

**Minutes**  
**Rio Salado Enhanced Services Commission**  
**January 16, 2024**

Minutes of the Enhanced Services Commission meeting that was held on January 16, 2024, at 8:30 am 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:**

Craig Hayton, Com Svcs. Director, Chairman  
Shelly Seyler, President, Interim Director - Eng/Trans  
Jarett Brock, Vice President Commission/Area 1 Rep  
Jeff Tamulevich, Sec. of the Commission/CD Director  
Patrick Panetta, ASU Member  
Nick Woodruff, Landowner Member 2  
Mark Clouch, At-Large Residential Property Owner  
Barbara Haris, Public Member

**City Staff Present:**

Ryan Levesque, Dep. Comm. Dev. Dir. of Planning  
Mike Baxley, Dep. Comm Dev. Dir of Building Safety  
Craig Caggiano, Dep. Mun Util Dir – Water Util  
Shawn Wagner, Dep.Com. Svcs. Dir Parks & Rec  
Alex Jovanovic, Dep Com Svcs Dir Parks & Rec.  
Roger Hallsted, Administration Manager, Comm. Dev.  
Sarah Adame, Executive Assistant, Comm. Dev.

**Members Absent:**

Tom Duensing, Treasurer, Financial Svcs Director  
Ted Rabban, Landowner Member/Area 3 Rep  
Michael Martin, Downtown Tempe Authority Member

**Guests Present:**

None

**Meeting convened at 8:31 am**

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

October 17, 2023, [Regular meeting minutes and Annual meeting minutes](#)

Mr. Craig Hayton called for a motion to vote on approval of the regular meeting minutes.

**MOTION:** Shelly Seyler, President, Interim Director - Eng/Trans. Director., motioned to approve.

**SECOND:** Jeff Tamulevich, Sec. of the Commission/CD Director, seconded the motion.

**VOTE:** Approved 7-0, 2 absent

**AYES:** Craig Hayton, Com Svcs. Director, Chairman  
Shelly Seyler, President, Interim Director - Eng/Trans  
Jarett Brock, Vice President Commission/Area 1 Rep  
Jeff Tamulevich, Sec. of the Commission/CD Director  
Patrick Panetta, ASU Member  
Nick Woodruff, Landowner Member 2  
Barbara Haris, Public Member

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Tom Duensing, Treasurer, Financial Svcs Director  
Ted Rabban, Landowner Member/Area 3 Rep

**Agenda Item 2 – Public Appearances**

None.

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

The annual audit on the City of Tempe's finances was completed in December. Staff learned that the CFD expenses for fiscal year 2022/23 was about \$2,800 more than the budget of \$3,138,500. Two reasons can be attributed to it: the boat permit and lake use fees were less than anticipated by \$40,000, and the replacement water expense was higher than usual. Mr. Roger Hallsted suggested to the commission that instead of charging the true-up cost to property owners through the Spring assessments, we could simply use a portion of the Rio Salado Fund balance to make up the difference.

Commissioner Patrick Panetta asked if we should transfer money from the fund balance or from another account to cover the shortage. Mr. Roger Hallsted advised that would be something he could research and confirm about the best way to make up for \$2,800 shortfall.

Mr. Craig Hayton called for a motion to vote on approval to withdraw the true-up for this year.

- MOTION:** Jeff Tamulevich, Sec. of the Commission/CD Director, motioned to approve.
- SECOND:** Shelly Seyler, President, Interim Director - Eng/Trans. Director., seconded the motion.
- VOTE:** Approved 7-0, 2 absent
- AYES:** Craig Hayton, Com Svcs. Director, Chairman  
Shelly Seyler, President, Interim Director - Eng/Trans  
Jarett Brock, Vice President Commission/Area 1 Rep  
Jeff Tamulevich, Sec. of the Commission/CD Director  
Patrick Panetta, ASU Member  
Nick Woodruff, Landowner Member 2  
Barbara Haris, Public Member
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** Tom Duensing, Treasurer, Financial Svcs Director  
Ted Rabban, Landowner Member/Area 3 Rep

**Agenda Item 4 - Town Lake Operations – Craig Caggiano**

Tempe Town Lake water quality is holding steady and is in good standing. Staff is preparing for spring events starting in March. Preparation involves monitoring the lake for full body contact events and supporting special events staff with whatever they need. A few months ago, cylinders were taken down from the dams and sent to an inhouse repair shop to be rehabilitated. The manufacture of the cylinders has indicated that they should last the lifetime of the dam but will need to be rehabilitated every couple of years. Two gates from the dam have been taken out of service. This should not affect the dam operations in any way. Currently we have 6 gates that are working in automatic mode and will not interfere with the inflows. The buoy line has been reinstalled after some repairs to it. Staff is working with Engineering to relocate the center can buoy line that got moved by a very large flow back to where it belongs. There is a project beyond the downstream dam in the concrete area called the silting basin. There is a large collection of sacrificial material there at the river bottom. The project is replacing the sacrificial material in this area. Staff is also working on potential changes to O&M services and to gain more support through Tempe's Municipal Water Utilities for some of the maintenance that they provide with more technical and skilled services.

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

The Park Ranger group started on July 1, 2023. It is managed by Community Services but hosted by several other departments within the city. This program is now transitioning to use outside contracted services security for "spot treatment" areas that have static locations or require more personnel. The Park Ranger program is providing 140 hours per week, or 20 hours per day, of security at the lake. Since staff is new, these next couple of months will be on site field training for most of them. There are two vacancies left to fill and they are one lead and one supervisor position. Eight vehicles have been ordered for the Park Rangers throughout the City of Tempe. At this time, the Park Rangers are using regular Tempe vehicles that are marked with the Tempe logo. Two vehicles are getting up-graded, two vehicles are currently being shipped by train, two vehicles are in production, and the last two are electric and have not gone into production yet. For the first month's report, the Park Rangers took 1,505 reports from the field. From the total, 309 were CFD related and of the CFD related reports, 119 were warnings for dog off leash. The warnings could be from parking, trespassing, or other broken park rules. The Park Ranger division has incorporated a 3<sup>rd</sup> party vender for

community surveying. They will survey once per month. The company is call ZenCity, and they also survey with the police department. In the first month of this program, they have already collected 427 responses from the community of which 100 percent were from the Tempe community.

Special Events: Winter 2024

**January**

1/14	Rock n Roll Arizona	Tempe Beach Park
1/14	DTA 2 <sup>nd</sup> Sunday	Mill Ave
1/20	Walk the Fight Run the Distance	Tempe Beach Park
1/27-28	Tempe Blooms	Ragsdale/MLK Park
1/27	Regional Unity Walk	Tempe Beach Park

**February**

2/4	Tie Dye Run	Tempe Beach Park
2/10	Tempe Night Market	CenterPoint Plaza
2/10 & 24	Room for Two	City Hall Garage
2/11	2 <sup>nd</sup> Sunday	Mill Ave
2/16-17	Halal Food Festival	Ragsdale/MLK Park
2/23-24	Innings Festival	Tempe Beach/Arts Park

**March**

3/1-2	Extra Innings Festival	Tempe Beach/Arts Park
3/3	Desert Sprints Regatta	Town Lake Marina
3/8-10	DTA Spring Festival of the Arts	Mill Ave.
3/16-17	AZ Aloha Festival	Tempe Beach Park
3/23-24	AZ Dragon Boat Festival	Town Lake Marina

**Agenda Item 6 – Downtown Tempe Update**

Craig Hayton, Com Svcs. Director, Chairman read into record DTA update that was emailed.

December 9 – The Fantasy of Lights Boat Parade was a success. The Tempe Beach Park reached its capacity and over 42 brightly lit boats in the lake

January 27-28 from 10am – 5pm each day. Tempe Blooms is the first flowerful experience in the Valley including large-scale vibrant and beautiful floral displays throughout Downtown in storefronts, hotel entrances and freestanding in the community. Live mural painting by 10 local artists, 10 amazing musicians sprinkled thought out the district and a Flower Market in MLK-Ragsdale Park featuring bouquet, plants, botanical treasures, floral workshops and floral inspired drinks and food at downtown merchants

February - Festoon lighting is scheduled for 4<sup>th</sup> and 6<sup>th</sup> street.

April 9 from 4 – 7 pm Tuesday Save the date for the DTA State of Downtown location TBD. The State of Downtown Tempe is DTA's annual event that showcases what they have been up to all year long as well as what they have up their sleeves for the coming year. The event also includes the presentation of our annual Impact Awards.

2<sup>nd</sup> Sundays on Mill season continues: February 11 – theme is Dog Days! and April 14 – theme is Arts & Culture  
A Mountain Challenge is back for Spring 2024 –how many times you can climb A Mountain in a 6-week period. There will be prizes such as fame & fortune (gift cards from downtown merchants) and a custom designed, collectable T-Shirt.

**New Businesses Downtown & Misc.**

Krispy Cones on Mill Avenue (of Shark Tank fame)

Pure Green at The Arbor at 3<sup>rd</sup> Street & Mill

One Medical (Dignity Medical Clinic) in the Gateway building, 222 S. Mill Avenue

Bang Bang Sushi in the old Gordon Biersch space at 5<sup>th</sup> & Mill

Twist Hot Chicken on Mill Avenue

Antojitos LindaMar on College Avenue (paletas and other yummy treats)

New businesses on deck in 2024

Tacos Chelo on College Avenue  
Dazey Aesthetics  
Devil's Hideaway and Idle Hands  
Wake N Bakery  
Parlor Donuts

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

Students are back and the spring semester is in full swing.

The three Sam's Fox Restaurants are underway and under constructions. In the Piedmont building, there are a few tenant improvement restaurant projects going on. Some of the restaurants are already open and some will be opening in the spring. Transwestern multifamily project that is on the other side of Rural Road is under construction right now and the microunit project over by the stadium should be done in the next month or two but before the spring. The McCain (McCain?) Library project site that is part of the Community Services building is continuing. ASU has had architects helping with the conceptual designs. They are wrapping them up as a packet from the ASU facilities team, which will go out in a RFQ for a design and construction team. This will probably go out this second quarter in the spring. In addition, the city is moving forward with the Papago Preserve effort.

**Agenda Item 8 - Engineering and Transportation – Shelly Seyler**

Mill Avenue Refresh project is underway and is at 95 percent plans. There will be three meetings. The first meeting will be held on Monday, January 22<sup>nd</sup> which will be an open house for people to come can see what the plans look like. There is a zoom meeting and an in-person meeting. A follow-up update to the sails on pedestrian bridge, the transportation department is still working on that. The transit fund would pay for those, but that fund is almost maxed out at this point. There is an upcoming vote for Prop 479 which is about the ½ cent regional sales tax going to the votes this November. Transportation is being cautious and is having to cut back on the capital improvement requests to make sure they stay within the budget. If the proposition does not pass, it will affect transit budgets and transit services.

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

**Current Activities:**

The Roman is newest application received for Tempe Town Lake area and an application for a retail pad site at the Hayden Ferry Lakeside site on the western side that faces the garage off the Rio Salado Parkway. It is planned as a 6,000 square foot restaurant building and is in design review currently.

U-Haul is under review for revisions. U-Haul is located on the west and north side of the lake on Scottsdale Road.

Southbank site lot 1 is an active application with a mixed-use building and residential tower. There is active construction on lot 6 with the addition of a three-tower residential site.

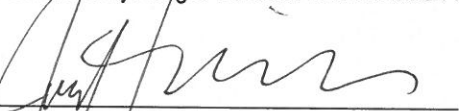
The Flour Mill silos has a finalized development agreement. The developer's design team are working on a Phase 1 plan submittal that restores and activates the historic site. In the second phase, there will be additions to the site and exterior improvements.

**Announcements**

Next meeting April 16, 2024.

**Meeting adjourned at 9:30 am**

Prepared by Sarah Adame  
Reviewed by: Roger Hallsted and Ambika Adhikari



Jeff Tamulevich  
Community Development Director  
Secretary of the Commission