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CALL TO ORDER

[Time: 00:00:02]

Mayor Lane: It's nice to have you here. It's approximately 5:00, a little after 5:00 for our work study session. And so we are ready to have a call to order on that. It is 5 p.m. as I had already mentioned. So we will start with a roll call, please.

ROLL CALL:

[Time: 00:00:17]

City Clerk Carolyn Jagger: Mayor Jim Lane.

Mayor Lane: Present.

City Clerk Carolyn Jagger: Vice Mayor Linda Milhaven.

Vice Mayor Milhaven: Here.

City Clerk Carolyn Jagger: Councilmembers Suzanne Klapp.

Councilwoman Klapp: Here.

City Clerk Carolyn Jagger: Virginia Korte.

Councilmember Korte: Here.

City Clerk Carolyn Jagger: Kathy Littlefield.

Councilwoman Littlefield: Here.

City Clerk Carolyn Jagger: Guy Phillips.

Councilman Phillips: Here.

City Clerk Carolyn Jagger: David Smith.

Councilman Smith: Here.

City Clerk Carolyn Jagger: City Manager Fritz Behring.

City Manager Fritz Behring: Here.

City Clerk Carolyn Jagger: City Attorney Bruce Washburn.

City Attorney Bruce Washburn: Here.

City Clerk Carolyn Jagger: City Treasurer Jeff Nichols.

City Treasurer Jeff Nichols: Here.

City Clerk Carolyn Jagger: City Auditor Sharron Walker.

City Auditor Sharron Walker: Here.

City Clerk Carolyn Jagger: And the Clerk is present.

MAYOR'S REPORT

[Time: 00:00:44]

Mayor Lane: Thank you. I have one item to report. I wanted to let the public know for those who may be watching or in the audience. We have the grand opening of the Kovach Family Trail and that will be Saturday the 28th. Certainly it would be great to see you out at the Lost Dog Trailhead this Saturday at 9 a.m. for the grand opening of that family nature trail, the Kovach Family Nature Trail. This new interpretive trail is the latest edition to the McDowell Sonoran Preserve and was made possible by the generous donation from the Kovach Family.

Immediately following the ribbon cutting the celebration will continue with guided hikes, scavenger hunts, wildlife demonstrations and much more. I encourage you to come out and experience all that the Sonoran landscape has to offer. Those wildlife demonstrations that are really, you've got to see those. They can be dangerous, but,

This afternoon, we have police officer Jason Glenn and detective George King who are here to assist. They are over here to my left. They are here for your assistance if you have that need.

We have some time - this is a work study session and I would like to advise everyone that there's no decision being made. There is nothing being forwarded here, other than guidance to staff. It's meant to be a candid and open discussion with the staff as to the Desert Discovery Center as you probably all do know, and there's going to be a presentation, discussion, and well, it says possible direction, but nevertheless, there will be some direction as to which way this Council sees staff going forward with this item on the basis of this conversation.

So we do allow for some comments to be made from the public, some testimony, both written and spoken and we do have those here for us today. We do also have a number of cards of written comments and what I'm going to do today, just to make sure everyone knows, of course, we cannot respond to these kinds of comments but nevertheless, it is a point in time. It's limited to three minutes. We do have an opportunity for five individuals to speak and that's what we have in hand at the present time. And we will likely start with the public comment items, only because the nature of a work study is, as I indicated a conversation. Rather than go through a presentation, I would like to make sure that the Council has a full opportunity to engage with that presentation from staff without interruption. So we'll go ahead and start with a request to speak ahead of time.

Of course the one and only item that we do have on this work study is the Desert Discovery Center and it's presentation, discussion, and possible direction to staff regarding any future actions related to the Desert Discovery Center concept. The presenters are sitting right straight in front of me, Kroy Ekblaw, who is the strategic projects and preserve director. So we have him with us for that, and Kroy, as I just indicated, I hope that's all right with you, I'm going to go ahead and ask for the public testimony to be given first and before your presentation. And I will start with John McEnroe.

PUBLIC COMMENT

[Time: 00:04:19]

John McEnroe: Good evening, Mayor Lane, members of the Scottsdale City Council. My name is John McEnroe. I'm a master steward and chairman of the board with the McDowell Sonoran Conservancy. The MSC board of directors passed a resolution on the Desert Discovery Center. The resolution sets for the MSC's position with regard to a Desert Discovery Center. Attachment three of tonight's work study materials contains a copy of that resolution. The MSC board asked me to appear before you this evening to emphasize certain points contained within the resolution. The McDowell Sonoran Conservancy is believes that the city of Scottsdale, its businesses and its residents and its visitors, could benefit from a Desert Discovery Center located in or near the McDowell Sonoran

Preserve. MSC recognizes that a center consistent with the purpose of the Preserve may be in line with the mission of MSC. MSC believes that a Desert Discovery Center should respect the integrity of the Preserve. It should have a limited environmental impact. It should provide an important amenity for the hospitality and the tourism industry. It should reflect the community's financial resources to not only fund the construction of such a center, but to finance the ongoing operational costs of such a center as well.

MSC looks forward to engaging with all interested parties, particularly the city of Scottsdale to consider a center that encourages lifelong learning and an appreciation for the Preserve's value for this and future generations. Most importantly, MSC remains fully committed to its core mission to fulfilling its responsibilities under its agreement with the city of Scottsdale, and to its education and research activities within the Preserve. Any prior positions or proposed resolutions that may have been taken or have opted by the board of the McDowell Sonoran Conservancy with regard to a Desert Discovery Center are superseded in their entirety by this position and are of no force or fact. Thank you for your time.

[Time: 00:07:12]

Mayor Lane: Thank you, Mr. McEnroe. Next would be Melinda Gulick.

Melinda Gulick: Good evening, honorable Mayor and members of Scottsdale City Council. My name is Melinda Gulick and I'm the volunteer chair of the Desert Discovery Center Advocates. I live on North 77th Place in Scottsdale. I'm also a past member of the McDowell Sonoran Preserve Commission and a past chair of the McDowell Sonoran Conservancy. As many of you know, I have served on every DDC committee, both public and private for the last ten years. Two years ago, our group came together to pick up where the city left off, to assess the community support for the Desert Discovery Center, to begin assessing the private fund-raising capacity for the Desert Discovery Center and really to bring the Desert Discovery Center to life. I'm proud to say that we are 100% privately funded and we have more than 250 advocates in support of the project. We have also assembled a wonderful group, an incredible group of volunteers that includes Christine Kovach, Dick Bowers, Joan Fudala, Bill Pfeiffer, Dinette Person and Rachel Sacco to provide support and leadership for the project and we have engaged the services of former mayor, Sam Campana and Randy Shilling to bring the project along.

The citizens of Scottsdale have invested nearly \$1 billion in the acquisition of the McDowell Sonoran Preserve. It was an impossible dream, and today it is a spectacular reality. It is our greatest treasure and it is our international brand. Now it is time for us to bring that brand to life, to make it accessible for all of our residents and visitors. To match the impressive accomplishment of the Preserve with an amenity to teach our residents and visitors about the unique and fragile Sonoran Desert, how to live in it, to respect it, and learn from it, and love it, in a fun and engaging way.

The Desert Discovery Center is a once in a destination opportunity. It is time to be bold and proceed with the vision to create a world-class interpretive center at the front door to the Preserve. The Gateway, where the center should be, has been envisioned since 1997. Before we had a Preserve,

before we owned the Gateway. The Indian Bend Wash, WestWorld, T.P.C., the Preserve, and public art are all big ideas and have made history in and for Scottsdale. The Arabian horse show, spring training, Barrett Jackson, the Waste Management Open are all drivers for tourism in our high season. They are what currently make Scottsdale internationally known. The DDC will take Scottsdale to an even higher plain as an international destination committed to innovation, unmatched visitor experience, and our environment. We are asking you tonight to reissue the RFQ for the DDC and affirm the location of the Gateway. We are asking you tonight to follow the long Scottsdale tradition of making challenging but spectacular things happen in our community. Thank you.

[Time: 00:11:14]

Mayor Lane: Thank you, Ms. Gulick. Next will be Mike Surguine.

Mike Surguine: Mayor Lane, members of the Council, thank you for the opportunity to speak on behalf of the DDC. I'm a DDC advocate. I'm also the chairman of the Scottsdale Convention and Visitors Bureau. I live at 12590 North 74th Place. First of all, I would like to thank you for the support of the tourism. I think it's probably not a surprise that we have a pretty good first quarter. You guys stepped up and supported the Super Bowl and the Pro Bowl and the Waste Management and all of these things. So we have had a record breaking first quarter. Thank you.

Having said that, we are not where we need to be. If you look at the tourism industry in Scottsdale, and this is per Smith Travel Research, which does all the research and the competing destinations, we are one of the slower destinations to recover from the economic recession. If you look at 2007, from the high watermark in terms of occupancy and rate, many of our competing destinations have met or exceeded that. In 2014 Scottsdale failed to do that. If you look at it from a bed tax standpoint, while the bed tax in 2014, exceeded 2011, that was really only because of Proposition 200 which raised the bed tax from 3% to 5%. So if the bed tax were still at 3%, our bed tax collections would also be lagging 2007. So maybe that suggests that great resorts and great golf and great spas and weather by themselves are not enough. Other destinations have made them more competitive.

Those of us in the tourism industry feel like we are behind where we were in 2007. The tourism industry has been a big supporter the Preserve since day one with the understanding that the Desert Discovery Center would be at the Gateway. You know, now is the time to really be bold and do something. Melinda mentioned it a little bit and I think where would we be as a destination if we didn't have the TPC. Where would we be if we didn't have WestWorld, the Museum of the West, the Preserve? These were all bold actions taken over the last 20 or 30 years and we firmly believe that the Desert Discovery Center is that next bold thing, the next big thing.

The number one priority in the tourism industry is something new, and something that can drive tourism. It can be a destination driver. And we believe the Desert Discovery can do that, but it can also be a wonderful research and educational facility, world-class in addition to being a tourism driver. Tourism support for the Desert Discovery Center has come from the Tourism Development Commission. It's come from the Scottsdale Convention and Visitors Bureau. It has come from the Scottsdale Chamber of Commerce. It's come from the Tourism Advisory Task Force. Many of the

hotel G.M.s and owners and others in the hospitality industry are Desert Discovery Center advocates and many of them have contributed in in kind to the Desert Discovery Center. We believe it can contribute to eco-tourism and we believe it can contribute to educational tour. And I think if done correctly which I believe it will be, it can greatly increase international tourism into Scottsdale. We have always lagged. Scottsdale has never gotten the recognition internationally that we deserve.

Mayor Lane: If you could wrap it up, please.

Mike Surguine: I'm done. Thank you.

[Time: 00:15:13]

Mayor Lane: Thank you, Mr. Surguine. Next will be Christine Kovach.

Christine Kovach: Mayor Lane, City Councilmembers, my name is Christine Kovach, I reside at 9525 North 131st Street in Scottsdale. So obviously I'm standing here in favor of the DDC, no surprise there. You are going to get a presentation this evening, a little bit about the history from Kroy. Two things I want to highlight in that history just to make sure that you are aware of them and bring them to the forefront. This concept has been around since the '80s. Since the '90s, it's been sort of designed in the mid-90s to be at the Gateway and through multiple councils and multiple committees, I think I lost track trying to figure out how many we actually had.

One of the things that really is probably for me the most important was that in 2007, we approved a municipal use master site plan that talked about the uses of the Desert Discovery Center at the Gateway and that was approved by Council. So all the concerns over whether or not it has been approved, has it not been approved, there was already a nod that sort of said, yes, we understand it. This is where we want it and these are the kind of things that could happen there. Six years later, after that was when the Preserve ordinance was passed. So it was already in the planning stages and already thought through as we were passing that Preserve ordinance which at the time, by the way, I was on the commission when we were doing all of that.

A couple of quick things, one of the things that the McDowell Sonoran Preserve Commission stated was a very nice summary in some of their minutes. It says from the inception of the preservation program in Scottsdale there's a close partnership between the community's tourism and preservation interests. One of the management objectives of the Preserve is to enhance tourism. This is an amenity that's mutually beneficial to the McDowell Sonoran Preserve and the Tourism Development Commission. There is consensus that the concept of the Desert Discovery Center is good and its location and the operation proposed are appropriate for the Preserve. The subcommittees of that Commission went on to state that the mission statements for the Desert Discovery Center and the vision for the Preserve are consistent and compatible with each other.

So I have been involved with this for almost 21 years. Someone asked me how old my oldest son was. I have to think about that because he was 6 months hold, when the first vote passed. I had already been involved for over a year before that. There's no one is more in love with this Preserve.

I would never ask you to do anything that I would think would harm it. I have never felt that the Desert Discovery Center would ever, ever, harm the Preserve. This is an exciting opportunity for Scottsdale to actually do something that's different, share in the uniqueness of the Sonoran Desert, being able to have people understand how unique and different it is. And I urge you tonight to go ahead and make some steps to go ahead and to move this project forward. Thank you.

[Time: 00:18:27]

Mayor Lane: Thank you, Ms. Kovach. Last card to speak is Joan Fudala.

Joan Fudala: Honorable Mayor Lane, members of the City Council and all residents of Scottsdale, thank you for creating the Preserve and expanding it. You know, obviously because I look at all of Scottsdale history and I'm so honored to do so, I can't help but think that 20 years ago, right now, when we were in the midst of a really kind of scary campaign to wonder if we could get consensus among citizens to create the Preserve by funding a sales tax to buy the land, who would have thought that 20 years later, we were at this point celebrating a 30,000-acre Preserve and talking about something as exciting as the Desert Discovery Center.

And actually, I have to say, and I'm Joan Fudala and I live on Mohawk Lane in Scottsdale. I too, as some of my fellow speakers have said, have been involved for a long time. Not only on the Preserve Commission and on the land trust board, but also just as an excited resident. To see something like this happen, it really speaks to why I and so many others love living in Scottsdale and that's because we have always been historically the epicenter of big hairy ideas. As Melinda mentioned and others have too, the big hairy ideas like the Indian Bend Wash green belt project and the Preserve itself, the Scottsdale Museum of the West and now the Desert Discovery Center, to be our next big hairy idea.

Each of these historic projects have had several things in common, that I really am so pleased to see that the Desert Discovery would have in common as well. First and foremost, they were brought to us by concerned citizens and community groups and together with the city and with city staff, we work to make these happen. They were also the most appropriate things for Scottsdale and time has shown that these projects that I have mentioned, and so many others, have been the best thing for Scottsdale. And also as time has shown with the Indian Bend Wash, with the Preserve, and now just in its first couple of months with the Museum of the West, they have become our pride, our passion, and most importantly, a source of wonderful partnerships that we in Scottsdale enjoy.

So now we have the opportunity to do this next big hairy idea and create a Desert Discovery Center at the Gateway to the Preserve that will not only be an investment in our future but the future of the planet. From a very modest physical footprint, we can learn, teach, share, and ponder of the lessons of Scottsdale's natural environment and share these on a global and important impact. The synergies of having a Desert Discovery Center as the front door or the portal to the preserve will give so many diverse audiences a chance to work together from scientists to school kids and from volunteers to visitors. So as has been said, let's be bold. Let's put this big hairy idea into action, and let's save a date for some time in the very near future to meet again at the Desert Discovery Center and celebrate this wonderful big hairy idea. Thank you.

Mayor Lane: Thank you, Ms. Fudella. That completes the public testimony on the subjects and I wanted to thank everyone who did submit and speak towards the subject and also those who would have submitted written comments and acknowledge those who sent in emails on both sides of the issue, as far as the Desert Discovery Center and all of the factors that lend itself to the decision to be made. I will have to reiterate right after I say that, the decision to be made, there is not a decision to be made here and frankly, a consensus of thought of how we move forward is something that we will derive from the full body. We hope that stuff on all level gets that message as we move forward. I suppose the only decision would be to move forward or not. But I'm sure we're on one road, but we'll see.

DESERT DISCOVERY CENTER

[Time: 00:23:24]

Mayor Lane: But with all of that being said, we do have Kroy Ekblaw in front of us. I think we introduced him as the strategic projects and preserve director. Kroy, the floor is yours.

Strategic Projects/Preserve Director Kroy Ekblaw: Thank you, Mayor and members of the Council. We will do a work study session here and walk through a quick overview of the presentation. I'll do my best to be very brief about the history that goes back over 30 years on this and within that, just a little bit of discussion about some of the ideas and range of considerations and then really the goal is to receive direction from the Council. The primary one is to proceed with the DDC and there are some various questions and the end result being the idea of a new request for qualifications being issued. So we will get to those in detail the last seven or eight slides, try to outline at least a range of opportunities for your discussion at that point.

This first slide really speaks to the timeline. As noted, this goes back into the 1985 time frame, and in those 1985 into the 2000s, there were both private and city of Scottsdale studies that looked at this idea. The other thing that was developing in the early '90s, of course, and has already been noted by many of the speakers is the idea of the Preserve. From not existing at all, to going through public votes and establishing the first lands within the Preserve all happened in the '90s. And also as was noted before, by '97, the concept of the Gateway site and the DDC were coming together.

And the early to mid-2000s, there was kind of renewed interest or focus, both a private citizen's committee and studies commissioned by the city identified both a business plan and financial opportunities and they did a very good job of highlighting the points for me. In 2007, the City Council approved a municipal use permit for the Gateway Trailhead. That, of course, has been built as phase one but included as a phase two was a concept for the Desert Discovery Center. And I will have a little more detail on that in some of the upcoming slides.

[Time: 00:26:07]

And then really in the later 2000s, and up to more recent times a little more detailed analysis. We

get a little confusing with phasing because there was a phase one study and then a phase two study. And that's the one that we, the phase two study went to Council in 2010. It really is a baseline for an awful lot than what has come forward since then. We had a direction from the Council at that time to go forward with the phase three feasibility to really take a little closer look at phase two, some of the economic assumptions, and to come back with recommendations, which they did in 2012. And that led to acceptance of their report by the Council at that time, and that really resulted then in going forward with a request for qualifications in September of 2012, deadline was late November, and no responses were submitted for that. So that's the timeline.

I'm going to now walk through just a few slides and I said I will try to be fairly quick in going through these, to talk a little bit about the range and certainly the concept of what the Desert Discovery Center is has varied from the initial concepts for probably more of a simple visitors center, almost Sonoran Desert garden, that may not have been as strongly oriented to tourism as some of the later concepts that started coming out in the -- I will say more of the early 2000s and into the late 2000s that this could be something with a stronger regional or national appeal. And more recently, I know discussion has focused on, can there be an enhanced focus on the research and the education that would appeal to both the financial potential for financial donors, but also to that whole education goal that's both in the Preserve as well as the DDC goals. This has been identified as to what the purpose of the DDC is, is a key aspect for an operator, and that was something that was built into the R.F.Q. originally and would be something giving direction to proceed would be something that we would expect to be included in that.

[Time: 00:28:22]

This is the plan that was approved in 2007. And just to highlight the area that shows up in that light yellow color is really the phase two area, the area outside of that. Over here this is essentially the existing gateway restrooms and entry pavilion and then the bridge to the trails. And then this represented the phase two of that approval, about a 20,000 square foot probably more of a visitor center concept Desert Discovery Center that was addressed at that time. In 2010, the evolution of the plan identified and, again, out to the extreme side is the -- this area over here is the existing gateway facility, entry pavilion and then the bridge to the trails. And this area in the light green identifies the pavilion concept plan that came forward that is intended to integrate both interior, exterior, the Sonoran Desert with the experience of going through the Desert Discovery Center. The concept of this was roughly 70,000 square feet, a variety of buildings, again, all oriented towards that Desert Discovery Center concept.

From the standpoint of location, the 1985 concepts and through the early '90s had identified Pinnacle Peak, near the existing Pinnacle Peak trailhead as that location. And then as has been mentioned in the late 1990s, the focus evolved into the Gateway Trailhead location. There's some discussion of whether, there's been discussion over the years as to whether it would remain in the Preserve or out of the Preserve. And the concern is depending upon what the Desert Discovery Center is, certain uses, some are concerned with the intensity of uses and whether there could be a conflict with the Preserve ordinance. So that's been part of previous discussions. There's been some discussion, although no other areas have been as focused as the Gateway Trailhead, as far as potential locations,

and, again, the issue of location, combined with what exactly should the Desert Discovery Center be have been identified as really key elements that an operator, a proposed operator would really very much need to be focused on in proposing the details of. This just identifies the location of the Gateway. We have Bell Road, we have Thompson Peak Parkway and this light brown bubble is the location of the Gateway Trailhead with access to the trails that goes into the Preserve.

[Time: 00:31:28]

From the standpoint of costs, there's been quite a range to this. The early estimates would have put it in the \$3 million to \$5 million range. By the 1990s and into the early 2000s, concepts were looking at \$15 to \$30 million. And the estimate from 2010, based on the phase two report identified up to \$74 million. This one clarification to this point is -- and this is all broken out in that report, is that about 62 million of that 74 was specific to buildings to the exhibitory, to project management permits and contingency. There's about \$12 million that was identified for the start-up budget for the first year prior to opening and then having operating reserves and endowment again, roughly 12 million that were identified in the phase two report. None of these really identified land costs and most cases the assumption was that the land was, if not in the Preserve, coming from the city of Scottsdale. So all of those ranges of costs typically did not include land.

From the discussion then of funding and public funding, the phase three committee that took a closer look at the phase two report identified or suggested, and this was then included in the RFQ in 2012, that two-thirds of the capital funds would be public and one-third would be private. The funding options that have been discussed by the different committees and have included excise tax, sales tax, bond funding was specifically mentioned within the RFQ of 2012. The existing bed tax, there's previously been support from the Tourism Development Commission for this, but it's never been formalized in the sense of actually approval by the Council because there's never been a final formal project to present that to. The Preserve tax has been talked about, and actually it was utilized for the phase two study but both the Preserve Commission and the Tourism Development Commission at that time recommended no further use of the Preserve tax. And the discussions of the Council in 2010 suggested that the Preserve tax would not be the location for funding future aspects of that. That's not binding. It's just part of that history and that record. Certainly there's options of private donors, or private funding and donors and that was also identified in the RFQ as well as noted previously a combination of the bonding and the bed tax and the donors.

[Time: 00:34:30]

From the standpoint of operations maintenance, again, going back to the phase two report, identified that every year there would be \$1 to \$3 million that would need to be achieved through other revenue sources other than just receipts for those attending the facility or for memberships. In essence, typically fund-raising and this is very typical of a museum, a garden-type facility, that they do not cover their yearly operating costs based on the receipts of attendees and even if they have such things as food or merchandise sales, typically there is some level of fund-raising that is included in that and that, indeed was identified by the phase two study. The phase three committee recommended and this, again, was included in the RFQ, that all daily operations would be the requirement of the private

nonprofit. They did recommend a nonprofit operator. They did suggest that major maintenance, replacement of such things as roofing or air conditioning or parking lots would be a city responsibility and there are some models for this with some of our other facilities and agreements. But that the private funds for all daily operations, staffing and maintenance and that is, again, what went out in the RFQ of 2012.

From a zoning and land use, and again, this becomes very much dependent upon the exact location and what the uses in a final proposal will be. We have already noted the approval in 2007, phase one was the trailhead which has been built. Phase two was the Desert Discovery Center concept and obviously that has not been built. And the stipulations of that approval do identify that there's conformance to that site plan required. Any significant change would require going through the typical public hearing process or Planning Commission or coming to the Council for final approval. So anything beyond that roughly 20,000 square foot building could be considered a change. If there were other locations that would be considered, it would depend upon, again the location and what that is. Most likely this type of facility would need a municipal use master site plan approval.

And, again, this is the overall site plan that was approved in 2007. So it is previously showing existing trailhead facility here, to the north is the DDC site, and then the parking area that was identified out to the west, all of this in gray has been built and this is part of future considerations to the west of the existing parking lot. The 2010 plan -- and this is oriented by 90 degrees differently. So we have the existing facility right here. The new DDC proposal out here, the areas of I will say gold and blue are really the existing parking lot and then there was proposed additional parking required based upon the phase two or the 2010 concept.

[Time: 00:38:06]

And then the question of the Preserve ordinance, could there be conflict with the ordinance and, again, this is dependent upon details. What level of activity? Are there lease issues or commitment of land? Discussions that came through, started in phase two committee and were more detailed in the phase three committee, identified options of one that you could amend the Preserve ordinance by creating some type of exception or bubble within the ordinance that would address some of the areas of potential conflict, and that's alcohol, food and merchandise, the ordinance prevents the sale of food, beverage or merchandise. Hours of operation. The Preserve is open from sunrise to sunset so evening or very early operations could be in conflict. And then special events, permits are typically required for special events which tend to be a one off type activity if something were happening on a daily or regular basis that typically wouldn't be covered by a special event. And the other alternative that has been discussed by the previous committees included the option to remove the Desert Discovery Center site from the Preserve, and thus the Preserve ordinance and that would require for anything greater than six one-acre parcels in a given year a public vote. So those were considerations that were reviewed and never finalized in the sense we had never had a proposal and a final method of going forward or a final proposal of what it would be. So that was never fully resolved.

Other things that were identified within the RFQ, identified that with the design construction, the project using tax dollars on city land would require the public procurement process to be some level

with an operator of contracting for the management functions. And, again, we had identified through that proposal that it be a nonprofit organization based on the fund raising needs. Those were considerations that were previously reviewed and included in that RFQ in 2012. That's the history and with that we would move into the section for Council direction and overview.

As noted, the first slide will be the yes or no to proceed, and with a yes, there would be several additional questions that speak to the location and the public funding. And, Brian, if you can back me up one, I jumped too fast there. Thank you. And again, kind of the key point in moving forward would be this question to issue a new request for qualifications and anything else that might be on the Council's mind. With that, we have the first question from the standpoint city staff looking for the Council's direction on how you would like to proceed.

[Time: 00:41:16]

Mayor Lane: Thank you, Mr. Ekblaw. I think a complete portrayal of the circumstances that we, and I, certainly appreciate the history and the assessment of factual basis. I will ask Council if they would like to start, or I have a comment myself. Do not want to jump ahead of the rest of the Council? Councilwoman.

[Time: 00:41:50]

Vice Mayor Milhaven: Thank you, Mayor. Am I on? I want to start first by thanking all the speakers and everybody on the advocates group. What an exciting day to be here. Joan got here early and we talked. She was here to talk about history but we are also here today to make history. Thank you for all of your hard work to getting us to this day. You know, as we reflect on the questions in this presentation, I am reminded of the process we went through to create the Museum of the West and what an incredible point of pride that's become in such a short period of time. And I can't help but feel reflecting on the process that got us the Museum of the West and comparing the conversation we are having tonight, that tonight we way over complicated the conversation and that we need to follow the model we used to bring the Museum of the West forward.

So in my effort to try to simplify really complicated conversation, DDC yes or no? Absolutely, positively, I think it will just be a wonderful amenity. I can't wait to see it. I heard folks in the tourism community call it a game changer and I think Mr. Sarguine was very articulate. We need to redefine tourism and continue to be relevant to the tourists of the future and I think we need to go forward with the DDC

In terms of location, I heard lots of roadblocks and obstacles but I don't know for me that that matters. I think I heard we can put it where we think it makes the most sense and so for me it makes the most sense at the Gateway. And whatever those obstacles are, we will cross that bridge when we get there, but what I heard is there's lots of ways to make that happen. So I'm certainly supportive of the Gateway moving forward with that.

In terms of funding I think it's too soon in the conversation. The RFQ has to ask for an operator to say

imagine what could be amazing and tell us what the phases of amazing would look like. I'm reluctant to pick a number because we will constrain creativity or they will build something up to that number or down to that number. I would rather have the group come and say, tell us what amazing looks look and what it would cost us.

The same thing in terms of operating expenses, I think it's much too soon. We don't know what it will look like or what it is going to do. And frankly, we did not certain ourselves with operation of the Museum of the West. We did enough due diligence to say we thought that they could sustain themselves but it was not up to us to cover their shortfalls. I think it's what too premature and I don't think it's a conversation that we need to have. How much does it cost to build it, operate it? So I would say, yeah, let's move forward with the RFQ and get a third-party operator and follow the model of the Museum of the West. Thank you.

[Time: 00:44:47]

Mayor Lane: Thank you, Vice Mayor. Councilwoman Korte?

Councilmember Korte: Thank you, Mayor. I'm going to kind of take an historical perspective on this and the DDC is a 30-year-old concept. And while it's not quite as old as our Scottsdale Museum of the West concept which I think is about 55 years old, I will say that it has had ample aging process and shall we say is heartily fermented. Back in 1993, the McDowell Mountain Task Force, for which I chaired that task force back in 1993. I think the color of my hair was different, but it was back in 1993, and that report included uses in the Preserve, such as the DDC, a visitor center, museum, interpretive center. That's all what the DDC is about. And then many of our speakers have mentioned that back in 1997, the study identified the Preserve Gateway side as the location of the DDC as phase two of the Gateway. And then we jumped to 2007, where the municipal use plan was approved by the City Council, and it identified the DDC to be the second phase of the gateway within the Preserve.

I heartily support the DDC at the gateway, and believe that tonight we should, shall we say, give direction to staff stating that the location should be at the Gateway and that we need to reissue the RFQ. I think the other questions that have been put forward to us, I'm in agreement with Councilwoman Milhaven regarding can public funding and some of the maintenance and the operation costs it is just too premature for us to consider tonight. Thank you.

[Time: 00:47:07]

Mayor Lane: Thank you, Councilwoman. I'm sorry. Councilman Smith, did you want to go?

Councilman Smith: I will give you as much time as you need to collect your thoughts.

Mayor Lane: No, no, I'm fine. I have been accused of jumping in too quickly. That's frankly not my role. So please. I only sometimes do it just to get started, but anyway.

Councilman Smith: I think working on the list of questions that you put in front of us, I will join with others up to this point that say, yes, I think it's time to proceed to whatever the next step is. So on that, it's a yes. Let's do proceed.

And the other questions then become a bit thornier. As far as the location, I know that there are some that feel it is an invasion of the Preserve to put this on Preserve land. But I think we are talking about a purely iconic asset here for the city, a unique compliment to the Preserve that we have assembled and some correctly described we spent close to \$1 billion assembling this Preserve.

So often when you try to put together a museum and even the Museum of the West as an example, but when you try to put together any museum, you are doing it almost in isolation. The west that we are trying to interpret and excite people to comprehend is displayed within the four walls of the Museum of the West, but it does not connect to anything, because so many of these features are gone. We have a unique situation here, where we can actually synergize what I will call the museum or the center for study or the center for interpretation. We can synergize that with the asset itself, in a seamless portal as some people have described it. And I think that's -- I think it's extremely valuable. It's valuable to a person to interpret it in a seamless sort of way. And so I know there will be some who are offended by this statement or this selection or whatever, but I think it's important to the definition of the project going forward.

Certainly to anybody would be responding to the RFQ, but to anybody who is trying to support this idea, this big hairy idea, I guess it was described, it's important for them to understand it in context and where are we talking about putting this? To me, it would suffer immeasurably being put in a downtown location, even probably on the 80 acres. I could maybe be persuaded as some people have suggested that it ought to be at the Bell Road corner of the Preserve. But to have the opportunity to move, as I say seamlessly from the interpreter experience to the real life experience of the trails of the Preserve is of immeasurable value. There will be, as the Vice Mayor said, headaches and issues to concern ourselves with in the future and we will have to wrestle through those, but that's certainly my recommendation as far as location.

On the question of funding, I don't think it's too early to talk about the funding. Certainly, the sponsors of this project envision that there will be public support, and we have seen public support occur on a much smaller scale for the Museum of the West. I have no doubt that it can occur on this as well. To what extent, I have no idea. But it should not be, the city should not be shy about stepping up to the responsibility to build the facility, just as we built libraries and other things for the benefit of tourists. I think the sources funding we can certainly say what some of those will be even at this point in time.

I think as Mike Surguine stated there's a tourism component and I would have no compunction asking the tourism development fund and ultimately the Council to approve the expenditures of some bed tax dollars for this project. It is not unreasonable to expect some general fund support for this. We certainly had general fund support for the WestWorld project to a very large extent. And the argument at the time was that it's going to generate benefits for us in terms of recognized receipts, tourism, and all manner of addition to our iconic image and I think this will do the same. On the

other hand, I wouldn't be afraid to go out to the public and ask for some support for whatever monies are ultimately needed for the balance. We've got support from tourism. We have support from the general fund. We have support from the public. And we're asking you for a small amount of support in addition, whether that's general obligation bonds or taxation, I don't know what form it might take.

Same thing for the operational costs. I don't think it's necessary for any city facility to be totally self-sufficient. We didn't even expect this for the Museum of the West. We recognized the difficulty of operations. We put forward a five-year matching program of \$400,000 a year for their operating support. There are ways to devise this and come up with a public and city supported operations. And I think to that point, if I understood you correctly, the RFQ in 2012 required that it be privately supported in operations; is that correct?

Strategic Projects/Preserve Director Kroy Ekblaw: Councilman Smith, I would have no look at the exact -- I think it suggested that this would not be general fund support, that we would be responsible for the major maintenance but that the daily operations of staff and on-site facility maintenance would be the operator's responsibility or at least to assume that.

Councilman Smith: Well, in that regard, while I'm not opening the checkbook here, on the other hand, I don't want to foreclose respondents to the RFQ this time around to telling us what they think is sensible, reasonable, and then we could make a judgment at that point in time, whether it's something we want to do. I think that's the end of my questions, Mr. Mayor.

[Time: 00:54:20]

Mayor Lane: Thank you, Councilwoman Klapp?

Councilwoman Klapp: I think absolutely yes we should proceed and on the question of location, it's been my feeling from the time I have known of the DDC that it should be at the Gateway. For me, it's the responsibility to the public that we make the Preserve as accessible as possible within reason. As you know, I was not in favor of having Jeep tours in the northern part of the city, but I do believe the trailheads are where the Preserve is accessible and the Gateway is a trailhead. And the DDC would be an expansion of that trailhead that would be the perfect place for a DDC unless we had a larger spot a larger trailhead, but I don't believe we do. Because it is the most accessible area for the public to go in and see and visit a center or whatever it would end up being, so I -- I think for accessibility reasons, primarily, the gateway makes all the sense in the world to have it there. There's infrastructure already there. There's parking already there. We are expanding parking, but we would not need to start over again if we went to another location. Seeing this is the best location and that's what the council in 2007 decided as well. I was not on the council in 2007, but I agree with them.

As far as public funding is concerned, we can kick around all the possible ways to fund this we want and there are a variety of ways of doing it. But if we are going to answer all of those questions then why have an RFQ? So my feeling is we reissue the RFQ with the same terms that we had before and

put it out and find out what response we get and as a result of that, there will be questions answered or at least issues raised that we can discuss from the RFQ. So that's what the RFQ is for. We are not going to sit here. We cannot solve all of those problems. In fact, if the Council tries to do that, we will just mess it up. So it's best to have an RFQ.

And then beyond that, I think it really answers all the questions. We have an opportunity right now to look to the future. When the plan was presented to us years ago, and what that can look like at the gateway, I think it was a wonderful vision. I really thought it was a way to, in terms of the other developments in town where you asked developers to provide us a lot of open space, that's exactly what they did. The concept originally when we saw the earlier buildings that were on the drawing, it was all one long building with no open space and now we have pavilions that are surrounded by the desert and so the concept is a great idea. We may not be able to build all of those buildings at once. It may have to be phased but that's okay too.

I think the plan is gateway first. We have that open. Now what we are going to do the DDC, given the responses that we get from the RFQ and the DDC can be something that will be different than anything else that's available in this area. I think it will be a game changer. I do believe that tourists and others will want to come to this because this Sonoran Desert is different than any other desert. We have a great opportunity of educating people and illustrating what life in the desert is about, through the pavilion process. So I think the concept is probably the best idea that was presented to me since I have been sitting here on the Council of a way to bring in tourists that's different and something that nobody else has and that we can point to the future and say that we will have something that will be -- the name iconic is thrown around a lot. I think it is iconic and I think we have the great opportunity right now of sending this forward and trying to get moving on this because as was mentioned, it took forever for the Museum of the West. There were times when we would hear plans and say, gee, why is it so complicated? Why can't we just move ahead and we get roadblocks thrown in our way as to why may or may not get built. It did get built and we are here now with the DDC facing the same situation and we need to find ways to move it forward and make it happen. I'm involved this process and I'm looking forward to the results of the RFQ. Thank you.

[Time: 00:59:20]

Mayor Lane: Thank you, Councilwoman. Certainly for myself, I want to see it go forward. I think the time has come, certainly, and we do have mechanisms and we have avenues available to us now that were not available 20 years ago, as far as financing and the funding of these kinds of things, and, of course, that's about some of the measures this Council has taken, as far as M.P.C. bonding through the bed tax funds for capital improvements, tourism related.

So I'm a positive yes on moving this forward and my only concern ever has been -- and if there's a caveat to it, and that has been something I have said all along is I want to make sure that we go through the process properly. I don't want to side step it. I want to make sure the public knows and we have an absolute obligation with the use of bed tax fund since the general public gave us the authority to use those funds for capital infrastructure for tourism-related projects but it's ours to do.

It's not something that goes to the ballot. It's something that we have to make sure that we are on the right trail and it's a qualified type of project and it frankly meets needs of the citizens. I think in just about every aspect that we have before us, as it's indicated right now does meet that mission. I think it qualifies and that is one source of it.

The other side of it was, is this is something more than the bed tax, which there some discussion on the Council, and that's having the public buy-in on it, and frankly, I think that's equally important. I think the committee or the group that was put together to advocate for this is certainly a very clear indication of that level of the public's concern, as citizens of Scottsdale. Their concern and their dedication to moving this project forward. So that's a big plus. The other one will be, obviously, what kind of participation may be required by the private sector? And then in what form that might take, individuals, the foundation, or other things that have been proposed, notably university systems or otherwise.

I would say that the location and I don't know that this is, and this is not really to take exception with the Vice Mayor. I don't know how complicated we made this with everything else. It always comes down to how it gets funded and the one complicating factor is a major aspect and that's the Preserve. We spent hundreds of millions of dollars on and in the case of this land, this Gateway property, where, I believe, truly, it's always been intended. That's why we fought so hard to make sure that this property was obtained. So it was always intended, but when it comes up to the idea of exactly how does it fit into our Preserve ordinance, and does it meet the exact interpretation of that, or do we have some requirement to go beyond just an assumption on this and make sure we have complete transparency on this, so that the public is aware. That's something I would like the staff continue to look at. That is a little bit legal. It's a little bit political. It's a little bit from the standpoint of just the community taking ownership in this. And in a positive way.

I think the -- so I think the location, even though it's been intended, it's been nodded for this location for the DDC through the years, we have as we have seen on a number of different levels, it's changed in its cost, its mass, its volume of activity, frankly even the kinds of things that might take place on it. I'm always a little concerned because the purists on this are concerned whether we set a precedent with an interpretation, as well as what we may do with an amendment if, in fact, we chose to go that route. That's something we need to look at in a responsible manner to make sure we have our I's dotted and our t's crossed.

Our public funding, I mentioned a while ago, obviously one of the mechanisms we use and we certainly use it in very good standing and I think it's a credit to this Council and to all the participants and that was the Museum of the West. I think that came together after 50 some years but nevertheless, it came together because we had a mechanism in place that we were able to look toward without putting an excess burden on our general public for that and it's tied in and directly related to tourism and it's a qualifying property.

As Councilman Smith also mentioned, one of the absolute requirements and this took a little bit of wrestling through too, and that was the operations of it, and how we would make sure that the public was also certainly secured on the side of the operations. And one of the things we did there was in a

dollar sharing kind of approach, a one for one sharing up to a certain amount. In the funds, the tourism funds once again used to ensure that operation would be able to maintain itself and move forward. They did an excellent job and I think the contract is about as solid as I can imagine it being in the way of operation, but in that case, certainly the city did fund the property, did supply the land for, so it is certainly a city facility. I think it is a great example of a public/private partnership in that regard. I don't know how close we could come to that model here, but it may be something that we would want to at least emulate or move towards that type of model and see if, now again, I sort of, I'm giving you a lot of credit here, Vice Mayor.

But nevertheless, the other item was, you know, to open it up on an RFQ to the imagination. I'm one that doesn't want to necessary stifle the creativity of a private operator or even a private qualified party to work this project. I would not want to stifle their incentive by saying we will take care of it all. You know all we want you is to more or less, be glorified consultants on it. And that's, I think or I hope I have that represented right from what you were saying Vice Mayor and I think that's an important point. So I certainly think that in the crafting of that, we should be careful not to de incentivize, you know, a pure operation and so maybe some innovative approaches to how this can all come together. Notwithstanding what we'll discuss today, but nevertheless, I think that's an important aspect of it.

So the funding certainly could come from a number of different sources and even sources that we have excluded in the past. I think there are some considerations there but I think it's careful that we don't try to establish that too early in the game. Operations, as I mentioned if we could model something after the Museum of the West, I think that would be a great way to go.

So I think it comes down to a couple of simple items, but I'm an affirmative yes in proceeding and moving forward. Here tonight, we will not quantify some of the things that I think some of the parties are looking for to make sure that some things are decided. They were never really intended to be decided here but nevertheless, and I think there is some real consistency and the people that have spoken thus far on this as far as guidance is concerned. And with that, yes, Councilwoman Littlefield?

[Time: 01:07:26]

K. Littlefield: I support the concept of the Desert Discovery Center. I think it holds the possibility of tourist attraction and could add to Scottsdale's cache as the western place to visit in all of the west. I do have some major concerns regarding it.

First, funding as we have all spoken about, that is a big problem. I think the Desert Discovery Center has grown from the initial concept of 3 to 5 million to now 74 million. So I don't really think as far as the funding concerns are that we can use the earliest ideas for what we are now looking at. It's not the same task, if you will. I do believe that the Desert Discovery Center qualifies for tourism dollars and bed tax dollars and if we use two of the remaining three slices for that, that's \$15 million which could be placed at the disposal of building the capital structure of the DDC. Beyond that, I'm not sure where we can go. That may go with the RFQ and it may go with some other things. I don't believe

that we can fund it with general obligation bonds, obviously, without the vote of the people. And I'm very hesitant to add to any other internal general fund bonding.

The second concern I have with the Preserve itself is having something like the Desert Discovery Center within the borders of the Preserve. It does seem to me and I spent a great deal of time on this. I read the ordinances. I have read the whole kit and caboodle that was given to me and it does seem to me like there is an inherent conflict on some of the things that they want to do and that needs to be taken care of. I think that's a problem for me. I don't want to change the ordinances by Council vote because that was presented to the voters when we asked them for the money several times to pay for the land on the preserve and I think it's something that we need to go back to voters and ask whether they agree with the changes before we go forward on that.

I do like very much the ideas of the Desert Discovery Center not being so much a park or a public entertainment venue, but an educational and scientific purpose as listed in the goals by the DDC. I like that very much. I like the idea of becoming a partner with A.S.U. or U of A and studying the land and the life within the Preserve. I think that's both a useful and appropriate use of the DDC. I also like incorporating an idea that they have had about using the history of our neighbors to the east as part of the DDC history and culture. They were here long before us, and are a huge part of the history of the land that we are trying to preserve. All of these things could be done within the DDC and I would heartily support them. I could associate with the commercial uses as I have heard from the others here, and that's the main issue I have from it.

The final concern I have is a little different and it's regarding the future of the Preserve itself if we do this. As we all know, and our hearts of hearts if we are honest with each other and ourselves that rules once broken are much more easily broken a second time or a third time. And if we allow this once to place this in the ordinance, then you can pretty much bet that others will come before us and ask for the same thing, all up and down the border of the Preserve. It's going to get harder and harder to say no and that is a concern I have for the future, not necessarily for the DDC itself, but for the future of our Preserve because I would not want to see that.

As far as having it at the Gateway, the problem I have again is the commercial uses. I would not be averse to looking at other locations, the 80 acres, Thompson Peak, 94th Street, off Bell Road which are close to the Preserve. If we put it on, if we think about doing it on Thompson peak, that's still within the preserve, perhaps a possibility might be to go to the residents, the citizens and say, let us take some of this land out of the preserve, and make it special. Make it separate, and dedicate it to the Desert Discovery Center. It's still very, very close to the gateway and that way it would not be within the Preserve and the conflicts and the problems wouldn't be there. Just a thought. That's where I am right now. Thank you.

[01:12:47]

Mayor Lane: Thank you Councilwoman. Councilman Phillips.

Councilman Phillips: Last but not least. Maybe the least. I don't know. Number one, I wanted

to thank everybody for their dedicated, intelligent and thoughtful work in this DDC, for 34 years, however long you have been doing it. I think that's amazing, that type of dedication because you have really just been pushed against a wall the entire time. I have been some similar situations. I understand how easy it is to say forget it. You didn't say forget it. You are still working on it, and I think some members on the Council. I have to commend you for that.

We are getting closer. I feel like we are getting closer. You already have the consensus to move forward and I agree with that too. And I also agree that 2007, the idea was that it was going to be in a Gateway Trailhead and I would like to argue that point but that's the way it is. I think that's the way it should be. If we don't want it there, then we will have to take that decision away and then look for another place. So I don't see a problem with going forward. I don't see a problem with that. I don't see a problem with the RFQ.

Of course, we have problems with the funding. That's always going to be the biggest problem but I think that's going to be in the future. So we will be careful with that.

The intense use is a problem because of ordinance. So that's going to be another topic of discussion.

A gentleman mentioned there was a strong financial support from the private sector. I haven't seen that. I don't know if that's so. I think that's what we will find out.

Councilwoman Littlefield mentioned A.S.U., and I don't know if that's true or if it's just talk. I have think that's a big part of it, if A.S.U. will be a part of it or have a commitment in it. Another point is the botanical gardens. The lady mentioned the big hairy idea, and I think they look at it as a big hairy tarantula, and I think they are worried this will overshadow them. If there's a way to have a joint effort or a collaboration in the future, it might work out the best for both of us. Let's see.

The gentleman mentioned the DDC will be the destination. I believe the Preserve is the destination. I think that's already there. So I would look at it as more like the Preserve is the cake and the DDC would be the frosting. You won't go for the DDC without the Preserve. So you have to have that.

And then, again, as far as the funding goes two-thirds public, you know, depending on how much it's going to cost, that could just be too much. So we will just have to see what they come up with. 74 million, I think is a killer. \$3 to \$5 million, I don't think anybody would have cared but now it's tough. It will be tough for us.

But, you know, the Museum of the West, I didn't think that was ever going to happen and it did happen. So we're going to move forward and we will see what we will do and we will see the RFQ. The thing about the RFQ last time, they didn't see a commitment from the city. So nobody wanted to waste their time, because doing an RFQ is a big amount of time and effort and money. So I think this time around, we will see, that okay, the city has agreed, and we are committed to it. What are we going to come up with? And that might give you the RFQ you are looking for. So good luck in the future.

[Time: 01:16:36]

Mayor Lane: Thank you, Councilman. I think it was Mike Sarguine that said something about, I don't know if he used this term, but really what we are talking about here and in large part, it's an evolution of not only our tourism but the attractions we have here in Scottsdale. Some people would say it's I don't know the time but it's certainly timely as we do evolve and we do move into other areas of interest to continue to maintain and build upon the Scottsdale experience. So I think, yes, Councilman, one may be dependent upon the other, but there is not any doubt, that a facility on this order, nonetheless on this order can become an attraction which would really introduce and really showcase the Preserve for all of its grandeur and what it provides for us. Those are important points to consider as we move forward.

I would just want to again, thank certainly Kroy, I want to thank you for the presentation as I said before. I think you covered very good points for us, the idea that we are moving forward. I think that on this item, you've got some additional information to consider for sure, in that movement. I don't know that there's anything further from the Council here.

No, I don't think we really need a motion here. No, if we do that -- what we have done in the past. I know we have when there's a specific issue but this is a little bit of a broader point to be made because there are some differences. When I say that, I'm saying as far as what may be included or not included. I think it's important for us to still stay on a broader scope on this. I think pretty much everyone's on that broader scope as to how we move forward.

I don't know, Kroy, I will ask you, how clear do you feel about this? I have gotten caught in that trap once before. So I --

Strategic Projects/Preserve Director Kroy Ekblaw: Well, I will check with my team. Thank you for the compliment, but there's a large team on this. I want to see if there are any other questions. I think we have received good general direction for which we can proceed to re-craft or refine the RFQ from 2012. We identified it would be a phased approach in which there would be opportunity for feedback, for input your opportunity to preview that, or the public, it may be appropriate and for that then to go through a phased process and that's something we are thinking about.

Mayor Lane: Sure.

Strategic Projects/Preserve Director: I'm looking at a number of things that identified the yes, the Gateway location, and there may somebody other ideas identified but that's something that should be part in the proposal and we were never looking for a cost out of this, so to speak, but really the appetite for public participation in that. And I think there's an openness to it but it's a long way from knowing as to how much because we don't know some of those things but a proposal would bring that to us.

Mayor Lane: Kroy, I think we employed some appropriate, but some innovative avenues as to how the Museum of the West was built.

Strategic Projects/Preserve Director: Right.

Mayor Lane: And I'm just only saying, make sure we open the doors on some of those things that actually worked to our benefit as well. Yes, Councilwoman?

[Time: 01:20:17]

Councilwoman Littlefield: I think I forgot to say this but I will say it for the record, that I do think we ought to continue on with the RFQ, see what we get and then look at that and go from there. Thank you.

Mayor Lane: And I think we are all in concert with the location. Maybe with some qualifiers but nevertheless, on certainly the consensus would be to pursue the intended location as it's been, but make sure we get clear of any obstacles that may create a problem for us if we don't employ the proper process in it. That's -- I hope everybody is more or less on that line as well. Anything else you want to?

[Time: 01:21:01]

Councilwoman Klapp: I just can't help but say we found a way to have Jeep tours and we should be able to find ways for this.

Mayor Lane: Well, watch out. You may authorize Jeep tours and more, if we don't go around this properly. But unless there's any other comments or questions for us, from the staff, or from the council to the staff, I think we have covered the base and thank you again and thank everyone who has submitted some information or testimony on it. Thanks very much.

ADJOURNMENT

[Time: 01:21:36]

Mayor Lane: And with that, I would accept a motion to adjourn.

Councilmember: So moved.

Mayor Lane: That's not official enough. Moved and seconded. All those in favor of adjournment, please indicate by aye. We are adjourned. Thanks again.