

MINUTES OF THE  
MARICOPA ASSOCIATION OF GOVERNMENTS  
JOINT MAG REGIONAL COUNCIL EXECUTIVE COMMITTEE AND  
BUILDING LEASE WORKING GROUP MEETING

May 15, 2006

MAG Offices

302 North 1st Avenue, Phoenix, Arizona

EXECUTIVE COMMITTEE MEMBERS ATTENDING

Mayor Keno Hawker, Mesa, Chair  
Mayor Woody Thomas, Litchfield Park,  
Vice Chair  
Mayor Mary Manross, Scottsdale, Treasurer  
Mayor Wendy Feldman-Kerr, Queen Creek

\* Mayor Phil Gordon, Phoenix  
Mayor Joan Shafer, Surprise  
Mayor James M. Cavanaugh, Goodyear

BUILDING LEASE WORKING GROUP MEMBERS ATTENDING

Mayor Keno Hawker, Mesa, Chair  
Mayor James M. Cavanaugh, Goodyear  
\* Mayor Ron Clarke, Paradise Valley  
Frank Fairbanks, Manager, City of Phoenix

PARTNERING AGENCIES ATTENDING

Richard Simonetta, Valley Metro Rail  
Steve Olson, Arizona Municipal Water  
Users Authority

Michael Taylor for David Boggs, Valley Metro

\* Not present

# Participated by videoconference or telephone conference call

1. Call to Order

The Executive Committee and Building Lease Working Group meeting was called to order by Chair Keno Hawker at 12:01 p.m. Chair Hawker stated that transit tickets were available from Valley Metro for those using transit to come to the meeting. Parking validation was available from MAG staff for those who parked in the parking garage.

2. Call to the Audience

Chair Hawker noted that according to MAG's public comment process, members of the audience who wish to speak are requested to fill out the public comment cards. He stated that there is a three minute time limit. Public comment is provided at the beginning of the meeting for items that are not on the agenda that are within the jurisdiction of MAG, or non-action agenda items that are on the agenda for discussion or information only. Chair Hawker stated that there were no public comment cards received.

### 3. Update on the Regional Governmental Service Center

Dennis Smith informed the Committee that the Building Lease Working Group (BLWG) has been in constant contact with the neighborhood as well as the Downtown Partnership, Downtown Alliance and the president of the Roosevelt Action Association. He confirmed that he met with the president of the Roosevelt Action Association, Ms. Andie Abkarian, and although she cannot speak for the whole neighborhood association, she believes we are on the right track in communicating with the neighborhood. Mr. Smith cleared up a recent misunderstanding that the Regional Governmental Service Center will not be 28 stories as Ms. Abkarian originally thought. Unfortunately the incorrect information was published in the Roosevelt Action newsletter that was distributed to Roosevelt neighborhood residents.

Monique de los Rios-Urban provided the Committee with a presentation of the schematic site plan of the prospective Regional Governmental Service Center. She explained that the schematic site plan are in the very preliminary stages. The site is located between 1<sup>st</sup> and 2<sup>nd</sup> Avenues on McKinley. The Roosevelt Neighborhood boundary is across the street on 2<sup>nd</sup> Avenue. Ms. de los Rios-Urban explained the building itself would be approximately 200,000 square feet with a 500 vehicle parking garage. A large percentage of the ground level is proposed to be parking with vehicular access from McKinley Street. The lobby and public area is proposed to be located on the southeast corner with corresponding pedestrian access points. Additionally, along 1<sup>st</sup> Avenue, the meeting and conference center areas would be accessible from the street level.

Ms. de los Rios-Urban explained that one of the focus areas is 2<sup>nd</sup> Avenue as it relates to the neighborhood. There has been interest in addressing the character of this residential street by creating a buffer to the parking structure. Some ideas for the buffer include neighborhood retail uses, residential development or a child development center, which would be offered to employees of the Regional Governmental Service Center as well as the immediate neighborhood. The idea is to provide a buffer with a scale and function compatible with the Roosevelt neighborhood. Ms. de los Rios-Urban confirmed that initial contact with neighborhood leadership has been made. The neighborhood would like to see world class design with pedestrian orientation, sensitivity to the historic character and complexion of the neighborhood, and sensitivity to the property values in the neighborhood.

Denise McClafferty informed the Committee that earlier last week a review panel met with prospective bond counsel firms, Kutak Rock and Squires, Sanders and Dempsey. It is anticipated that bond counsel will be recommended at the June meeting.

Ms. McClafferty requested approval to hire the legal services of Mariscal, Weeks, McIntyre and Friedlander at a rate of \$250 per hour for real estate services and \$175 per hour for general oversight, and project management services with 3D/I Group at a rate of \$95 per hour, not to exceed \$100,000 for the first year. Mr. Smith stated that a representative from 3D/I Group was at the meeting and available for questions.

Mayor Shafer inquired what is currently on the 1<sup>st</sup> Avenue and McKinley site. Mr. David Kay, land owner, stated there are three buildings located on the parcel ranging from 1,800 to 7,000 square feet. He noted that one of the businesses is outgrowing its space. Mayor Shafer also asked how the new building would fit in with the current surroundings. Mr. Kay responded that the regional

building would be an asset to the neighborhood and fit in nicely. Mr. Smith stated that the City of Phoenix envisions density on 1<sup>st</sup> Avenue to work with the light rail system.

Chair Hawker asked if the next step would be to have a neighborhood meeting. Mr. Smith replied that there is a meeting with the Roosevelt Action Association on May 17, 2006. He noted that this item is not on the agenda. Mr. Smith also noted that traffic is one of the neighborhoods issues, especially on 2<sup>nd</sup> Avenue and McKinley. He stated that staff will continue open communications with the neighborhood.

Frank Fairbanks commented on the impact of the project on local residents. He stated that Mayor Gordon has stressed that this project should have little impact on the neighborhood.

Chair Hawker asked if this will go to Regional Council for approval. Mr. Smith answered that it will go to the Regional Council for ratification. Chair Hawker cautioned on spending too much money on this project before we talk with the whole neighborhood.

Mayor Feldman-Kerr moved to authorize the Executive Director to enter into the following contracts: 1) Real Estate Legal Services with Mariscal, Weeks, McIntyre & Friedlander at a rate of \$250 per hour for real estate services and \$175 per hour for general oversight; and 2) Project Management Services with 3D/I Group at the rate of \$95 per hour, not to exceed \$100,000 for the first year. Mayor Thomas seconded, and the motion carried unanimously.

4. Adjournment of the Building Lease Working Group

Mayor Cavanaugh moved to adjourn the Building Lease Working Group meeting. Frank Fairbanks seconded, and the motion carried unanimously.

5. Approval of the Executive Committee Consent Agenda

Chair Hawker stated that public comment would be heard before action was taken on the consent items. Each speaker is provided with a total of three minutes to comment on the consent agenda. After hearing public comments, any member of the Committee can request that an item be removed from the consent agenda and considered individually. Chair Hawker stated that agenda items #5A and #5F were on the consent agenda. Chair Hawker noted there were no public comments.

Mayor Feldman-Kerr moved to approve consent agenda items #5A and #5F. Mayor Cavanaugh seconded, and the motion carried unanimously.

5A. Approval of the April 17, 2006 Executive Committee Meeting Minutes

The Executive Committee, by consent, approved the April 17, 2006 meeting minutes.

5B. Consultant Contract for MAG Socioeconomic Model Enhancements Support

The Executive Committee, by consent, approved the selection of Planning Technologies to support enhancing the MAG socioeconomic model for an amount not to exceed \$35,000. The FY 2006 MAG Unified Planning Work Program and Annual Budget includes \$35,000 for enhancing the

MAG socioeconomic models. MAG is in the process of developing a statewide socioeconomic model, Arizona Socioeconomic Modeling, Analysis and Reporting Toolbox (AZ-SMART). The AZ-SMART socioeconomic modeling suite will primarily support socioeconomic activities at MAG. AZ-SMART will build upon a model that MAG currently uses, the Subarea Allocation Model (SAM). This model was developed by Planning Technologies. Since Planning Technologies is the developer of SAM, it is uniquely able to provide detailed technical guidance and support on the programming and implementation for AZ-SMART. Staff is recommending that Planning Technologies be selected to provide socioeconomic model enhancements in the amount of \$35,000.

5C. Consultant Selection for the MAG Highway Performance Monitoring System Traffic Count Study - Phase II

The Executive Committee, by consent, approved the selection of Field Data Services of Arizona to conduct the MAG HPMS Traffic Count Study - Phase II for an amount not to exceed \$41,760. The FY 2006 MAG Unified Planning Work Program and Annual Budget includes funding to conduct traffic counts for the Highway Performance Monitoring System (HPMS). A request for proposals was advertised for the second phase of the MAG HPMS Traffic Count Study. One proposal was received from Field Data Services of Arizona. A multi-jurisdictional review team evaluated the proposal and recommended to MAG that Field Data Services of Arizona be selected. The contractor will conduct bi-directional volume and classification counts for five continuous days, on three separate occasions, in 2006. The counts will be conducted on the same route that the MAG Silt Loading Study is measuring particulate emissions.

5D. Consultant Selection to Provide MAG Travel Demand Software and Related Services and Amendment to the MAG FY 2006 MAG Unified Planning Work Program and Annual Budget

The Executive Committee, by consent, approved the selection of Caliper Corporation to provide travel demand software and related services for an amount not to exceed \$80,000, and to amend the FY 2006 MAG Unified Planning Work Program and Annual Budget to include this project with funding being provided through MAG contingency funds. A core business of MAG is to provide transportation modeling services for the MAG member agencies. EMME/2, the software used for this computer modeling, has been in use since 1993. At the October 27, 2005 Transportation Review Committee meeting, staff discussed exploring other software that would provide more features for this region. This would provide MAG with new travel demand software in order to expand the model and achieve a high degree of GIS integration for modeling activities. A Request for Proposals was advertised and four proposals were received. A multi-jurisdictional evaluation team interviewed the firms and evaluated their software packages. On April 20, 2006, the evaluation team recommended to MAG the selection of Caliper Corporation to provide software and related services for an amount not to exceed \$80,000. An amendment to the FY 2006 MAG Unified Planning Work Program and Annual Budget is needed to include this project with the funding being provided through MAG contingency funds.

5E. Department of Housing and Urban Development Stuart B. McKinney Continuum of Care Consolidated Application Process for Maricopa County

In April 2006, the MAG Continuum of Care Regional Committee on Homelessness received 48 Department of Housing and Urban Development (HUD) applications from nonprofit organizations in the region for homeless assistance funding. A rating and review process was administered by the Valley of the Sun United Way. The strategic rating and ranking of applications were completed on April 26, 2006. The application, recommendations, and rankings are due to HUD on May 25, 2006. The rankings are being provided the Management Committee for information and discussion. This agenda item was on the agenda for information and discussion only.

5F. Consultant Selection for the MAG PM-10 Source Attribution and Deposition Study

The Executive Committee, by consent, approved that Sierra Research be selected for an amount not to exceed \$200,000 and Technical & Business Systems be selected for an amount not to exceed \$165,000, to perform the MAG PM-10 Source Attribution and Deposition Study. The FY 2006 Unified Planning Work Program and Annual Budget includes \$200,000 to perform a PM-10 Source Attribution and Deposition Study. A request for proposals was advertised and six proposals were received from Clarkson University, HydroBio, Sierra Research, Sonoma Technology, Technical & Business Systems, and Weston Solutions. A multi-agency team met to evaluate the proposals. Due to the important role this Study will play in helping the region attain the PM-10 standard, the evaluation team recommended the selection of Sierra Research for an amount not to exceed \$200,000, and Technical & Business Systems, for an amount not to exceed \$165,000. The additional funding of \$165,000 will be obtained from MAG Contingency Funds.

5G. Amendment to the FY 2006 MAG Unified Planning Work Program and Annual Budget to Include Additional Funds From the Arizona Department of Housing

The Executive Committee, by consent, approved amending the FY 2006 MAG Unified Planning Work Program and Annual Budget to reflect the increase in funding from the Arizona Department of Housing from \$35,000 to \$47,000 to support homeless planning and coordination at MAG. On May 2, 2006, the Arizona Department of Housing officially notified MAG that the MAG homeless contract for FY 2007 will increase to \$47,000. It is necessary to amend the FY 2006 Unified Planning Work Program and Annual Budget to receive the funds in June. The increase in funds from \$35,000 to \$47,000 will be for the period of June 1, 2006 to June 30, 2007. Future contracts will reflect a twelve-month contract term each fiscal year for \$35,000. These funds support homeless planning and coordination by staffing the MAG Continuum of Care Regional Committee on Homelessness.

6. Compensation Study Update

Mr. Smith explained that Public Sector Personnel Consultants conducted a compensation study for MAG. He noted that there is a nationwide problem with higher end modeling positions. There have been positions open at MAG for almost a year due to the technical expertise these jobs demand. Mr. Smith also explained that in order to retain current staff, MAG would initiate a career ladder. For example, a Planner I could become a Planner II, and a Planner II could become a Planner III.

Matthew Weatherly, Public Sector Personnel Consultants President, discussed the recent MAG salary survey update. He explained that planners and engineers are in high demand. The results of the salary survey is that MAG's pay structure was behind the market in two areas. Public Sector Personnel considers competitive to be within five percent on a structure to structure comparison. There were only two positions where the salaries fell below minimum. Mr. Smith stated that the budget can handle the cost increase of the compensation study.

Mayor Cavanaugh asked Mr. Weatherly if they were to follow his recommendation, how did he quantify raises. Mr. Weatherly replied that it depends on salary administration policy. He noted that if it is based on merit, it would be a 3 to 7 percent raise. Mr. Weatherly stated that all positions do not move equally and is based on the market prevailing rate. Chair Hawker asked if anyone was at the maximum amount. Mr. Weatherly responded that no one was at the maximum amount, but that two positions are a little less than the minimum salary for that range. Chair Hawker asked how this compensation study compared with Valley Metro Rail (VMR) and RPTA. Mr. Smith answered that the comparisons were very close. In some instances, VMR is above MAG. Mr. Weatherly confirmed that an employee would not automatically move from a Planner I to a Planner II position just because they were at the top of the Planner I pay range. Mr. Smith explained that MAG is in competition with the private sector, particularly consultants.

Chair Hawker noted that the Environmental Director and Communications Manager's salaries were not in the same range. Mr. Smith explained that there was a time when all the managers were at the same level. He noted that after MAG took a look at the market, all managers were in different ranges. He also noted that the Environmental Director is equivalent to an assistant director's position. Mr. Weatherly confirmed that exercises were completed to ensure the cities/towns are within target level. He noted there is a great deal of competition among cities and the private sector. Mayor Shafer noted that the City of Surprise just completed a compensation study and went through this type of study. Mayor Feldman-Kerr stated that she was pleased that only two positions were out of range. Chair Hawker asked if there were any further questions. There were none.

Mayor Thomas moved to approve the recommendations from the MAG Compensation Study. Mayor Shafer seconded, and the motion carried unanimously.

7. Approval of the Draft FY 2007 MAG Unified Planning Work Program and Annual Budget

Rebecca Kimbrough provided an update on the final draft FY 2007 Unified Planning Work Program and Annual Budget for recommendation and approval. Mrs. Kimbrough explained that the budget information had not changed since the last presentation except that MAG received notice on May 9<sup>th</sup> of additional funding for the FTA 5303. She noted the amount is now programmed to cover labor. Mrs. Kimbrough stated that the Special Census population numbers are expected in June and the final estimated dues and assessments will be calculated using the most current approved population numbers.

Mrs. Kimbrough confirmed that the compensation study update was complete. Two recommendations came from the study and these recommendations have no fiscal impact on the budget.

Mrs. Kimbrough mentioned one of MAG's essential copy machines is old and has been repaired several times. She noted that there is not a request for a new copy machine in the budget. However, MAG may need to request a new machine in the future. This request would go to FHWA and be paid for by contingency funding. The cost of a machine is approximately \$100,000 and would typically be purchased using a capital lease agreement.

Mrs. Kimbrough confirmed there were no requests for additional FTE for the draft budget for FY 2007. One position, Accountant I, was requested during FY 2006, which was approved. The overall budget is .86 percent less than the FY 2006 revised budget for a total budget of \$19,387,580 for FY 2007. There were two projects in the budget for FY 2006 that account for most of this decrease and those are the Special Census 2005 project and the Community Emergency Notification System project.

Mayor Thomas moved to approve the resolution adopting the Draft FY 2007 MAG Unified Planning Work Program and Annual Budget and the member dues and assessments, pending receipt of the 2005 Census Survey numbers. Mayor Shafer seconded, and the motion carried unanimously.

MAG Transportation Director, Eric Anderson, explained that transportation project number four, Local Street Database and Highway Costs, which tracks results of bids and cost components, may be placed on hold. He has received some feedback and confirmed it is not quite ready and there is concerned regarding on-going maintenance costs. Mr. Anderson spoke to ADOT about a monthly or quarterly report without benefit of the database. He confirmed this project will be put on hold while options are pursued with ADOT.

Chair Hawker asked if the Committee needed to re-word the motion. Mr. Smith answered that was not necessary, the project will stay in the budget.

## 8. Legislative Update

Matt Clark provided an update on legislative issues of interest. He reported that there is hope that a compromise can be reached on eminent domain. He noted that this was an update for the Committee.

Mr. Clark said that he had reported last month on a memorandum from the Environmental Protection Agency notifying MAG and the Pima Association of Governments (PAG) that if certain transportation control measures in the air quality plans are not funded and implemented on time, conformity will lapse and major transportation projects will be stopped. Mr. Clark stated that the Legislature has indicated the trip reduction program will receive a one-time fix of \$1.7 million from the State's general fund. He added that next year, the Legislature will look at a long-term solution.

Mr. Clark stated that the Legislature and the Governor's Office continue to discuss several propositions on using some of the budget surplus for transportation. He said that MAG staff met with legislative staff and emphasized MAG's request that there be no earmarks.

Mr. Clark stated that HB 2381, regarding development impact fees, was amended on the floor of the House and the language dealing with the construction sales tax impact fee was removed. Mr. Clark stated that cities still have concerns about this legislation because of the impact the bill may have on their Capital Improvement Plans. He stated that the Governor announced that she would decide by the afternoon whether or not to veto the bill, so if cities wanted to register their opposition it may help to contact the Governor's office.

9. Adjournment

Mayor Thomas moved to adjourn the Executive Committee meeting. Mayor Cavanaugh seconded, and the motion carried unanimously.

There being no further business, the meeting was adjourned at 12:55 p.m.

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Chair

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Secretary