

Rio Salado Enhanced Services Commission Regular Agenda Meeting



Tuesday, April 21, 2026 @ 8:30 AM - Location: 31 E 5th Street, Tempe, AZ 85281 East Side Garden Level

The Rio Salado Enhanced Services Commission meetings will be held in Community Development at the City of Tempe with the hybrid option through Microsoft Teams

Voting Members								
Craig Hayton	Tara Ford	Yesenia Felix	Lisette Camacho	Jeff Tamulevich	Nick Woodruff	Ted Rabban	Maggie Soffel	Pam Goronkin
Chair Community Services Director	President City Member Public Works	Vice President Landowner Member (1)	Treasurer City Member Dep. City Manager	Secretary City Member Community Development Director	Landowner Member (2)	Landowner Member (3)	ASU Member	Public Member

Non – Voting Members		Staff			
Michael Martin	Mark Clouch	Shawn Wagner	Alex Jovanovic	Ryan Levesque	John Earhart
Downtown Tempe Community Member	At Large Residential Owner	Sarah Adame-Alcala	Craig Caggiano	Ryan Lang	

1. Consideration of Meeting Minutes:

January 20, 2026, [Regular Meeting Minutes](#)
(Action and Vote Required)

2. Public Appearances – The Enhanced Services Commission welcomes public comments at this time only for items listed on this agenda. There is a three-minute time limit per citizen.

3. Announcements

- a. Present Certificate of Appreciation and years’ service buttons.
- b. 2026 City of Tempe Boards and Commissions Appreciation Event on Friday, May 1, 2026, from 5-7 p.m. at the Tempe Center for the Arts (700 W. Rio Salado Parkway). This special event recognizes the dedication and service of our Board and Commission members and includes light appetizers and music in their honor. [Please RSVP](#)
- c. Discussion on Board Chair position for next meeting in August.

4. Budget Updates – Ryan Lang

- a. Discussion on CFD Budget Proposal Update ([attachments](#))
 - i. (Action and Vote Required)

5. Town Lake Operations – Craig Caggiano

6. Community Services & Special Events – Craig Hayton, Shawn Wagner, and Alex Jovanovic

7. ASU Updates – Maggie Soffel

8. Downtown Tempe Update – Michael Martin

9. Public Works/Transportation Updates – Tara Ford and Eric Iwersen

10. Public and Private Development Update – Jeff Tamulevich, Ryan Levesque, and John Earhart

**Rio Salado Enhanced Services Commission
Minutes
January 20, 2026**



Minutes of the Rio Salado Enhanced Services Commission meeting that was held on January 20, 2026, 8:30 am in person at 31 E. 5th Street, Tempe, AZ 85281 in the CD – Conference Lobby Room and with a hybrid option by Microsoft Teams

Members Present:

Craig Hayton, Chairman, Com. Svcs. Director
Tara Ford, President, Director – Public Works
Yesenia Felix, Vice President Commission/Area 1 Rep
Lisette Camacho, Treasurer, Deputy City Manager
Jeff Tamulevich, Sec. of the Commission/CD Director
Nick Woodruff, Landowner Member/Area 2 Rep
Maggie Soffel, ASU Member
Pam Goronkin, Public Member
Michael Martin, Downtown Tempe Authority Member
Mark Clouch, At-Large Residential Property Owner

City Staff Present:

Ryan Levesque, Dep. Comm. Dev. Dir. of Planning
John Earhart, Interim Dep. Comm Dev. Dir/Building Safety
Shawn Wagner, Dep.Com. Svcs. Dir Parks & Rec
Alex Jovanovic, Dep. Com Svcs Dir Parks & Rec.
Craig Caggiano, Dep. Pub Works Dir - Water
Eric Iwersen, Transp & Sustain Director
Kim Hale, Commander
Ryan Lang, Administration Manager, Comm. Dev.
Sarah Adame, Executive Assistant, Comm. Dev.

Members Absent:

Ted Rabban, Landowner Member/Area 3 Rep

Guests Present:

None

Meeting commenced at 8:30 am

Agenda Item 1 – Consideration of Meeting Minutes:

October 28, 2025, Regular meeting minutes

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

MOTION: Jeff Tamulevich, Sec. of the Commission/CD Director, motioned to approve.

SECOND: Nick Woodruff, Landowner Member 2, seconded the motion.

VOTE: Approved 8-0, 1 absent

AYES: Craig Hayton, Chairman, Com. Svcs. Director
Tara Ford, President, Director – Public Works
Yesenia Felix, Vice President Commission/Area 1 Rep
Lisette Camacho, Treasurer, Deputy City Manager
Jeff Tamulevich, Sec. of the Commission/CD Director
Nick Woodruff, Landowner Member 2
Maggie Soffel, ASU Member
Pam Goronkin, Public Member

NAYS: None

ABSENT: Ted Rabban, Landowner Member/Area 3 Rep

Agenda Item 2 – Public Appearances

None.

Agenda Item 3 – Announcements

Introduction of Pam Goronkin, Public Member, to the commission.

Agenda Item 4 - Budget Update – Ryan Lang

During the budget review check-in, it was confirmed that next year's CFD budget will increase by 10 percent. The projections remain consistent with the figures presented in the October 2025 report. The primary changes since the last update include adjustments to the operations, lake services and clean-up budget portions in order to match previous years' actual expenses. Other slight increases were added consistent with the CIP increase year over year.

The upcoming fiscal year's budget adjustments ensure expenditures and projections more accurately reflect operational needs and actual expense projections.

Agenda Item 5 – Town Lake Operation – Craig Caggiano

Lake Operations' CFD budget fully supports two full-time employees. For the past decade, the Public Works Water Department has overseen lake maintenance, creating the capacity to fund these two positions.

Lake Operations now works with a limnologist who helps ensure the lake is managed to closely reflect natural waterbody conditions. The City receives monthly reports on water quality, including impacts on aquatic life and recreational use.

The budget also includes funding for replacement water, estimated at the cost of a full drain and refill if that were ever required. Fortunately, water levels in Tempe Town Lake have remained stable in recent years due to consistent inflow, minimizing the need for supplemental water.

Agenda Item 6 – Community Services & Special Events – Craig Hayton, Shawn Wagner, and Alex Jovanovic

Arizona Cycle Boats has announced that the contract has been awarded, and three boats will be docked in the marina, with tours beginning in early February. A contract for landscape design services on the north side of the lake, involving Holly Street and Dig, is being presented to Council this week. The objective is to develop a comprehensive plan with conceptual visuals outlining proposed improvements over the next decade to enhance active recreation along the north shore of Tempe Town Lake.

This year-long planning effort will inform next year's budget cycle, provide clearer cost estimates and shape the 5- and 10-year plans. The first public meeting is anticipated at the end of March. Additionally, staff have been authorized to negotiate with the Conquer Franchise Group regarding a privately funded opportunity that would expand recreational offerings around the lake.

Community Events:

January

1/24	Unity Walk	Tempe Beach Park
1/24 & 25	Tempe Blooms	Mill Ave / Ragsdale-MLK Park
1/31	Dirt Circus	Rio Salado North Linear & Papago Preserve
1/31	Mill Music Session	Hayden Flour Mill

February

2/7	Walk the Fight	Tempe Beach Park
2/8	2 nd Sundays on Mill	Mill Ave.
2/21-23	Innings Festival	Tempe Beach & Arts Park
2/27-28	Extra Innings Festival	Tempe Beach & Arts Park

March

3/1	Desert Sprints	Tempe Town Lake & Marina
3/13-15	Spring Festival of the Arts	Mill Ave.
3/21-22	Aloha Festival	Tempe Beach Park
3/28	Rose Disco	Tempe Beach Park
3/28-29	AZ Dragon Boat Festival	Tempe Town Lake & Marina

The pathway lights on the pedestrian bridge on the west side of the lake, extending to the west end of the marina, are currently out. The issue was traced to a loose connection in the electrical service entrance panel.

Staff are in the process of replacing the panel, and repairs are expected to be completed within approximately two weeks.

Agenda Item 7 – ASU Updates – Maggie Soffel

2026 Tempe Town Lake Clean-Up Event

The 2026 Tempe Town Lake clean-up event is tentatively scheduled for March 26 from 9–11 a.m., with additional details forthcoming. ASU partners, including University City Exchange/Rio Reimagined, University Sustainability Practices, and Sun Devil Hospitality—will again collaborate with the City of Tempe and corporate partners such as Swire Coca-Cola. This annual community service event typically draws more than 100 volunteers to the marina and LoPiano Preserve to support beautification and stewardship of the river corridor.

Novus Updates

- Eleven restaurants are now open, with Salt & Straw being the latest addition.
- Live music is offered on the park stage during every home football game day.
- Partnerships with Sun Devil Athletics have supported various events, including a Pilates pop-up.
- The first Movie in the Park After Dark event, featuring The Mighty Ducks, is scheduled for January 29 and will include free popcorn.
- Planning for 2026 programming is underway, including live performances, fitness classes, and expanded ASU collaborations to further activate the park.
- No new tenant announcements at this time.

Rio Reimagined (RIO) Updates

- **RIO Vision Plan Scoping**
 - The committee’s work to scope a regional plan for the 55-mile river corridor concluded at the end of last year. Efforts are continuing into early 2026 to refine the scope and cost estimates to reflect current resource constraints, including limited federal funding and regional budget limitations. Once refined, the scope will be presented to elected leaders for direction on next steps and potential fundraising needs.
- **RIO Active Transportation Plan (led by MAG)**
 - No major updates at this time. Kimley-Horn continues developing the path alignment, following community outreach conducted in Fall/Winter 2025.
- **New RIO Social Impact Organization (led by Greater Phoenix Leadership)**
 - Throughout 2025, prospective board members toured RIO communities and received briefings on jurisdictional priorities. The City of Tempe hosted the group in November 2025 at the Tempe Center for the Arts, where Councilwoman Amberg provided opening remarks. Staff presented the City’s priorities and discussed how regional planning efforts and the emerging nonprofit could advance Tempe’s goals along the RIO. Additional community meetings are expected this year, with board formation anticipated by Spring 2026.

McCain Updates

- Existing buildings have been demolished, and site preparation is underway.
- Development of exhibits and programming is in progress.

Agenda Item 8 – Downtown Tempe Update – Michael Martin

Merchant Update

- Downtown currently has 169 street-level businesses. Four new businesses opened and four closed during the fourth quarter.
- Food and beverage establishments make up 41% of businesses.
- Independently owned businesses account for 60% of the total.
- There are 27 active street-level vacancies.

New Businesses

- Rush Bowls (College Avenue)

- Proof Bread (Brickyard)
- Hayden House Café (Hayden Ferry)
- Window Coffee (The Beam at 5th & Farmer)
- Laymoon (former Phoenicia Café)

On Deck / Coming Soon

- Lizard Head Trading Company (former Candle Chemistry space, Mill Ave)
- RetailTherapy
- Novel Ice Cream (Walker House)
- Phantom & Fox Brewery and Goat & Ram (pizza) in the 525 S. Mill building
- GoGo Avocado (The Hudson, University & Farmer)
- Green Corner
- RePUBLIC (6th St. & Mill Ave)
- Culinary Gangster (6th St. & Mill Ave)
- Shawarmaati Mediterranean (Tempe Union)
- Roman (Hayden Ferry)

Events

- The Fantasy of Lights Street Parade on November 29 drew more than 24,000 attendees.
- On December 13, over 22,000 people attended the Fantasy of Lights Boat Parade at Tempe Beach Park, with an estimated 35,000 people around the lake at 7 p.m.
- The Fall Tempe Festival of the Arts attracted 102,000 attendees.
- Tempe Blooms will take place January 24–25, from 10 a.m. to 5 p.m., featuring 21 floral displays, 10 live mural installations, more than 60 vendors at the Flowerful Market, a Build-Your-Own-Bouquet Bar, and floral seminars and classes.
- 2nd Sundays on Mill returns February 8 with the theme 'Love on Mill Avenue.'
- The Spring Tempe Festival of the Arts will run March 13–15.

Agenda Item 9 – Public Works/Transportation Updates – Tara Ford / Eric Iwersen

Mill Avenue Update

Work on the Mill Avenue Refresh project is nearing completion as crews continue to wrap up construction and begin demobilizing. Remaining punch-list items and warranty work are currently underway. Construction crews will return during the summer to complete the paving phase. This portion of the project is expected to take a couple of months and will involve full reconstruction of the intersections, removal of the existing brick surfaces, and paving of the roadway.

Streetcar Extension

The proposed streetcar extension, in partnership with Valley Metro and the City of Mesa, is progressing toward the design phase. The extension would run from Rio Salado Parkway to Dobson Road. A 15-million-dollar federal grant is supporting continued design work; however, funding for operations and full capital construction has not yet been secured. Discussions are ongoing to identify options for both operational funding and construction resources. Current estimates project potential completion in 2030, with the possibility of extending to 2034 depending on funding availability.

Upstream Pedestrian Bridge

The upstream pedestrian bridge project—located along the Dorsey Road and Indian Bend Wash alignment between McClintock and Rural—is moving forward with approximately 25 million dollars in federal funding secured. Staff are actively working to identify the required local match. Conversations surrounding match funding are ongoing, and the project continues to progress. Estimated completion is targeted for 2029, with a possible extension into 2030.

Agenda Item 10 – Public and Private Develop. Update – Jeff Tamulevich, Ryan Levesque, and John Earhart

250 Rio Project

The 250 Rio development is scheduled for its second hearing at the upcoming Council meeting. The project is requesting a PAD amendment that would allow the site to transition to residential condominiums, proposing a 16-story building with 110 units. Approval of this PAD would establish the height and density standards for the property. The site is located on Rio Salado Parkway at the curve leading into Ash Avenue, previously occupied by the Penny Saver building. Review of the final entitlements is expected to be completed at this Council meeting.

Downtown Construction Activity

There are currently four active cranes operating within the downtown development area. The newest crane, installed this week at 7th Street and College Avenue, is associated with a project named "Samuel." This development will consist of a 14-story high-rise with an estimated 24-month construction timeline. The largest project along 7th Street, the House of Tricks redevelopment, continues to move ahead of schedule. The project is progressing through footing installation, foundation work, and casing line construction.

Sky Tempe

The Sky Tempe project is expected to be submitted for approval later this week. This development proposes a 27-story tower with 307 units located near University Drive and Mill Avenue.

Announcements

Next meeting is the 4th quarter meeting and the annual meeting on April 21, 2026.

Meeting adjourned at 9:43 am

Prepared by Sarah Adame and Ryan Lang
Reviewed by: Ryan Lang and Jacob Payne

Jeff Tamulevich
Community Development Director
Secretary of the Commission



You and a guest are invited to attend the
2026 City of Tempe
Boards and Commissions Appreciation Event

Your voice makes Tempe a better place. Thank you for serving!

Friday, May 1, 2026 **5 - 7 p.m.**

Tempe Center for the Arts • 700 W. Rio Salado Parkway

You and a guest are invited to join members of the Tempe City Council, city staff and all the volunteers who serve as Board or Commission members for special recognition and music at Tempe Center for the Arts.

Appetizers will be served.

Please wear your Boards and Commissions name badge.

Click here to RSVP by April 17

Questions?

Email: Melissa_Westbrook@tempe.gov or call: 480-350-8635

**Rio Salado Community Facilities District (CFD)
FY 2026/27 Operations and Maintenance Budget
Summary**

Operating Budget		<u>2026/27</u>	<u>2025/26</u>	<u>Change</u>
Administration/Project Management		\$605,520	\$550,500	9.1%
Lake Operations	✓	\$555,000	\$360,000	35.1%
Water Quality Management		\$285,750	\$285,000	0.3%
Security	✓	\$927,500	\$905,400	2.4%
Lake Surface, Shoreline Cleanup, and Landscaping	✓	\$734,000	\$668,500	8.9%
Electricity		\$160,000	\$175,000	-9.4%
Replacement Water	✓	\$282,800	\$254,400	10.0%
Audit		\$690	\$630	8.7%
Liability Insurance Premium		\$92,870	\$82,800	10.8%
Total Operating Budget		<u>\$3,644,130</u>	<u>\$3,282,230</u>	9.9%
Other Assessable Costs				
		<u>2026/27</u>		
Capital Replacement		\$913,400	\$850,000	6.9%
Equipment		\$88,370	\$88,370	0.0%
Combined Capital Replacement		<u>\$1,001,770</u>	\$938,370	
		<u>2026/27</u>		
Operations and Maintenance Budget		<u>\$4,645,900</u>	\$4,220,600	9.2%
Less CFD Fund Balance adjustment		\$300,000	\$300,000	0.0%
Less Projected Revenues (permits, use fees)		\$130,500	\$130,600	-0.1%
Total Operations and Maintenance Budget		<u>\$4,215,400</u>	<u>\$3,790,000</u>	10.1%

**Rio Salado Community Facilities District
 FY 2026/27 Operations and Maintenance Budget
 Detailed Costs by Service Category**

Service Provided to the Rio Salado Community Facilities District:
 Lake Operations

Description of Service:
 Tempe's Public Works Department will perform and administer Tempe Town Lake operations. Primary functions include:
 > 24-hour remote monitoring and control of all of the lake systems via telemetry installed by the contractor.
 > Operations and Maintenance (O&M) of the water delivery systems which are used to fill and maintain lake water levels and to pass storm flows.
 > O&M of the downstream hydrolic dam to maintain lake water levels and to pass storm flows.
 > O&M of the seepage recovery wells on the east end of the project to maintain water levels in the lake.
 > Installing and monitoring telemetry systems in the Indian Bend Wash for the purpose of advance warning of flooding from this stormwater channel.
 > Providing water balance reports to the City that account for all the water resources used in filling and maintaining the lake.
 A contract with Tetra Tech for the creation of an annual report to the Arizona Department of Water Resources (ADWR), Dam Safety is also included.

FY 2026/27 Service Cost:
 2026/27

<u>Description</u>	<u>Account</u>	<u>Budget</u>	Contracted Services	5011 - 6672	\$555,000
Total Lake Operations		\$555,000			
		<u> </u>			
		<u> </u>			

Cost Assumptions
 The budget is based on the Municipal Utilities Department's estimate for lake operations. This year's budget reflects annual operating and maintenance expenses, an estimate for time and material (T&M) charges, and an estimate for a dam report to the Arizona Department of Water Resources.

FY 2023-24 to FY 2026-27 CIP Operating Budget Impacts

3007 + 50% of 3051

Project:
Reviewed by PW-Facilities Maint/Custodial Svcs?
Reviewed by Information Technology (ITD)?

Summary of Operating Budget Impacts and Net Fiscal Effect

	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>
Personal Services	\$199,797	\$363,664	\$376,189	\$387,475
Supplies and Services	103,345	136,621	145,918	150,052
Capital Outlay	10,027	5,999	0	0
Internal Services	14,281	15,855	16,331	16,821
Total Cost	\$327,449	\$522,139	\$538,438	\$554,348
	Rounding			\$652
	Budget	FY25 Actual	\$503,422	\$555,000

Position(s) requested (use HR titles):	Range	FT	PT (FTE)	Hourly Rate
Plant Operations Manager	83,792-113,119			
Plant Supervisor	60,783-82,049			

Personal Services (Salaries, Wages and Benefits)

C	<u>Account Name</u>	<u>Account</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>
	Salaries	6010	145,291	266,430	274,422	282,655
	Wages	6011				
	Overtime	6012				
	FICA (7.65%)	6120	10,360	19,344	20,993	21,623
	State Retirement	6121	17,735	32,535	34,056	35,077
	Fire Retirement	6124				
	Police Retirement	6125				
	Health/Dental/Etc	6123	23,042	41,225	42,462	43,736
	Mediflex	6127	913	1,494	1,539	1,585
	Defined Cont - Retirement	6138	2,456	2,638	2,717	2,798
			\$199,797	\$363,664	\$376,189	\$387,475

Supplies, Services and Travel (Accounts 6201-7405)

C	<u>Account Name</u>	<u>Account</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>
C	General Office Supplies	6201	0	76	78	80
	Uniform Allowance	6305	490	346	356	367
	Landscaping Supplies	6315	0	0	5,000	5,000
	Minor Equipment	6351	2,162	0	0	0
	Electrical Supplies	6406	3,963	108	111	115
	Operations & Maintenance Supplies	6420	51,104	22,561	23,237	23,935
	ADWR Municipality Fees	6613	0	2,200	3,000	3,000
	SRP Water	6615	1,568	1,642	1,691	1,742
	Contracted Services	6672	38,341	109,072	112,345	115,715
	Software Purchases	6675	0	102		
	Duplicating	6755	3	6	100	100
	Equip. + Machine Rental	6906	5,715	0		
	Training + Seminars	7401	0	420		
	Local Meetings	7404	0	89		
			\$103,345	\$136,621	\$145,918	\$150,052

Capital Outlay (Accounts 7501-7524)

C	<u>Account Name</u>	<u>Account</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>
	Computer Equipment	7518	2,257	0	0	0
	Office Furniture	7527	7,770	5,999		
	Technology Costs	8301	11,489	14,733	15,175	15,630
	Vehicle Maintenance Cost	8303	2,316	1,122	1,156	1,190
	Telephone Costs	8307	476	0	0	0
			\$24,308	\$21,854	\$16,331	\$16,821

Total Operating Budget Impacts	\$327,449	\$522,139	\$538,438	\$554,348
---------------------------------------	------------------	------------------	------------------	------------------