

**Pima County Bond Advisory Committee  
Meeting**

**Friday February 21, 2014  
8:00 A.M.**

**River Park Inn  
350 S. Freeway  
Tucson, Arizona**

**SUMMARY OF MEETING**

**Committee Members Present**

Larry Hecker, Chair  
Carolyn Campbell, Vice Chair  
Joe Boogaart  
Donald Chatfield  
Gary Davidson  
Paul Diaz  
Brian Flagg  
Rene Gastelum  
Kelly Gottschalk  
Terri Hutts  
Michael Lund  
Patty Richardson  
Chris Sheafe  
Dan Sullivan  
John Sundt  
James Ward  
Tom Warne  
Greg Wexler

**Committee Members Absent**

Tom Dunn  
David Lyons  
Wade McLean  
Ted Prezelski  
Susan Romero

**MOTIONS**

**MOTION: Terri Hutts moved, seconded by Gary Davidson, to approve the September 20, 2013 meeting summary. Motion approved 18-0.**

**MOTION: Dan Sullivan moved, seconded by Michael Lund, that this Committee recommend that the Animal Care issue be placed on the November 2014 ballot. Motion approved 18-0.**

**MOTION: Tom Warne moved, seconded by Michael Lund, to move everything forward for purposes of the Committee's ongoing discussion with the understanding that there is quite a lot of additional information that's needed on some of these projects, and add the request for Martha Cooper Library. Motion approved 13-0.**

## MEETING SUMMARY

1. Welcome

The meeting began at 8:03 a.m. with a quorum. Chairman Hecker announced that James Ward was recently appointed to the Bond Advisory Committee (BAC) by the Town of Sahuarita to replace A.C. Marriotti.

2. Approval of the September 20, 2013 Meeting Summary

**MOTION: Terri Hufts moved, seconded by Gary Davidson, to approve the September 20, 2013 meeting summary. Motion approved 18-0.**

3. Request from Board of Health and Animal Care Advisory Committee for a 2014 Bond Election for a New Animal Care Facility

County Administrator Chuck Huckelberry stated that the BAC had previously tentatively approved \$22 million for a new animal care facility as part of a future bond election that was proposed for 2015. However, in response to overcrowded facilities, the Board of Health and Animal Care Advisory Committee recently made a request that the Board accelerate the schedule by holding a bond election in 2014 for a new facility. Since there will already be a number of other items on the November 2014 ballot, there will be essentially no additional costs to add this to the ballot.

Jan Leshar, Deputy County Administrator for Medical and Health Services, presented the project. In summary, Ms. Leshar stated that the existing Pima Animal Care Center (PACC) was constructed in the 1960's as a pound and the mission of PACC has changed substantially since then. The current facility is inadequate for providing the necessary care for the large number of animals that move through the facility. This has led to ongoing health issues for the animals, which in turn is costly for the County to treat. In response to these issues, the Board recently approved funding for a tent facility to add kennel space. But this is only a stop gap measure and therefore the Board of Health and Animal Care Advisory Committee have requested a 2014 bond election for a new facility. The tent facility and the proposal for a new \$22 million facility are part of a larger operational review of how Pima County provides animal care services. A group consisting of the County, the Humane Society, and several other animal care organizations in the community began meeting in 2012 with the goal of reducing euthanasia rates. Two years ago PACC's live release rate was less than 50 percent, but we're now approaching 80 percent.

Questions and comments from the BAC

Gary Davidson noted that the population now is probably 10 times that of the population in 1960 when the facility was originally built. Mr. Davidson also asked what was being done to increase spay and neuter rates. Ms. Leshar

replied that the County is looking to triple the current levels of funding for spay and neuter as that is certainly the answer to reducing the population of animals. Part of this is requesting that cities and towns allocate additional funds to spay and neuter, consistent with the County's allocation.

Terri Hutts asked if the County was the only one making the additional allocation to expand the spay and neuter program. Ms. Leshar replied that the Town of Oro Valley was also participating. Ms. Hutts also asked if the project still included a satellite facility and Ms. Leshar replied no.

In response to a question from Dan Sullivan, Ms. Leshar stated that if the Board of Supervisors did in fact call an election for 2014, that the County would allocate resources to educate the public on the proposal, but cannot use public resources to influence the election.

In response to a question from Kelly Gottchalk, Ms. Leshar stated that she anticipates operation and maintenance costs at the new facility to be similar to that of the existing facility, and added that the County recently hired a development director with the goal of raising private funds to support operations.

Chairman Hecker asked if it was necessary timing wise for the BAC to act on this item today. Ms. Leshar responded yes.

#### Public comments

The following members of the public spoke in support of the proposal:

Cathy Neuman

Jack Neuman

Karen Zoldan

Betty Stauffer (also stated that Literacy Connects had found a building to lease and is withdrawing their bond request.)

Cesar Aguirre

Elise Schenberger

**MOTION: Dan Sullivan moved, seconded by Michael Lund, that this Committee recommend that the Animal Care issue be placed on the November 2014 ballot.**

Terri Hutts asked if the \$22 million includes land acquisition. Mr. Huckelberry responded that it does not since the County had the necessary land. (Note that this statement was later corrected via a memorandum to the BAC stating that approximately \$100,000 would be necessary for the purchase of land adjacent to the facility. At the time of the meeting this information was not known.)

Joe Boogaart pointed out that this project meets two of the BAC's criteria: participation by many volunteers and inmates and other funding.

Several volunteers stood up in the audience so that the BAC could recognize them.

**Motion approved 18-0.**

4. Future Bond Election – Libraries, Community Facilities and Museums

Gary Davidson stated that as the BAC reviews these projects, they should consider what the total amount for the bond program should be.

Chairman Hecker stated that the BAC just received letters from the City of Tucson regarding priority projects and that there are a few new ones on the list.

MUSEUMS AND TOURISM FACILITIES

Note that presentations made at the meeting are available on the County's bond web site at [www.pima.gov/bonds](http://www.pima.gov/bonds) under Future Bond Election Planning and the meeting topic.

This group of items was moved up on the agenda as Mr. Huckelberry had to leave the meeting early. Mr. Huckelberry summarized briefly each of the proposed projects:

- Tucson Children's Museum – Tentatively Approved; increase funding
- Pima Air & Space Museum Cold War Hanger & Theater– Tentatively Approved; increase funding/scope
- Colossal Cave Mountain Park Improvements – Tentatively Approved ; no change proposed
- Canoa Ranch New Museum/Orientation Center – Tentatively Approved ; expand scope, increase funding
- County Fairgrounds Horse Racing Facility – Tentatively Approved, delete
- County Fairgrounds Building & Infrastructure Improvements–Tentatively Approved, increase funding and change scope
- County Fairgrounds RV Park & Infrastructure - New
- Art of the American West: Tucson Museum of Art – Tentatively Approved: delete and replace with New Old Pima County Courthouse proposal
- Downtown Stravenue Wilde Way Pedestrian and Art Corridor – New, replace with New Old Pima County Courthouse proposal
- January 8<sup>th</sup> Memorial – New, replace with New Old Pima County Courthouse proposal
- Old Pima County Courthouse Restoration and Repurposing (includes Tucson Museum of Art and January 8<sup>th</sup> Memorial) – New
- Arizona-Sonora Deseret Museum Exhibits & Facility Expansion - New
- Old Tucson Expansion - New
- Reid Park Zoo Hippo Exhibit - New

- o Tumamoc Hill Area Regional Visitors Center -New

Tom Warne asked which of these projects would produce revenue. Mr. Huckelberry responded that all probably would.

Chairman Hecker asked what happened to the proposal to move the University of Arizona's Art Museum downtown. Mr. Huckelberry replied that such a proposal is part of large downtown planning discussions involving the Stravenue, fountain restoration and a string of museums that may involve La Placita. But such a proposal needs to continue to be developed before it can be brought before the BAC.

Brian Flagg stated that the downtown proposals seem frivolous when compared to the poverty that needs to be addressed in other parts of town.

Chairman Hecker stated that the bond package needs to be balanced and needs to also include projects that create jobs.

Dan Sullivan stated that so little has been done in this community to create jobs compared to just providing government handouts, and that these tourism proposals are geared to provide economic benefits to the community.

Tom Warne stated that he will be looking at which projects produce revenue.

Joe Boogaart stated that he understood Pima County was picking up the added cost for the new courts facility since the City pulled out, but he rather than moving administrative personnel from facilities that are serviceable and adequate into prime office space in the renovated historic courthouse, it would be in the best interest of the taxpayers to lease the premium space to the private sector.

Chris Sheafe stated that the BAC needed to include projects that improve all of Tucson and the metro area, as well as needing to invest money to make money.

The BAC heard presentations on new and resubmitted bond proposals:

Jan Cervelli, Dean of the University of Arizona's College of Architecture, Planning and Landscape Architecture spoke in support of the downtown proposals.

Jon Baker, Executive Director for the Southwest Fair Commission presented on the County Fairgrounds Building & Infrastructure Improvements and County Fairgrounds RV Park & Infrastructure. Mr. Baker confirmed that the SW Fair Commission received no financial assistance for operations from the County; that the RV project would increase the number of full hook up RV sites from 300 currently existing to 600; that the Fairgrounds hosts 125 days of horse shows a year; would not compete with private facilities since the potential

customers would typically use dry camping sites at the Fairgrounds instead of RV sites if they are not available; climate controlled exhibit facilities would serve May/June meetings and banquets held by RV groups and trade shows.

Craig Ivanyi, Executive Director of the Arizona-Sonora Desert Museum presented their proposal. Tom Warne pointed out that the 2004 bond funds for the Museum were matched by \$7 million in private fundraising. Mr. Ivanyi confirmed that the Museum would incorporate energy and water efficiency into the new exhibit development, and in fact the 2004 bond election provided funding for a large gray water system at the Museum.

Joe Camarillo and Fe Tom presented the expansion of Old Tucson proposal by the Arizona Sonora Western Heritage Association. Chris Sheafe asked if this project duplicated attractions in the area like Mission Gardens. Mr. Tom replied that they intend to work with Mission Gardens and many others in the Community to partner on exhibits at Old Tucson.

Nancy Schlegel, President of the Reid Park Zoological Society, Jason Jacobs and Denise Shepard, presented the Reid Park Hippo Exhibit project. In response to a question regarding how much private funding they would raise to match bond funding, Ms. Shepard replied that they would begin with a capital campaign to first fund a health center at the zoo, followed by about \$5-\$7 million for the hippo exhibit.

Prior to Mr. Huckelberry departing the meeting, there were some questions and discussions by the BAC. Mr. Huckelberry stated that the House Bill that would have restricted the library tax levy had been changed significantly. It now appeared to remove all levy limit language and just require an additional public hearing during tax adoption. Gary Davidson asked about the bond proposal review process, and Mr. Huckelberry replied the process is up to the BAC. Vice-Chair Campbell suggested that presentations address the criteria, and stated concern for replacing projects with other projects when there are already too many proposals. Terri Hutts stated that she remains concerned about the operating and maintenance costs associated with many projects, and the Zoo presenters confirmed that the increased revenues expected from visitors to the hippo exhibit would more than cover the operating and maintenance cost of the hippo exhibit. Brian Flagg asked if the zoo had a low income rate, and the presenters responded, no, but they have free days and school rates, and free social service agency memberships.

Joaquin Ruiz, Dean of the UA College of Science, presented the Tumamoc Hill Area Regional Visitors Center proposal. In response to a question of where the facility would be located, Mr. Ruiz replied that it may be located close to the Mercado and may involve a City/County land exchange. Felipe Garcia with Visit Tucson spoke in support of the visitors center.

Chairman Hecker pointed out that the BAC did recently receive a priority list from the City of Tucson that included the Hippo Exhibit. Chris Sheafe stated that the BAC needed to recognize and acknowledge the City's list. Dan Sullivan stated that there was not much time to review the City's materials as they were dated February 19. Kelly Gottschalk reminded the BAC that the BAC had requested that the City undertake this prioritization process, which required weekly meetings since September of a City bond committee. All but 4 of the projects on the priority list are not new projects.

## LIBRARIES

Melinda Cervantes, Director of the Pima County Library District, presented the following projects:

- Southwest Branch Library (West Valencia) – increase funding
- Sahuarita Branch Library – increase funding; approve location
- Flowing Wells Branch Library Expansion – increase funding
- Joyner-Green Valley Library Expansion – increase funding; update scope
- SE Regional Community Branch Library at UA Tech Park – New

Terri Hutts pointed out that the Sahuarita Library was not on the Town of Sahuarita's priority list and questioned if it was a priority for them. James Ward, now representing the Town on the BAC, stated that it was a priority for the Town, that he was unaware that the Town had to place it on their priority list, and that he would ask the Town to revise their priority list to include this and any other proposed bond projects within their town boundaries.

Vice-Chair Campbell asked for an explanation of the Southeast library options. Ms. Cervantes explained that the BAC had tentatively approved a 20,000 square foot library at the Southeast Government Center at Houghton and MaryAnn Cleveland Way. But since then the UA Tech Park offered up land for a smaller facility, in conjunction with a proposed YMCA, to be located at the Tech Park. The County Administrator is recommending a smaller facility at the Tech Park as part of the next bond election, and then the inclusion of the full size library at the Houghton/MaryAnn Cleveland Way location in a subsequent bond election. Brian Flagg questioned the benefit to private companies. Ms. Cervantes replied that a library at the Tech park would still be accessible and serve the greater Rita Ranch and Vail communities. Gary Davidson asked if there was space to expand at the Tech Park – the answer is yes. There was discussion regarding whether it was cheaper to build at the Tech Park or at the Houghton/MaryAnn Cleveland location. Joe Boogaart stated that the Tech Park location was 2 miles further away from the Vail Community. Chris Sheafe asked about the educational link at the Tech Park to the 2 schools that are currently there. Ms. Cervantes agreed but stated that there is also a school adjacent to the Houghton/MaryAnn Cleveland location.

Dick Katz spoke on behalf of the Vail Community Action Board (VCAB) stating that VCAB supports locating a library at the Houghton/MaryAnn Cleveland

location and that perhaps it makes more sense to start with at 10,000 square foot library at the Houghton/MaryAnn Cleveland location and expand that to 20,000 feet later, as opposed to building a 10,000 square foot facility at the Tech Park and then later a 20,000 square foot facility at the Houghton/MaryAnn Cleveland location and repurposing the Tech Park facility.

Russ Federico, Executive Director of Operations for Marana Unified School District (MUSD) presented the Marana Regional Library proposal.

Town of Marana officials chose to pass on their opportunity to present the North Marana Library and Community Center proposal and focus instead on their top priority project in a future meeting.

Public Comment:

Anna Marie Patti and Lois Pawlak requested that a new bond project be considered by the Committee for improvements to Martha Cooper Library, located just north of Speedway and west of Swan.

#### COMMUNITY, PERFORMING ARTS AND FOOD BANK FACILITIES

Nicole Fyffe summarized the following tentatively approved projects:

- El Pueblo Center Improvements – increase funding
- Green Valley Performing Arts Center – delete
- New Tucson Girl's and Boy's Chorus Building – delete
- Yaqui Park Community Center – no change proposed

Pam Mosely, Citizens for Picture Rocks, presented a resubmitted project for expansion of the Picture Rocks Community Center. Paul Flemm, a member of Citizens for Picture Rocks, also spoke in support of the project.

The Town of Marana chose not to present the resubmitted project called South Marana Multi-Generational Center.

Fred Gray, Parks Director for City of Tucson, and Julie Parizek, City Parks, presented two resubmitted projects: Quincie Douglas Center Expansion and Clements Senior Center Expansion.

There were questions and discussion by the Committee regarding the City of Tucson's priority list or lists and whether the lists would change for each meeting. Brian Flagg stated that the Quincie Douglas Center is in a high stress area. The Parks and Recreation subcommittee previously recommended these projects but there was a question regarding which tier they fell under.

Dane Woll, Executive Director for the YMCA, presented a new project: YMCA at the UA Tech Park. It was clarified that the UA Tech Park would donate the land – 10 acres for a 50 year term. Brian Flagg asked if Raytheon and IBM would pay for the facility. Mr. Woll responded that they will be seeking private



funding to match the bond funds. Tom Warne stated that because the YMCA would operate the facility, no future public tax money would be needed to keep the project operating. Brian Flagg commented about the change in operations at the Kino YMCA center and that it now costs more to go there. Mr. Woll stated that no child would be turned away because of inability to pay.

Russ Federico, Executive Director of Operations for Marana Unified School District (MUSD) presented the Marana Regional Performing Arts project.

Mark Clark, the new Director for the Pima Council on Aging (PCOA) presented the Community Food Cooperative of Southern Arizona project.

Hathaway Cornelius, Director of the Sahuarita Food Bank presented the Sahuarita Food Bank & Multi-Agency Community Service Facility project. Terri Hutts suggested he get a letter of support from the Community Food Bank and confirmed that there was not a duplication of services between this facility and the Amado Food Bank. Ms. Hutts also suggested a support letter from the Town of Sahuarita.

At this point the Committee discussed next steps.

**MOTION: Tom Warne moved, seconded by Michael Lund, to move everything forward for purposes of the Committee's ongoing discussion with the understanding that there is quite a lot of additional information that's needed on some of these projects, and add the request for Martha Cooper Library. Motion approved 13-0.**

Gary Davidson requested that the towns and the City to give us a complete list of their priorities for projects within a municipal area. Joe Boogaart requested that actual figures be used in presentations instead of superlatives. Chris Sheafe encouraged presenters to site specific criteria and asked if staff can add a column to the tables that shows city and town's priorities.

5. Next Meeting and Future Agenda Items

Dan Sullivan and Gary Davidson expressed concern about forgetting information on these projects if no action was taken until June. They requested an agenda item at the beginning of the next meeting to discuss process. Brian Flagg stated that is the responsibility of the Committee members to know this information. Vice-Chair Campbell stated that sitting for this long is unhealthy.

6. Call to the Audience

Dave Devine spoke about the need to address poverty.

Chuck Catino, on behalf of BAJA Sports, thanked the Committee for the difficult decisions ahead.

Note that comment cards are attached to this meeting summary for those who submitted speaker cards but selected the "I do not wish to speak" option, or who were not present when they were called.

7. Adjournment

Meeting was adjourned at 12:26 pm.