need to be addressed. She said that a workshop will be conducted to allow local firms an opportunity to introduce themselves to the larger firms that have the ability to bond a \$85 to \$100 million project.

Ms. Huning advised that out of the hundreds of firms that will be responding, the list will be narrowed down to a few subcontractors that will then competitively bid on the project. In addition, she said that a budget for the project had been established and will be monitored closely throughout the process.

Mayor Smith said that the City has a responsibility to the taxpayers of Mesa to make sure they receive the highest quality construction for the lowest price. He added that there would be no guarantees that local firms will be selected, however the City will provide an opportunity for them to compete for jobs on an even level.

Ms. Huning reported that many of the design firms and contracting firms are in the process of developing their teams. She said that the City has a strong local market and it would be beneficial to incorporate the knowledge and experience of the local firms.

Discussion ensued relative to encouraging the larger firms to consider the use of local professionals.

Mayor Smith stated that he has expressed to local professionals in the area that if they are waiting for a phone call they are "missing the boat." He said the City will offer the opportunity for local firms to be selected however, the local firms will need to show some initiative and become informed on the process of the project.

Mr. Brady said that once a general contractor is selected there will be a well advertised opportunity for local firms to respond.

Ms. Huning advised that opportunities will be available for sub-contractors as well as material and equipment suppliers.

Responding to a question from Councilmember Finter, Ms. Huning explained that there have been joint ventures in the past between contractors in order to reach bonding capacity. She said such a venture had been established in the construction of the Greenfield Water Reclamation facility.

Mayor Smith commented that large firms would not have a problem bonding a project of this size.

Ms. Huning remarked that the stadium project is not a big project for the large firms however, it is a big project for the City.

Mr. Brady said that work is still being conducted on the RFQ that will be distributed in the near future. In addition, he said that due to the holiday, firms will have more time to receive and respond to the RFQ.

Mayor Smith commented that there is an “urban legend” that decisions on contractors have already been made, when in fact the process has not yet started. He stated that no decisions have been made and the selection process will be open to qualified firms.

Mr. Brady advised that Council will be informed on who the team members will be and the decision on the general contractor will be brought back to Council.

Ms. Huning informed Council that information on the project will be available on the website. She added that this information will assist firms in preparing their proposal or submittal.

Mayor Smith thanked staff for the presentation.

4. Acknowledge receipt of minutes of various boards and committees.

- 4-a. Transportation Advisory Board meeting held September 21, 2010.
- 4-b. Library Advisory Board meeting held September 21, 2010.
- 4-c. Museum and Cultural Advisory Board meeting held October 28, 2010.
- 4-d. Community and Neighborhood Services Committee meeting held on November 15, 2010.

It was moved by Councilmember Somers, seconded by Councilmember Kavanaugh, that receipt of the above-listed minutes be acknowledged.

Carried unanimously.

5. Hear reports on meetings and/or conferences attended.

There were no reports on meetings and/or conferences attended.

6. Scheduling of meetings and general information.

City Manager Christopher Brady stated that the meeting schedule is as follows:

Tuesday, December 7, 2010, 6:30 p.m. – Building Strong Neighborhoods

Thursday, December 9, 2010, 7:30 a.m. – Study Session

Saturday, December 10, 2010, 8:00 am. – Household Hazardous Waste Event

7. Items from citizens present.

Ron Peters, a Mesa resident, advised that the selection procedure for stadium contractors is a major concern for local professionals in the City. He stated that he was encouraged by the statements made by Mr. Brady regarding the RFQ process, in that the project will follow the Arizona Revised Statute for professional service selection. He said that the architects in the State have fought to have qualification based selection put into law and are encouraging that the selection of contractors for the stadium be a qualification based procedure. In addition, he said he would like to see the City and Council support local professionals on projects such as the stadium. He added that when taxpayers' money was being utilized there should be a percentage of those funds designated for local involvement. He encouraged the City to identify a specific amount of funds that will be spent on jobs for local professionals.

Mayor Smith thanked Mr. Peters for his comments.

8. Adjournment.

Without objection, the Study Session adjourned at 5:35 p.m.

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SCOTT SMITH, MAYOR

ATTEST:

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LINDA CROCKER, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 6<sup>th</sup> day of December 2010. I further certify that the meeting was duly called and held and that a quorum was present.

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LINDA CROCKER, CITY CLERK

baa/bdw