

# GENERAL DEVELOPMENT COMMITTEE MINUTES

May 9, 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 May 9, 2001 at 2:45 p.m.

## COMMITTEE PRESENT

Claudia Walters, Chairman  
Jim Davidson  
Mike Whalen

## COUNCIL PRESENT

Mayor Keno Hawker

## OFFICERS PRESENT

Mike Hutchinson

1. Conduct a site visit to potential locations for the Indoor Aquatic Center.

The General Development Committee toured potential sites for the Indoor Aquatic Center.

2. Hear an update on the Indoor Aquatic Center and discuss the process to explore site options.

Community Services Manager Wayne Korinek and Parks and Recreation Director Joe Holmwood addressed the General Development Committee relative to this agenda item. Mr. Korinek explained that on April 18, 2001, Mayor Hawker traveled to Charlottesville, Virginia to attend the Mayors' Institute on City Design, a symposium attended by eight mayors, architects, city planners and urban development experts. Mr. Korinek advised that the primary focus of the Institute was to discuss projects currently under development or being contemplated and also the various issues surrounding each of the projects. Mr. Korinek stated that Mayor Hawker discussed the pros and cons of the relocation of the Indoor Aquatic Center from its proposed location (Macdonald Street and First Avenue) to Site 17 (southwest corner of University Drive and Mesa Drive).

Mr. Korinek commented that at the April 26, 2001 Study Session, Mayor Hawker provided the Council with a brief synopsis of his presentation at the Institute and proposed that the Council consider the relocation of the facility. Mr. Korinek added that as a result of Council's input at the above-referenced Study Session, staff was requested to evaluate Site 17 as an alternative location within a 30-day time period.

Mr. Holmwood provided brief historical background relative to the Aquatic Center and noted that in September 1998, the Council appointed a Downtown Aquatics Facility Planning Committee (DAFPC), chaired by Mayor Hawker, to review possible downtown sites for the facility and to determine specific components which would be included in the "world class" aquatics complex. Mr. Holmwood noted that BPLW, an architectural and engineering firm, was retained by the City to work with the DAFPC and staff on the development of the design program and that Rowley International, an aquatics engineering firm, was eventually recruited to provide specialized aquatics design and engineering expertise.

Discussion ensued relative to the fact that the Aquatic Center is currently at 50% of the Contract Document Phase, however, the design has been put on hold to consider relocation; the fact that the original cost of the project has increased from \$16.5 million to \$23 million; the fact that if the project remained at the existing site, there would only be a 30-day time delay as a result of the current analysis and the facility would be completed in time for Mesa to host the 2004 U.S. Olympic Swimming Trials and the 2005 Goodwill Games, and the fact that bid packages are currently scheduled to be released by mid-June to mid-September, the construction phase is slated from mid-September, 2001 to mid-February 2003, and the final closeout from mid-February 2003 to mid-April, 2003.

Mr. Korinek outlined staff's recommended 30-day action plan to evaluate Site 17 as an alternative location for the Aquatic Center as follows:

May 9, 2001 – 3:30 p.m.

- GDC briefing on current status of project and adopting schedule and action plan.
- Direct City Planning staff to develop a land use plan and architect to develop multiple concept plans for the Aquatic Center proposed site.

May 23, 2001 – TBA

- Present land use plan for Aquatic Center at Site 17.
- Review advantages/disadvantages of Site 17.
- Present multiple concept plans and cost estimates for enhanced aquatic center.
- Establish public process to respond to relocation.

May 30 – June 8, 2001, TBA

- Conduct public hearing on relocation to include representatives from the Parks and Recreation Board; Downtown Development Committee; Town Center Corporation; Mesa Convention and Visitors' Bureau; aquatic users and stakeholders; neighbors and the general public.
- Formulate recommendations to City Council or schedule subsequent meeting.

Chairman Walters requested that the City Attorney's Office provide input relative to the fact that the Council requested a 30-day analysis with regard to this matter and the June 8 meeting date will exceed the time limit by 13 days.

In response to a question from Committeemember Davidson, Mr. Korinek clarified that staff selected June 8, 2001 in an effort to provide sufficient time for the above-referenced boards to schedule and conduct special meetings with regard to the relocation of the Aquatic Center.

Committeemember Davidson voiced concerns regarding the fact that the relocation of the Aquatic Center will result in construction delays which could adversely affect the City's ability to host various swimming and diving competitions. Committeemember Davidson stressed the fact that the Council approved specific funding for the construction of the Aquatic Center at the proposed site and said that he will not support a request by staff for additional funds to relocate the facility to an alternative location.

Committeemember Whalen spoke in support of staff's proposed evaluation and review process and proposed that the upcoming GDC meeting be held on May 23. Committeemember Whalen requested that staff provide the Committee with a cost analysis, general site plan and architectural renderings regarding the Site 17 relocation, as well as alternative land uses for the property.

In response to a question from Chairman Walters, Mr. Holmwood clarified that if the Aquatic Center is relocated to Site 17, the facility will not be completed in time to host the 2004 U. S. Olympic Swimming Trials.

Chairman Walters requested that the next meeting be slated for May 23, 2001 to accommodate Committeemember Whalen's schedule.

Committeemember Davidson spoke in appreciation of staff's efforts and the implementation of an aggressive evaluation and review process to address this matter.

In response to a question from Committeemember Whalen, Mr. Korinek advised that minimal costs will be incurred by the City to conduct this 30-day evaluation and review process.

Chairman Walters thanked staff for their presentation.

3. Hear an update on the Day Labor Work Center Operations Study.

Human Services Coordinator Karen Kurtz addressed the Committee and provided an update regarding the Day Labor Work Center Operations Study (see attachment).

Ms. Kurtz explained that the Day Labor Operations Study team conducted research in two phases including a street survey of workers, focus groups and also telephone interviews with other day labor centers. Ms. Kurtz stated that the major conclusions of the Study team are as follows:

- A work center should operate at least six days a week, Monday through Friday, from approximately 5:00 a.m. to 1:00 p.m.
- A work center must be large enough to accommodate at least 175 workers per day. Only one site in Mesa is recommended at this time.
- The location of the work center is critical to its success. Siting considerations must include the following:

The site must be in close proximity to the normal traffic pattern currently in existence for employers and day laborers.

Accessibility of the site must include sufficient space for several pickup trucks with trailers to easily enter and exit the site.

A commercial or industrial area is most desirable, if one exists in close proximity to the existing traffic pattern.

- The single most important motivation for workers to utilize the work center is getting hired for work. Marketing the work center as a source of labor to the general community will be a necessary service for the success of the center.
- The work center should maintain a focus on employment and the services that support employment. Additional social services should be provided at a site other than the work center.

- The Study team recommends that the pilot project operate for two years with six-month updates to the City Council.
- A Council Use Permit is required for a day labor work center which, according to the Planning staff, will take a minimum of six to eight months to acquire.
- The annual operating budget for the basic work center is estimated at approximately \$120,000. This includes an Operations Coordinator, an Outreach and Community Liaison staff member and a security staff person. Additional costs include marketing, materials and supplies, building maintenance and utility costs and contract administration.

Ms. Kurtz reported that it was the conclusion of the Study team that it would be advantageous for the City to cover basic operational costs and to partner with a non-profit community service organization to offer various services (ESL classes, immigration, legal advocacy) onsite at the work center.

Committeemember Whalen commented that it is his hope that the Study team's upcoming meeting with officials from the Immigration and Naturalization Service (INS) will address the City Attorney's interpretation of Federal immigration regulation 8 CFR Part 274a.1h (relative to the definition of "employment") and provide the Team with clarification regarding this issue.

Discussion ensued relative to the fact that from an operational standpoint, it would be difficult to create two day labor work centers at the same time; the fact that the northwest corner of Gilbert Road and Broadway Road is a popular gathering site for day laborers, and the fact that day laborers are amenable to traveling a short distance to a work center if it results in a better source of employment.

Committeemember Davidson voiced support for the development of two day labor centers in Mesa and urged staff to provide the Council with updates on a quarterly basis. Committeemember Davidson also questioned the necessity of employing security staff at the facility.

In response to a question from Committeemember Davidson, Ms. Kurtz advised that other work centers throughout the country emphasized the importance of establishing a committee comprised of day laborers. Ms. Kurtz explained that the goal of the committee is to develop work center rules, a job allocation system, suggested wage rates for various kinds of work, and to identify needed services.

Chairman Walters requested input from staff relative to the Austin, Texas work center and the process by which employers quickly and efficiently pick up the day laborers.

In response to a question from Chairman Walters, Ms. Kurtz advised that it is not anticipated that Mesa's proposed work center will become a magnet for day laborers from other areas of the Valley. Ms. Kurtz noted, however, that the formation of a committee of day laborers would ensure that Mesa's facility served the workers who reside within the City.

Ms. Kurtz spoke further regarding the May 30, 2001 meeting with INS and also the process for the issuance of a Request for Proposals (RFP) to a non-profit community service organization.

Committeemember Whalen stated the opinion that the placement of signage on major street corridors is crucial to prohibit motorists from stopping in the roadways to pick up day laborers.

Chairman Walters commended Ms. Kurtz on the concise and informative presentation and also concurred with Committeemember Whalen's comments with regard to enforcement.

Chairman Walters thanked the members of the audience for their attendance at today's meeting.

4. Adjournment.

Without objection, the General Development Committee meeting adjourned at 4:18 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 9<sup>th</sup> day of May 2001. I further certify that the meeting was duly called and held and that a quorum was present.

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

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BARBARA JONES, CITY CLERK