

GENERAL DEVELOPMENT COMMITTEE MINUTES

February 1, 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 February 1, 2001 at 10:05 a.m.

COMMITTEE PRESENT

Claudia Walters, Chairman
Jim Davidson
Mike Whalen

COMMITTEE ABSENT

None

OFFICERS PRESENT

Mike Hutchinson
Barbara Jones

COUNCIL PRESENT

Keno Hawker

1. Discuss and consider authorizing the design of a district cooling system for downtown Mesa.

City Engineer Keith Nath addressed the General Development Committee and provided brief historical background relative to this issue. Approximately one year ago, the City received an unsolicited proposal from Northwind Arizona for a district cooling system which would serve the Mesa Verde project and other downtown City facilities. Mr. Nath advised that the concept was presented to the General Development Committee and staff was directed to conduct further evaluation. As a result of additional study, and with the assistance of a consultant, it was staff's determination that it is economically feasible and beneficial for the City proceed with the development of a district cooling system. Mr. Nath explained that the system is slated to be developed in conjunction with the Mesa Arts Center, and staff has assisted the Mesa Arts Center Design Committee in addressing the siting of the facility, noise and aesthetics issues. Mr. Nath added that recently, the facility design team, accompanied by the Mesa Arts Center Design Committee, visited district cooling system sites throughout the Valley in order to visualize what the proposed facility in Mesa will look like when completed.

Discussion ensued relative to the fact that the proposal consists of enlarging the cooling plant originally planned for the Mesa Arts Center and installing chilled water piping to allow the City to serve both the Aquatic Center and the Mesa Arts Center; the fact that the 2700-ton capacity cooling system will consist of three 900-ton chillers, with the potential expansion of the facility to include two additional 900-ton chillers, for a total of a 4500-ton capacity, which will service additional City facilities and/or other customers; the fact that the proposal incorporates the design of the district cooling system with the Mesa Arts Center and that the facility will be completed when the Mesa Arts Center goes out to bid, and the fact that there will be an earlier completion date on the central plant and line to accommodate the completion of the Aquatic Center.

Mr. Nath noted that it is the recommendation of staff that Quality of Life Sales Tax funds be re-allocated from the Mesa Arts Center in the amount of \$2,380,000 and for the Aquatic Center in the amount of \$533,000. Mr.

Nath also requested that Utility Fund Revenue in Budget Year 2003/2004 be utilized to fund the excess capacity in the district cooling facility. Mr. Nath noted that the potential exists to establish district cooling in the downtown area which would serve as another utility.

Discussion ensued regarding potential reductions in operational costs with the implementation of a district cooling facility; the fact that a proposed cooling system located at the Mesa Verde project will be necessary to adequately service the facility; the fact that the operational costs for the Aquatic Center and the Mesa Arts Center are funded by the Quality of Life Sales Tax; the fact that the operation and maintenance costs of the cooling facility will decrease, and the fact that the efficiency of the system will remain constant.

In response to a question from Committeemember Davidson regarding the impact of the district cooling system on the Mesa Arts Center, Mr. Nath clarified that with the implementation of the facility to accommodate both the Arts Center and the Aquatic Center, additional costs will be incorporated into the project.

Arts and Cultural Director Gerry Gerber assured the General Development Committee that as a result of several visits by members of the Mesa Arts Center Design Committee to cooling facility sites in various areas of the Valley, it was the consensus of the group that the concept was economically feasible and also will provide sufficient sound mitigation to avoid interfering with activities at the Mesa Arts Center.

Ms. Gerber advised that the district cooling system will work to the advantage of the Mesa Arts Center due to the fact that a substantial percentage of the facility's utility needs will be expended at night and there will be less of a drain on City office buildings where employees are working primarily during the day. Mr. Nath concurred and emphasized that while the greatest utility demand on the City buildings will be during the week, days, the peak utility demand at the Aquatic Center and the Mesa Arts Center will occur during the evening hours and weekends.

Further discussion ensued relative to the fact that it is more economically feasible for the City to develop a district cooling system compared to each individual building utilizing a separate cooling system; the fact that the cooling district is a relatively new concept in the western United States, and the fact that the proposal is the same system whether it is part of a district or an individual cooling system.

Committeemember Davidson voiced concerns relative to noise and vibrations as a result of the cooling facility's close proximity to the Mesa Arts Center.

In response to a question from Committeemember Whalen, Mr. Nath explained that the purpose of siting the cooling facility at the Mesa Arts Center is because the Center will require the largest load capacity. Mr. Nath added that more space is available at the Mesa Arts Center as compared to the Aquatic Center, and also said that the Mesa Arts Center is in closer proximity to present/future City buildings which eventually may connect to the system.

It was moved by Committeemember Davidson, seconded by Committeemember Whalen, to recommend to the Council that staff be directed to proceed with the design and construction of the initial phase of a district cooling system for downtown Mesa.

Carried unanimously.

Chairman Walters thanked everyone for their input.

2. Hear an update on Williams Gateway including Capital Improvement Project needs and funding sources.

Williams Gateway Airport Director (WGA) Lynn Kusy referred to graphics displayed in the Council Chambers and provided a brief overview of this agenda item. Mr. Kusy reviewed a variety of projects which

the Airport Authority has accomplished and also outlined future projects and their anticipated impacts. Mr. Kusy said that the major capital projects include the Terminal 1 remodeling; Automated Access Control System which meets FAA part 139 certificate requirements; successful conversion of water storage tanks for supplemental fire protection, and the \$16 million renovation of the major runway to accommodate the world's largest aircraft. Mr. Kusy stated that the Airport Authority approved a contract with Air Cargo Network which places Williams Gateway Airport as the southwest US cargo hub in a worldwide network. Mr. Kusy noted that the Air Cargo Network staff and WGA staff will meet with major international shippers in Malaysia and Germany this spring.

Discussion ensued relative to the fact that the engineering of the cargo ramp is nearly complete, increased hangar/office space, the construction of Sossaman Road, the air traffic control tower, capital lease funding for five capital projects, the connection of fiber optic cable throughout the airport, the fact that a Part 150 noise study has been completed and efforts to improve relations with the community by reducing noise exposure are continuing, future major projects and anticipated increases in employment.

In response to a question from the Committee, City Manager Mike Hutchinson stated that staff will update the Council on organizational staffing patterns focusing on the Williams Gateway Regional economic area at a future meeting.

Mr. Kusy discussed plans for an "Open House" in March when the road is completed and added that staff is actively marketing the airport to passenger airlines in the United States as an alternative to Sky Harbor Airport.

Chairman Walters commended Mr. Kusy on his efforts to date at Williams Gateway Airport.

3. Adjournment.

Without objection, the General Development Committee meeting adjourned at 10:55 a.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 1st day of February, 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