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**Minutes**  
**Rio Salado Enhanced Services Commission**  
**August 15, 2023**

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Minutes of the Enhanced Services Commission meeting was held on August 15, 2023, at 8:30 am by in person at 31 E. 5th Street, Tempe, AZ 85281 in the CD – Conference Lobby Room and with a hybrid option through Microsoft Teams.

**Members Present:**

Patrick Panetta, Chairman, ASU Member  
Tom Duensing, Treasurer, Financial Svcs Director  
Jarett Brock, Vice President Commission/Area 1 Rep  
Nick Wood, Landowner Member 2  
Ted Rabban, Landowner Member/Area 3 Rep  
Adam Jones, Downtown Tempe Authority Member  
Barbara Haris, Public Member  
Mark Clouch, At-Large Residential Property Owner  
Julian Dresang, Dep. Eng. Transp. Director

**Members Absent:**

Shelly Seyler, President, Interim Director - Eng/Trans  
Jeff Tamulevich, Sec. of the Commission/CD Director  
Craig Caggiano, Dep. Mun Util Dir – Water Util  
Ted Rabban, Landowner Member/Area 3 Rep

**City Staff Present:**

Ryan Levesque, Dep. Comm. Dev. Dir. of Planning  
Mike Baxley, Dep. Comm Dev. Dir of Building Safety  
Roger Hallsted, Rio Salado Fin. Analyst Comm. Dev.  
Shawn Wagner, Dep.Com. Svcs. Dir Parks & Rec  
Alex Jovanovic, Dep Com Svcs Dir Parks & Rec.  
Sarah Adame, Executive Assistant, Comm. Dev.  
Charles Rodriguez, Water Field Facilities, Plant Supervisor

**Guests Present:**

Jennifer Gray, JDM (Landowner Member/Area 3 Rep)

**Meeting convened at 2:00pm**

**Agenda Item 1 – Consideration of Meeting Minutes:**

Regular meeting minutes for January 17, 2022.

Mr. Patrick Panetta called for a motion to vote on approval of the regular meeting minutes.

**MOTION:** Jarett Brock, Vice President Commission/Area 1 Rep., motioned to approve.

**SECOND:** Craig Hayton, Community Services Dep. Dir., seconded the motion.

**VOTE:** Approved 6-4, 4absent

**AYES:** Patrick Panetta, Chairman, ASU Member  
Tom Duensing, Treasurer, Financial Services Director  
Jarett Brock, Vice President Commission/Area 1 Rep  
Nick Wood, Landowner Member 2  
Ted Rabban, Landowner Member/Area 3 Rep  
Barbara Haris, Public Member

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Ted Rabban, Landowner Member/Area 3 Rep  
Shelly Seyler, President, Interim Director - Eng/Trans  
Jeff Tamulevich, Sec. of the Commission/CD Director  
Craig Caggiano, Dep. Mun Util Dir – Water Util

**Agenda Item 2 – Public Appearances**

None.

### **Agenda Item 3 – Budget Update – Roger Hallsted**

The expenses for this past fiscal year came to an estimate of about \$30,000 shy of spending our entire budget. Typically in previous years we have had a gap where we didn't spend it all and those gaps allow us to charge projects to the O&M. Annual savings are returned to the property owners as a reduction in their Spring assessments. Our fund balance is just under 2 million dollars, and our goal is to get that down to about \$800,000. This coming year we propose to use \$250,000 from the fund balance to fund a new park ranger program. This will not increase assessments to the property owners. This next year we will cautiously continue to pay for small projects through the O&M budget.

### **Agenda Item 4 - Town Lake Operations – Charles Rodriguez**

Water quality – continues to maintain a safe water quality in the lake, monitor algae upstream frequently and providing regular updates. There is some aquatic plant life upstream of the lake and it is safe - no impact to human life. It should die on its own. Last rain season buoys were damaged and recently we received the missing links to repair them in the next two months. There are repairs being done to some trench covers due to damage from the same inflow event from last season's rain.

### **Agenda Item 5 – Community Services & Special Events – Craig Hayton, Alex Jovanovic and Shawn Wagner**

Park Ranger program was presented to the Commission by Alex Jovanovic.

Rio Salado Master Plan RFD was sent out a few years ago and 18 different responses were received. Responses for land, water, support for recreational opportunities. We are moving forward with the on-water portion in categories of rowboat, cycle boat and tour boats. A draft plan should be out for the public this Fall.

### **Special Events: Fall 2023**

#### August

- 8/19 ASU Echo From the Butte - Hayden Butte Preserve

#### September

- 9/9 – 11 Healing Fields - Tempe Beach Park
- 9/22 – 23 Boots in the Park - Tempe Beach Park

#### October

- 10/8 Xterra Papago Desert Train Run - RS North Linear Park
- 10/8 DTA 2<sup>nd</sup> Sunday - Mill Ave
- 10/11 Park Renaming - Ragsdale/MLK Park
- 10/13-15 Oktoberfest - Tempe Beach Park
- 10/14 Tempe Night Market - CenterPoint Plaza
- 10/18 Splash & Dash - Town Lake Marina
- 10/22 Ironman 70.3 - Tempe Beach Park
- 10/27 ASU Lantern Walk - Hayden Butte Preserve
- 10/28 ASU Homecoming - Downtown
- 10/28 Making Strides Against Breast Cancer Walk - Tempe Beach Park
- 10/29 Yes Day for Autism - Tempe Beach Park

#### November

- 11/4 Walk to Save Animals - Tempe Beach Park
- 11/11 Sun Devil Classic Triathlon - RS North Linear Park
- 11/11 Veterans Day Parade - Tempe Beach Park
- 11/12 DTA 2<sup>nd</sup> Sunday - Mills Ave
- 11/12 Splash & Dash - Town Lake Marina
- 11/14 Tempe Night Market - CenterPoint Plaza
- 11/19 Ironman AZ - Tempe Beach Park
- 11/24 FOL Opening Night Parade - Mill Ave
- 11/25 Fat Turkey Trail Run - RS North Linear Park

## December

- 12/1-3 Festival of the Arts - Mill Ave
- 12/9 FOL Boat Parade - Town Lake
- 12/9 Tempe Night Market - CenterPoint Plaza
- 12/10 DTA 2<sup>nd</sup> Sunday - Mill Ave
- 12/16 Caribbean Christmas 5K - Tempe Beach Park

## **Agenda Item 6 – Downtown Tempe Update – Adam Jones**

New event from the DTA called Tempe Bloom. This is a partnership with local florists and businesses to create flower arrangements for entrances of new buildings such as hotels and such.

### New businesses into the downtown:

- Omni
- Neighborhood Services
- Lunchbox
- House of CC
- Indigo Café
- Library Rules

### Up and Coming businesses:

- Palor Donuts
- New barber shop
- Fanatics store
- DYI store
- Crispy Cones ice cream shop
- Midfirst Bank
- Devils Hideaway
- Big Bank Sushi

## Closing

- CoAmerica Bank
- Slang'n Birds

5<sup>th</sup> Streetscape project is underway as well as the Mill Ave redesign. The DTA is working on a curb lane management study at this time. This examines all the uses of the curbs as it relates to what is needed because the demands of the curb space is changing due to COVID with food delivery and pick up. This study is also examining loading zones and parking and the type of technology used for parking. It will also evaluate how to effectively enforce this area and the bike lanes and bus stops. The findings and recommendations of this study will be presented to Council, Thursday, August 17, 2023. The DTA will be proposing some pilot studies that would incorporate cameras that would help identify offenders quickly and notify the enforcement staff to get to these situations more quickly. This opportunity to use cameras could assist with how to handle deliveries from vendors more effectively in the downtown area. Ideas such as permits to control deliveries or charge delivery companies are current considerations to propose. The proposals are just trying to search out what are the best practices in controlling issues in this area. With this plan one of the proposals has already been effectively implemented. They are being used for the scooter corrals. The scooters are GO tagged, which means that if the scooter is not in use and has not been returned to a corral it will not stop charging the user until it is returned. The DTA is currently testing new technology for parking them in the downtown area. Gateless entries are installed in two different garages as new technology to assist with parking control this past year. Where the customer who is parking can pay by app or by kiosk for their parking.

## **Agenda Item 7 – ASU Updates – Patrick Panetta**

Fall semester starts this Thursday on the 17<sup>th</sup>. This year is the largest class of students ever at 149,000. This includes in person, emerging, and online students. The Omni opened at the end of April and is up and running. At Novus there is the Transwestern Housing project actively under construction. There is another housing project on the east side of

Rural by the practice facility. A contract with Sam Fox to put in 3 of his restaurants in Novus. Piedmont has several restaurants and retail shops under construction. The parcel on the northwest corner of Rural and Rio Salado will not be developed at this time due to the current market. Wentworth project that is the first phase of three on the Rio Salado and SRP area is complete but no tenants just yet.

### **Agenda Item 8 - Engineering and Transportation – Julian Dresang**

The 5<sup>th</sup> Streetscape will break ground around early spring. Right after that the Rio Salado project that runs on University Road which is projected to start later spring. Due to funding this project will be done in phases. Currently, these projects are still asking and receiving input from the community. The Tempe Refresh project is an effort to draw attention to the investments that the city is taking to refresh the downtown area which includes these two projects. Another initiative was the replacement and upgrades to the string lights on Mill Avenue bridges. This was considered a maintenance project but now with the upgrades the city can control the lights as needed for different events. Festoon lighting will be added to 4<sup>th</sup> and 5<sup>th</sup> street in the downtown area. Over on the west end by the priest yard the lots will become available. The city functions there will be moving over to TMOC on 143 Rio Salado by the EVBOM area. Phase one should be done by October 2023. A small repair project is underway under the historical Mill Ave bridge that was damaged by a vehicle. Bike lines are being added from the Northend Tempe border to Curry Rd. to increase ridership from Scottsdale to the lake area.

### **Agenda Item 9 – Public and Private Development Update – Ryan Levesque and Mike Baxley**

August 22, 2023, DRC agenda:

- Municipal Operation Center phase two
- Rezoning of First and Farmer
- 211 E 7<sup>th</sup> Street

#### Current Activities:

- Pier 202 – multistory building both residential and commercial towers. Hold entitlement for a 3-tower site. Should be submitting for a building permit soon.
- South Bank – lot 3 approved for a high-rise tower.
- Hayden Flour Mill – development agreement is in process now with economic development. First phase to expand and improve the park area and create a new trail head for access to that location.

#### Projects on hold:

202 Rio – 4 entitlements  
Depo – office and hotel

#### Future projects:

100 Mill – preparing for submittal in 2024

#### Building Permits project:

South Pier – Obtained permits for phase one and will start construction now.  
Lincon South Bank – Scheduling meeting to Obtain permits and begin construction

### **Announcements**

Next meeting October 6<sup>th</sup> – 4<sup>th</sup> quarter meeting and annual meeting.

**Meeting adjourned at 9:36 am**

Prepared by Sarah Adame  
Reviewed by: Roger Hallsted

  
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Jeff Tamulevich  
Community Development Director  
Secretary of the Commission