

SCOTTSDALE

# CITY COUNCIL MEETING



## \*\*\* AMENDED \*\*\* WORK STUDY SESSION NOTICE AND AGENDA (REWORDED ITEM No. 1)

### COUNCIL

W.J. "Jim" Lane, Mayor

Suzanne Klapp

Virginia L. Korte

Kathleen S. Littlefield

Linda Milhaven

Guy Phillips

David N. Smith

Monday, November 6, 2017

4:00 P.M.

**MARKED AGENDA**

### CITY COUNCIL WORK STUDY SESSION

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

**Call to Order – 4:04 P.M.**

**Roll Call – All present**

*One or more members of the Council may be unable to attend the Council meeting in person, and may participate in the meeting telephonically, pursuant to A.R.S. §38-431(4).*

**Mayor's Report – Mayor Lane requested a moment of silence for the victims of the Sutherland Springs, Texas First Baptist Church shooting.**

**Work Study Sessions:** Work study sessions provide a less formal setting for the Mayor and Council to discuss specific topics, at length, with each other and City staff. Work study sessions provide an opportunity for staff to receive direction from the Council and for the public to observe these discussions.

**Public Comment – Melinda Gulick and Mark Hiegel spoke in support of the Desert EDGE project. Solange Whitehead and Steve Tyrrell spoke in opposition to the Desert EDGE project. Jason Alexander reported on the DDCS complaint that he filed with the Internal Revenue Service.**

To provide an opportunity for public input, yet continue to maximize the amount of time available for the Council to have focused discussions, a total of fifteen minutes will be set aside at the beginning of each work study session for public comment on the agenda items. If you have thoughts or suggestions on the work study session items you would like the Council to consider, you are encouraged to complete a Written Comment card and submit your written comments to the City Clerk. The Clerk will ensure the Council receives your comments at various times throughout the evening.



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING THE CITY CLERK'S OFFICE AT (480-312-2412). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT THE CITY CLERK'S OFFICE (480-312-2412).

FOR ADDITIONAL INFORMATION VISIT: [WWW.SCOTTSDALEAZ.GOV/COUNCIL/MEETING-INFORMATION](http://WWW.SCOTTSDALEAZ.GOV/COUNCIL/MEETING-INFORMATION)

**\*\*\*1. Desert Discovery Center (aka Desert Edge) Work Study Session Follow Up**

**Request:** As a follow up to the September 26, 2017 Work Study Session, presentation, discussion, and possible direction to staff regarding the information that staff was directed to bring back for Council consideration:

- A work plan, timeframe, and cost estimates to review of the Desert Edge business plan, budget, funding sources, revenue sources, and capital expenses; a detailed analysis of construction costs, operation and maintenance costs, and parking costs, including whether the same project can be built for less; the feasibility of phased construction; and a study of what the economic impact of the project to the City as a whole would be if it is, and if it is not, completed.
- Clarification from the Tourism Development Commission on how much of the bed tax they recommended to fund the project.
- How much of Preserve tax is available to fund Desert Edge, with and without the food for home consumption tax.
- Clarification on how ASU and the Conservancy might participate.
- Draft ballot language that would allow voters to consider whether to:
  - Allow the Preserve tax to be used for operations and maintenance of trails and buildings in the Preserve.
  - Eliminate the food for home consumption tax from the Preserve tax, and split the remainder of Preserve tax funds between Preserve maintenance and operating costs and funding for Desert Edge.
  - Amend the City Charter to allow construction of Desert Edge in the Preserve, and prohibit future construction of projects of similar size, scope, and location to be built in the Preserve.
  - Amend the General Plan to allow construction of Desert Edge in the Preserve, and prohibit future construction of projects of similar size, scope and location to be built in the Preserve.

**Presenter(s):** Jim Thompson, City Manager

**Staff Contact(s):** Daniel Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov);  
Kroy Ekblaw, Preserve Director, 480-312-7064, [kekblaw@scottsdaleaz.gov](mailto:kekblaw@scottsdaleaz.gov)

**– Presentations from City Manager Jim Thompson, Public Works Director Dan Worth, City Treasurer Jeff Nichols, Tourism and Events Director Karen Churchard, Preserve Director Kroy Ekblaw, and City Attorney Bruce Washburn.**

**– Councilmembers provided direction to:**

- **Provide time for the citizen initiative petition process to be completed before moving forward.**
- **Explore alternate locations for the project that would not be in the Preserve, including Taliesin; 80 acres at Bell Road; locations near Pima and Dynamite roads, Thompson Peak and Bell Road; downtown; and other City-owned properties.**

**– Councilmembers also offered the following suggestions:**

- **Consider ballot language that would allow voters to consider whether to amend the Charter to add language such as, “Construction of a building or buildings of not more than 50,000 square feet on not more than six acres and located \_\_\_\_\_ is permitted.”**
- **Explore all available funding options, including use of Preserve tax funds and Tourism Development bed tax funds.**
- **Clarify participation agreements with Arizona State University, including use of private funds for construction and operation of ASU buildings, and the McDowell Sonoran Conservancy.**

- **Provide a comprehensive review of capital and operation and maintenance costs, staging, and economic impact.**
- **In an effort to keep the project moving forward, while waiting for the petition and evaluating alternate sites, develop an RFP and job description for a construction manager at risk contract.**
- **When considering where to cut costs and where to build the project, keep in mind accessibility and the quality of the experience for visitors.**
- **Hold off on the economic impact study until after a location has been selected.**

**Mayor and Council Items – None**

**Adjournment – 7:05 P.M.**