



## COUNCIL MINUTES

October 8, 2015

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 October 8, 2015 at 7:32 a.m.

COUNCIL PRESENT	COUNCIL ABSENT	OFFICERS PRESENT
John Giles Alex Finter Christopher Glover Dennis Kavanaugh David Luna Dave Richins Kevin Thompson	None	Christopher Brady Jim Smith Dee Ann Mickelsen

1-a. Hear a presentation, discuss and provide direction on updated 2012 Parks Bond allocation.

Parks, Recreation and Commercial Facilities Department Director Marc Heirshberg displayed a PowerPoint presentation (**See Attachment 1**) regarding the updated 2012 Parks and Recreation Bond allocations.

Mr. Heirshberg reported that in 2012, voters approved a \$70 million Parks and Recreation Bond package that focused on five areas: Park Conversion and Improvement, Community Partnership, Renovation and Enhancement, New Development Park projects, and Bike and Pedestrian Path projects. He noted that to date, a total of \$35 million has been spent throughout the community.

Mr. Heirshberg highlighted the Park Conversion and Improvement projects, which are developing City-owned vacant land into useable park space. (See Page 3 of Attachment 1) He noted that Signal Butte and Elliott is the final property that will be developed in order for the City to complete the Riverview land exchange federal requirements. He stated that the original budget for the project was \$3.4 million, which was revised to \$1.8 million due to savings from other bond projects. He also stated that staff would recommend allocating \$1.4 million to initiate the project and provide access to the trail system and park land. He added that a total of \$245,000 is estimated for initial operations and maintenance costs.

In response to a question from Mayor Giles, Mr. Heirshberg explained that the changes in scope over the course of the projects vary by project and cited several changes as follows: reduction in community scope of work; that the Signal Butte and Elliott reallocation was due to a change in State Statute related to impact fee payments; and the reallocation of funds in

relocating the Mesa Aquatic Center at Mesa High School. He stated that today staff seeks Council's direction on the best way to reallocate project funds.

Mr. Heirshberg pointed out that there are capital funds available for construction, however, the bonds do not fund Operations and Maintenance (O&M) costs. He added that in the upcoming budget process, staff will determine which projects O &M costs can be absorbed into future budgets.

City Manager Christopher Brady pointed out that since the City did not move forward with the Buckhorn Bath project, significant fund reserves were available to assist with the Signal Butte, Monterey Park and Kleinman Park projects. He pointed out that there are only a few projects that have been scaled down and that most of the projects have an increase from their original budgets, which have been derived from either reallocations or leveraging of federal grant funds. He added that there were opportunities to supplement O&M costs and cited, by way of example, that Eagles Park is a dual purpose facility that also maintains flood water, and therefore can utilize environmental compliance fee funding. He also noted that project funds will be allocated in the next two to three years and that staff will be presenting bond projects in order of priority.

Responding to a question from Mayor Giles, Mr. Brady explained that the Signal Butte and Elliott project is adjacent to the new water treatment plant, and is situated in a unique location. He stated that the park could provide natural amenities in the near future.

Mr. Heirshberg continued with the presentation and provided a revised project schedule for the Community Partnership projects that are intended to convert vacant Mesa Public Schools' properties into parks. (See Page 4 of Attachment 1) He indicated that the Eagles Park project had an original budget of \$3.5 million and said that staff has secured an additional \$3.4 million in federal grant dollars, for a revised budget of \$6.5 million. He noted that the initial upfront costs for maintenance and operations are estimated to be \$680,000, of which \$430,000 is eligible for the environmental compliance fee.

In response to a question from Mayor Giles, Mr. Heirshberg clarified that the \$680,000 is the initial cost to purchase items (i.e. trucks, mowers, and tools) to start the project. He added that a large portion of the expense is for the conversion of the gymnasium to a community center.

Mr. Heirshberg discussed the Fiesta Sports Park project and announced that \$100,000 was added to the budget for a playground feature that would be included in the budget forecast for Fiscal Year 2016/2017. (See Page 5 of Attachment 1) He reported that it was anticipated that construction would begin in January 2016.

Mr. Heirshberg further reviewed the Renovation and Enhancement Park projects. (See Page 6 of Attachment 1) He noted that based on community input, Kleinman Park project will include renovations to the playground, tennis courts and fence replacement. He stated that based on changes to the scope of the project, the original budget of \$3,550,000 has been reduced to \$1.3 million.

In response to a question from Mayor Giles, Mr. Heirshberg stated that residents requested that the track be retained. He stated that based on these project savings, additional improvements will be made to the lighting of the track.

Mr. Heirshberg reported on the renovations at Pioneer Park. He explained that the original budget was \$6 million and was subsequently revised to \$5.5 million. He explained that staff is

recommending a total project budget of \$7,950,000 in order to create a unique play space. He added that an additional \$390,000 would be needed for the splash park amenity as requested by Council. (See Page 6 of Attachment 1)

Mayor Giles asked how staff is planning to bridge the gap between the two different funding levels.

Mr. Heirshberg pointed out that park bond dollars remain the same from the original budget and the only change is the reallocation of funds from one project to another. He added that the funding needed is to cover operations and maintenance costs.

Mr. Brady indicated that the change in funding was due to Council's feedback relative to Pioneer Park, which added approximately \$2 million to the original budget.

In response to a question from Councilmember Thompson, Mr. Brady concurred that utilizing the current maintenance contract provides additional savings in maintenance costs.

Mr. Heirshberg continued with the presentation and reviewed the renovations to the Greenfield Park Urban Fishing Lake and the History Museum (Federal Building) expansion design. He reported that based on conversations with the Council, staff is recommending a revised budget of \$5 million and no operations and maintenance costs will be needed from the City. (See Page 7 of Attachment 1)

Mr. Heirshberg reported that two vacant parcels have been acquired at Monterey Park for future development. He stated that the original budget was \$5 million, of which \$3.6 million has been expended to acquire the land. He also noted that the remaining \$1.4 million has been reallocated to Pioneer Park and other projects. (See Page 8 of Attachment 1)

Mr. Heirshberg explained that a total of \$30,950,000 has been reallocated in order to complete the projects based on the feedback and direction of Council. He also highlighted the initial and ongoing operations and maintenance cost budget. (See Page 9 of Attachment 1)

Mr. Heirshberg displayed a map titled "Parks, Recreation and Commercial Facilities", which illustrated the location of the various City-owned properties. (See Page 10 of Attachment 1)

Mayor Giles introduced Historical Museum Board Chairman Brian Allen and Mesa Historical Museum Director Lisa Anderson, who were prepared to address the Council.

Mr. Allen provided brief historical background regarding the museum. He noted that in 2011, through the iMesa program, citizens requested the building of a historical museum, which was added and approved in the 2012 Bond Election, along with various park projects. He indicated that preserving the Federal Building as a historical museum will be synergistic with the other cultural amenities being developed in downtown Mesa. He stated the museum is a private non-profit organization that has a long standing partnership with the City and voiced his appreciation to the City for its continued support. He noted that the museum could provide new amenities to the City at no increase to operational costs. He added that in terms of staff's recommendation, it is not fair to say that the original \$3 million budget was ever intended to fund the full construction project. He stated that it is not that the budget went from \$3 million to \$5.7 million due to overruns or unexpected expenses, but that it was due to the reallocation of funds to build the museum. He stated that the original budget provided for asbestos abatement. He urged the

Council to consider keeping the revised budget of \$5.7 million for the project, which would help fund the architectural design.

Vice Mayor Kavanaugh expressed support for historic preservation and stated that although he is not a native of Mesa, he has become a champion of historic preservation over the last several years while working with architects and advocates in the community. He pointed out that when the Federal Building (Historical Museum) was up for sale, the competition wanted a single resident occupancy hotel but the federal government saw wisdom in the Historic Museum application. He commented that the intent was to create an arts and cultural district that linked all of the museums together. He feels very confident that better times are ahead and stated that he hopes Council values the opportunity.

Councilmember Glover concurred with Vice Mayor Kavanaugh's comments and expressed support in keeping the revised budget at \$5.7 million. He indicated his frustration and stated that he vividly remembers when Council made the museum project a priority after the bond passed and specifically stated the direction to complete the project before the light rail expansion opened.

Mr. Brady responded that he recalls staff providing the information to Council and noted that the museum did not want to move forward with the \$3 million project at the time in order to see what would transpire with other projects, and to complete planned fundraising projects. He apologized if the information was not communicated to Council.

Councilmember Richins commented that funds are limited and recommended that Council review the high dollar projects to determine what other projects could be funded. He added that he is comfortable with staff's recommended budget, but requested additional information relative to the ongoing operating expenses for the museum.

Mr. Brady clarified that the City will be contributing the capital dollars to the project but the O&M costs related to the museum space (i.e., utility and janitorial costs) will be paid by the museum.

Councilmember Richins indicated his support for the Pioneer Park project. He stated that he would rather see \$5 million go towards a new building for the museum but that he understands the historical significance of the Federal Building.

Councilmember Thompson concurred with Councilmember Richins' remarks. He commented that he supports historic preservation but that his district has given up a lot to fund other projects. He pointed out that the museum was originally budgeted for \$3 million and that the recommended budget is \$5 million and suggested that the museum seek additional grant funding.

Councilmember Luna stated that it will be a difficult challenge in moving forward with the projects without cutting or reallocating funding.

Councilmember Finter spoke in favor of revitalizing Greenfield Park Urban Fishing Lake. He stated that the fishing lake has been part of the park for 26 years as part of the natural evolution from Salt River Project (SRP). He added that, due in part to state regulations, no progress has been made on further developments to the lake and park. He spoke in support of having a riparian preserve with fishing, similar to that in the Town of Gilbert and requested additional funding for the project.

Mayor Giles voiced his appreciation for the various amenities that the City provides, such as parks, museums and fishing lakes. He expressed support for the Mesa Historical Museum but stated that there needs to be additional discussion related to heritage preservation within the various historical groups in Mesa. He stated that he would like to see a more cohesive approach between the groups as it relates to historic preservation and making it available to the public.

Discussion ensued related to the museum's construction timeline and other potential revenue sources.

It was moved by Councilmember Thompson, seconded by Councilmember Kavanaugh, that staff's recommendations be approved.

Carried unanimously.

Mayor thanked staff for their presentation.

2. Information pertaining to the current Job Order Contracting projects.

(This item was not discussed by the Council.)

3. Appointments to the Human Relations, Library, and Museum and Cultural Advisory Boards.

3-a. Appointments to the Human Relations, Library, and Museum and Cultural Advisory Boards.

It was moved by Vice Mayor Kavanaugh, seconded by Councilmember Glover, that the Council concur with the Mayor's recommendations and the appointments be confirmed.

Carried unanimously.

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

Vice Mayor Kavanaugh: American Public Transit Association Conference

Councilmember Luna: Arizona Mayors' Mexico City Trip with Mayor John Giles

5. Scheduling of meetings and general information.

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

Thursday, October 15, 2015, 7:30 a.m. – Study Session

6. Adjournment.

Without objection, the Study Session adjourned at 8:44 a.m.

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JOHN GILES, MAYOR

ATTEST:

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DEE ANN MICKELSEN, 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 8<sup>th</sup> day of October, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

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DEE ANN MICKELSEN, CITY CLERK

abg  
(attachment – 1)

# 2012 Parks and Recreation Bond Updated Allocations – Follow up

OCTOBER 8 , 2015



mesa parks & recreation  
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# History

- ▶ Voters approved \$70 million Parks and Recreation Bond Package in November 2012
- ▶ Bond Program focused on five areas
  - ▶ Park Conversion and Improvement Projects
  - ▶ Community Partnership Projects
  - ▶ Renovation and Enhancement Projects
  - ▶ New Development Park Projects
  - ▶ Bike and Pedestrian Path Projects
- ▶ To date \$35 million has spent throughout the community



# Park Conversion and Improvement Projects

- ▶ These Projects are developing City-owned vacant land into useable park space.
- ▶ Signal Butte and Elliott – Final piece of property to be developed that completes Riverview land exchange for the Federal requirements

Original Budget	Revised Budget	Recommended Budget	Estimated Initial Operations and Maintenance
\$3,400,000	\$1,800,000	\$1,400,000	\$245,000**

\*\* Eligible Environmental Compliance Fee Expense

# Community Partnership Projects

- ▶ These Projects are being completed in conjunction with Mesa Public Schools to convert school properties into parks.

- ▶ Eagles Park (Former Mesa Jr. High) – Property transfer is in escrow and final design is underway

Original Budget	Revised Budget	Recommended Budget	Estimated Initial Operations and Maintenance
\$3,500,000	\$6,500,000*	\$6,500,000*	\$680,000**

\* Includes \$3,400,000 in Federal Grants

\*\* \$430,000 of Expenses Eligible Environmental Compliance Fee Expense

# Community Partnership Projects – Continued

- ▶ These Projects are being completed in conjunction with Mesa Public Schools to convert school properties into parks.

- ▶ Fiesta Sports Park (Fields at Mesa Education Center) – Construction will begin January 2016

Original Budget	Revised Budget	Recommended Budget	Estimated Initial Operations and Maintenance
\$5,200,000	\$5,300,000	\$5,300,000	Included in FY 16/17 Budget Forecast (\$530,000)

# Renovation and Enhancement Park Projects

▶ These are renovating and enhancing the existing parks system

▶ Kleinman Park – Design to start Summer 2016

Original Budget	Revised Budget	Recommended Budget	Estimated Initial Operations and Maintenance
\$3,550,000	\$1,300,000	\$1,300,000	No Change from Existing Budget

▶ Pioneer Park Renovations – Final design will commence in FY16/17 and will focus on generating activity on the North half of the park

Original Budget	Revised Budget	Recommended Budget	Estimated Initial Operations and Maintenance
\$6,000,000	\$5,450,000	\$7,950,000	\$390,000

# Renovation and Enhancement Park Projects – Continued

▶ These are renovating and enhancing the existing parks system (Continued)

▶ Greenfield Park Urban Fishing Lake – Design to commence in 2015

Original Budget	Revised Budget	Recommended Budget	Estimated Initial Operations and Maintenance
\$2,500,000	\$3,500,000	\$3,500,000	\$215,000**

\*\* \$ Eligible Environmental Compliance Fee Expense

▶ Museum and Cultural Resources (Federal Building) – History Museum Expansion design concept is complete but total scope exceeds original budget allocation

Original Budget	Revised Budget	Recommended Budget	Estimated Initial Operations and Maintenance
\$3,000,000	\$5,700,000	\$5,000,000	N/A

# New Park Development Projects

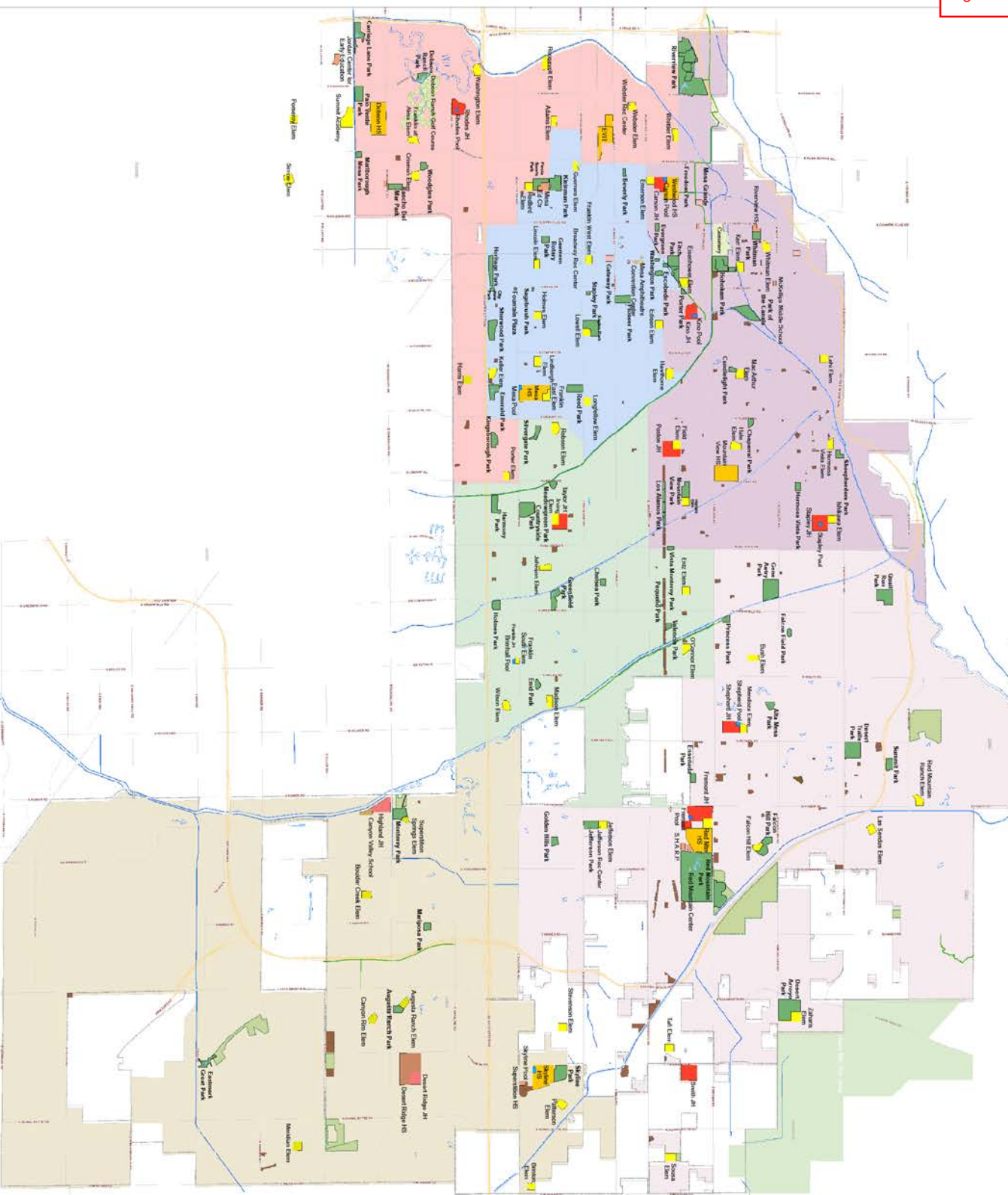
- ▶ Projects will provide for expansion of the parks system to provide additional amenities
- ▶ Monterey Park – Two vacant parcels acquired for future development and integration of existing park. A temporary parking lot to assist with overflow parking was installed and perimeter trees were installed to shield the site from adjacent neighborhood


Original Budget	Revised Budget	Recommended Budget	Estimated Initial Operations and Maintenance
\$5,000,000	\$3,600,000	\$3,600,000	Currently budgeted


# Summary

- ▶ Reallocation of \$30,950,000 to complete projects based on last two presentations
- ▶ Initial Operations and Maintenance Budget:
  - ▶ \$1,530,000 needed
  - ▶ \$890,000 Eligible Environmental Compliance Fee Expense
  - ▶ \$640,000 in General Fund Dollars needed
- ▶ Ongoing Operations and Maintenance Budget:
  - ▶ \$1,130,000 needed
  - ▶ \$650,000 Eligible Environmental Compliance Fee Expense
  - ▶ \$480,000 in General Fund Dollars needed

# Parks, Recreation and Commercial Facilities Map







Legend	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #f8d7da;"></span>	City Facility
<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff3cd;"></span>	Convention Center
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	Recreation Center
<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff3cd;"></span>	Office
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	Park
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	Basin
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	Aquatic Facility
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	Golf Course
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	Cemetery
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	Future Park
<b>Shared Use Path System</b>	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	Unimproved Path
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	Improved Path
<b>Mesa Public School</b>	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	Elementary School
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	Junior High School
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	High School
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	Focus School
<b>Gilbert Public School</b>	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	Elementary School
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	Junior High School
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	High School
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	Focus School
<b>Council District</b>	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	1
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	2
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	3
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	4
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	5
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d4edda;"></span>	6



# Questions?



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