



Minutes
Parks, Recreation, Golf & Double Butte Cemetery
Advisory Board
July 16, 2014
Tempe Public Library Building, 3500 S Rural Road

Members Present:

Sharon Doyle – Chair
Fred Wood – Vice Chair
Tiffany Anderson
Linda Cole
Maureen DeCindis
Mary Ann Dillon
Mary Larsen
John Vack
Don Watkins

Members Absent:

Suzanne Durkin-Bighorn
Judy Aldrich

City Staff Present:

Tanya Chavez – Community Services - Administration
Julie Hietter – Public Works Administration Manager
Ken Jones - Deputy City Manager- Chief Financial Officer
Oliver Ncube – Parks Manager Field Operations
John Osgood – Deputy Public Works Directory – Field Operations
Kelly Rafferty – Deputy Community Services Director-Recreation

Guests:

Darlene Justus – Tempe resident and president of North Tempe Neighborhood Association
Brian Burton – Beacon Development Company, LLC,

Call to Order at 6:05 pm

Consideration of Meeting Minutes-June 18, 2014

Motion to approve meeting minutes: Maureen DeCindis
Second: Fred Wood
Motion Passes

Public Appearances

This Board welcomes public comment. According to the Arizona Open Meeting Law, the Board may only discuss matters listed on its agenda. Matters brought-up by the public under public appearances that are not listed on the meeting agenda cannot be discussed by the Board. A three (3)-minute time limit per person will be in effect.

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- Darlene Justus, President of the Neighborhood Association, discussed concerns over the hotel project at the Rolling Hills Golf Course. Darlene spoke about all the good aspects of the project and how it could anchor Rolling Hills Golf Course. She continued on to say that hotel needs to be very special because it is in a very special place. Darlene said she has serious concerns about doing the zoning changes. If the city were to pass this project it would be setting a precedent. This would be the first time we would be taking part of Papago Park and zoning it for commercial use. The concern is that down the road the city would not be able to stop other projects from doing the same.
 - Darlene is requesting that Mayor and Council establish the remainder of Tempe's Papago Park as a preserve thereby protecting the remaining desert in Papago Park from development.
 - Darlene asked for the following:
 - Preserve the Papago park and not allow for the zoning change
 - If the project was to be approved funding should be ear marked for the maintenance of the golf course
 - Create a Papago Enterprise Fund to restore the historic elements in the park
 - Branding for Papago Park
 - Funding for park signage
 - Darlene invited the board to attend the upcoming candidate forum at City Hall Council Chambers on July 21 from 6 – 8 p.m.

CIP Update

Ken Jones, Deputy City Manager- Chief Financial Officer, presented information regarding 2014-2015 CIP Projects – Park Improvements and Planned Projects: 2014/2015 – 2018/2019. Discussion highlights include:

- Ken indicated the capital funds spent on parks to refurbish and create amenities is usually funded by bonds. The reason it is funded through bonds is the state imposes a rule on us that stats your secondary property tax money you collect can only use to repay debt. It can't be used to pay capital projects or operations. It can only be used to pay debt that is issued to fund our projects. In order for us to use the secondary property tax we have to issue the debt and then repay it. That means that secondary property tax is used for general governmental debt issuance purposes. Park projects compete with all other projects.
- Ken distributed Planned Parks Projects: 2014/2015 – 2018-2019 and the Planned Projects 2014/2015 – 2018/2019 spreadsheets. Ken started with the process that the city went through to identify what projects in parks should be funded. At some point in the 2006/2007 (somewhere around there) the City Council said we want to completely renovate and modernize our parks. The city met with neighborhood associations and neighbors around the parks to gain feedback as to what they wanted in their parks. It was a relatively expensive endeavor. The city dedicated a lot of bond funding to do that.
- Information about bonds - There are three critical elements: voters have to approve issuance of bonds, you have to be able to repay the bonds and you have debit limits. The city has to work within those three restraints. We had approval to issue the bonds but no money to be able to repay them.
- Then the economic downturn, coupled with a severe decline in property value in the spring of 2010, created a financial condition that could not sustain the

financial capacity necessary to continue the “Parks Renovation Program.” This resulted in the majority of the projects being placed on hold. Since 2010, a citywide effort has been underway to prioritize the limited General Purpose CIP funding using the following criteria to prioritize the projects: 1. Public Health and Safety issues; 2. Asset Management to preserve and extend the life of existing infrastructure; 3. Customer Enhancements; and 4. System Expansion

- Mayor and Council provided direction to continue to prepare and administer the CIP using an asset management, best-practices approach. The method includes an evaluation and condition rating of the core elements in the park system, ensuring priority is given to the project most in need of attention.
- Your role as a Board is to give feedback on the strategies the city uses to prioritize the work in the parks.

Presentation and Discussion of Proposed Rolling Hills Hotel

- Oliver Ncube introduced guest speaker, Brian Burton.
- Brian Burton, representing Beacon Development Company, LLC, provided a presentation about the proposed within Rolling Hills Golf Course. Discussion highlights include:
 - Beacon Development company builds hotel or senior living projects on primarily municipal owned golf courses. This is their main focus.
 - Historically they have sought locations that are a hotel destination location.
 - We were looking to do hotel only when RFP came out. We feel indoor/outdoor event facility would be a great asset to residents of Tempe. This will attract additional people to the golf course.
 - Target market is business travels that travel Monday through Friday.
 - The reason we are looking at this location is because State Farm is building 2 million square feet of office space right down the street.
 - We are looking to add a project that will enhance the park, enhance the golf course for the rest of our lives and hopefully for the next couple of generations.
 - We are looking for an extended stay type of hotel. We are doing a Staybridge Suites. 6 store, 124 rooms (studios, 1 bedroom & 2 bedrooms). They all have full kitchens.
 - We are currently working on design based on feedback from city staff and NTNA neighborhood. Brian presented sample to the Board. We are trying to have as little impact on the golf course as possible.
 - We are looking at a shared parking agreement with the golf course. We build parking spots based on parking study. We are also approaching SRP to use their parking located directly across the street.

Chair/Board Member Comments/Adjournment

- Sharon Doyle indicated it was discussed at last Board meeting to discuss information about McClintock Pool. Since the representatives from the Rolling Hills Hotel finalized a presentation and were in town we scheduled them to speak tonight. McClintock Pool (community swimming pools) update will be pushed to September meeting.
- Mary Ann Dillon requested for the Board to hold a retreat to hash recommendations to Council.

Future Agenda Items

- Community Pools (McClintock, Escalante and Clark Park)

The next meeting is scheduled for Wednesday, September 17, 2014. No meeting in August.
Meeting Adjourned at 7:25 p.m.

Prepared by: Tanya Chavez, Community Services Administration (480) 858-2215

Reviewed by: Kelly Rafferty, Deputy Community Services Director–Recreation
(480) 350-5182