

**Pima County Bond Advisory Committee
Meeting**

**Friday November 7, 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
Ed Buster
Donald Chatfield
Gary Davidson
Paul Diaz
Tom Dunn
Brian Flagg
Rene Gastelum
Kelly Gomez
Terri Hutts
Michael Lund
David Lyons (arrived 8:45 a.m.)
Wade McLean
Ted Prezelski (arrived 8:20 a.m.)
Patty Richardson
Chris Sheafe
John Sundt
Dan Sullivan
James Ward
Tom Warne (arrived 8:10 a.m.)
Greg Wexler

Committee Members Absent

Kelly Gottschalk
Matt Smith

MOTIONS

MOTION: Chris Sheafe moved, seconded by Terri Hutts, to approve the October 24, 2014 meeting summary with three corrections. Motion approved 20-0.

MOTION: Carolyn Campbell moved, seconded by Brian Flagg, to support \$4.4 million for Archeological Site Acquisitions: Marana Mounds and Cocoraque Butte. SUBSTITUTE MOTION: Tom Dunn moved, seconded by Greg Wexler, to move these Marana Mound and Cocoraque Butte archeological acquisitions into the Open Space Bond Program. Substitute motion approved 15-7.

MOTION: Don Chatfield moved, seconded by Gary Davidson, to approve \$5 million for Steam Pump Ranch. Motion approved 21-1.

MOTION: Terri Hutts moved, seconded by Don Chatfield, to approve \$1.3 million for Ajo Curley School Gym, Town Plaza and Other Historic Buildings. Motion approved 21-1.

MOTION: Tom Dunn moved, seconded by Dan Sullivan, to delete the Vail Area Historic Sites project. Motion approved 23-0.

MOTION: Terri Hutts moved, seconded by Tom Dunn, to approve \$500,000 for Repair and Rehabilitation of Historic Buildings on County-owned Ranches. Motion approved 22-1.

MOTION: Terri Hutts moved, seconded by Michael Lund, to approve \$2 million for Site Interpretation/Preservation of County-Owned Cultural Resources. Motion approved 21-2.

MOTION: Gary Davidson moved, seconded by Chris Sheafe, to approve \$5 million for the historic portion of the Fort Lowell Park Master Plan Implementation. SUBSTITUTE MOTION: Chris Sheafe moved, seconded by John Sundt, to approve \$3 million instead of \$5 million for the historic portion of the Fort Lowell Park Master Plan Implementation. Substitute motion failed 2-21. Original motion approved 22-0 with 1 abstention.

MOTION: Terri Hutts moved, seconded by Tom Warne, to approve \$1.5 million for the Dunbar School. Motion approved 23-0.

MOTION: Brian Flagg moved, seconded by Dan Sullivan, to pull the Performing Arts Center project off the agenda. Motion approved 23-0.

MOTION: Terri Hutts moved, seconded by Dan Sullivan, to approve \$2.5 million for the San Xavier Mission. Motion approved 23-0.

MOTION: Tom Warne moved, seconded by Paul Diaz, to approve \$2 million for the Historic Miracle Mile project. Motion failed 2-21.

MOTION: Tom Dunn moved, seconded by Brian Flagg, to delete the Sunshine Mile project. Motion approved 22-1.

MOTION: Ted Prezelski moved, seconded by Dan Sullivan, to approve the Altar Valley Watershed Restoration project at \$1.5 million. Motion approved 23-0.

MOTION: Michael Lund moved, seconded by Tom Warne, to approve \$5 million for Buffelgrass Removal. Original motion was withdrawn. MOTION: Brian Flagg moved, seconded by Tom Dunn, to delete the Buffelgrass Removal project. Motion approved 20-3.

MOTION: Michael Lund moved, seconded by Dan Sullivan, to approve \$120 million for the Open Space Acquisition Program. Motion approved 20-3.

MOTION: Carolyn Campbell moved, seconded by Dan Sullivan, to approve \$10 million for the Floodprone Land Acquisition Program. Motion approved 22-1.

MOTION: Tom Warne moved, seconded by Rene Gastelum, to add a consent agenda to the next meeting's agenda as discussed. Motion approved 23-0.

MOTION: Michael Lund moved, seconded by Dan Sullivan, to adjourn the meeting. Motion approved 23-0.

MEETING SUMMARY

1. Welcome

The meeting began at 8:05 a.m. with a quorum. Chairman Hecker reported that Chuck Catino, a longtime supporter of the County's bond programs and proponent for the Canoa Preserve Park, recently passed away.

2. Approval of the October 24, 2014 meeting summary

MOTION: Chris Sheafe moved, seconded by Terri Hutts, to approve the October 24, 2014 meeting summary with three corrections. Motion approved 20-0.

3. 2014 Pima County Bond Election Results

Jan Leshner, Deputy County Administrator, reported that the County's bond election for a new animal care center (Proposition 415) was approved by voters by about 60% of the vote. Approximately \$2 million in bond funds will be issued in early 2015 for design.

4. Planning for a possible 2015 bond election – Historic and Cultural Resources

Chairman Hecker provided guidelines for public comment. Nicole Fyffe announced that the Committee had been provided with a written statement from Committee member Kelly Gottschalk in her absence. Mr. Huckelberry wrote to the Committee asking that the Performing Arts Center project be pulled from the agenda, and additional comments were received in support of open space and the Marana Mounds acquisition.

Archeological Site Acquisitions: Marana Mounds and Cocoraque Butte

Paul Fish spoke in support of the project.

MOTION: Carolyn Campbell moved, seconded by Brian Flagg, to support \$4.4 million for Archeological Site Acquisitions: Marana Mounds and Cocoraque Butte.

Committee discussion points:

- Who owns the land? Marana Mounds is located mainly on State Trust land. Cocoraque Butte is privately owned.

- Can both be purchased with \$4.4 million? Yes that is the budget estimate for purchasing both properties. County would have to apply to the Arizona State Land Department to acquire Marana Mounds. Owner of Cocoraque Butte is a willing seller.
- Location of the properties.
- Comment about the Marana Mound site not being unique or important due to other sites along the Interstate near this location.
- Explanation of the unique features of the Marana Mound site.
- County's plan is to not excavate the Marana Mound site, but to preserve in place and provide controlled access.
- Explanation of the increased cost from \$1.5 million to \$4.4 million.
- Confirmation that the project is a County proposal, not the Town of Marana's.
- Why are these not part of open space bond program? Because these are targeted acquisitions for archeological sites.
- Cocoraque Butte is 160 acres and Marana Mound site includes 300 acres.
- Opposed to increased request for bond funding and opposed to taking private land off the tax rolls.
- Could the Tohono O'odham Nation provide matching funds? Don't know, but County staff can ask. The Nation is supportive of the project.
- How many people would visit the sites? Don't know, but acquiring and preserving the sites enables the County to tell the story of these culturally important sites, to make them available to school groups, tourists, etc.
- The Marana Mound site has not been farmed or developed.
- Discussion of whether to split the acquisitions in to two separate bond projects.
- Why not buy a conservation easement over the Marana Mound site? Because the Arizona State Land Department has not been receptive to selling just the development rights.

SUBSTITUTE MOTION: Tom Dunn moved, seconded by Greg Wexler, to move these Marana Mound and Cocoraque Butte archeological acquisitions into the Open Space Bond Program. Substitute motion approved 15-7.

Steam Pump Ranch

MOTION: Don Chatfield moved, seconded by Gary Davidson, to approve \$5 million for Steam Pump Ranch. Motion approved 21-1.

Ajo Curley School Gym, Town Plaza and Other Historic Buildings

MOTION: Terri Hutts moved, seconded by Don Chatfield, to approve \$1.3 million for Ajo Curley School Gym, Town Plaza and Other Historic Buildings. Motion approved 21-1.

Vail Area Historic Sites

MOTION: Tom Dunn moved, seconded by Dan Sullivan, to delete the Vail Area Historic Sites project. Motion approved 23-0.

Repair and Rehabilitation of Historic Buildings on County-owned Ranches

MOTION: Terri Hutts moved, seconded by Tom Dunn, to approve \$500,000 for Repair and Rehabilitation of Historic Buildings on County-owned Ranches. Motion approved 22-1.

Site Interpretation/Preservation of County-Owned Cultural Resources

MOTION: Terri Hutts moved, seconded by Michael Lund, to approve \$2 million for Site Interpretation/Preservation of County-Owned Cultural Resources. Motion approved 21-2.

Historic Fort Lowell Park Master Plan Implementation

Linda Mayro, Director of the Office of Conservation and Sustainability, explained the status of the 2004 bond project for Fort Lowell Park, the scope of the original \$5 million proposal for future bond funding, the City of Tucson's request for an additional \$5 million, and what is include in zone 2 and 3 of the master plan. Nicole Fyffe stated that there may be a misunderstanding between the City and County regarding what is to be included in the scope for the additional \$5 million recently requested by the City.

Ken Scoville spoke in support of the project.

Lynne Birkinbine, City of Tucson, reported that the City's Bond Committee had reviewed and recommended the request for the additional \$5 million of park improvements.

MOTION: Gary Davidson moved, seconded by Chris Sheafe, to approve \$5 million for the historic portion of the Fort Lowell Park Master Plan Implementation.

Committee discussion points:

- This originated as a request from Councilman Cunningham in October.
- Could the Buffalo Soldier memorial be placed at Fort Lowell Park? The Ward office will be notified of this question.
- Agreement with separating the new, additional \$5 million request from the original proposal.

SUBSTITUTE MOTION: Chris Sheafe moved, seconded by John Sundt, to approve \$3 million instead of \$5 million for the historic portion of the Fort Lowell Park Master Plan Implementation.

Committee discussion continued:

- Committee will likely have to cut all projects by 50 percent.
- That's probably right, but it is late in the game to do this since we didn't apply it to other projects.

Substitute motion failed 2-21.

Original motion approved 22-0 with 1 abstention.

Pima County Supervisor Richard Elias thanked the Committee and spoke generally in support for the items on the Committee's agenda, as well as specifically for \$120 million for the open space bond program.

Dunbar School

MOTION: Terri Hutts moved, seconded by Tom Warne, to approve \$1.5 million for the Dunbar School. Motion approved 23-0.

Performing Arts Center

Ken Scoville spoke in support of the project.

Committee discussion points:

- A few committee members saw the outside of the facility with a fence around it after the Temple of Music and Art tour, its been closed since 1990, the County spent almost \$700,000 on the facility from the 2004 bond election and the City may be in violation of the IGA and preservation easement as it has not maintained the facility.
- The City should find another way to fund these improvements and open the facility.
- City Bond Committee should be consulted.

MOTION: Brian Flagg moved, seconded by Dan Sullivan, to pull the Performing Arts Center project off the agenda.

Committee discussion continued:

- Suggestion that the facility be offered up for private use.
- It would be a tragedy to lose the facility.
- Agreement that private use of the facility should be explored.
- Concerned to hear that the City may be out of compliance with IGA and request for a full report.

Motion approved 23-0.

San Xavier Mission

Vern Lamplot, representing the San Xavier Patronato, spoke in support of the project.

MOTION: Terri Hutts moved, seconded by Dan Sullivan, to approve \$2.5 million for the San Xavier Mission. Motion approved 23-0.

It was clarified that the reason the Mission project will require dedication of a preservation easement, while the Air and Space Museum will not, is because the County owns the Air and Space Museum land and buildings, while the Mission is privately owned.

Historic Miracle Mile

Public comment in support of the project:

- Colby Henley
- Brianda Vila-Henninger for City Council Member Uhlich
- Ken Scoville

Nicole Fyffe summarized the County's concerns with this project and the Sunshine Mile project, including the fact that not one business owner has stated that they are interested in these two programs and the possibility that the County is more likely to face litigation over both of these projects as opposed to more traditional County bond funded projects.

MOTION: Tom Warne moved, seconded by Paul Diaz, to approve \$2 million for the Historic Miracle Mile project.

Committee discussion points:

- These programs have been proven to work and provide a significant return in investment.
- The City's downtown program was originally started with non-public funds and perhaps there is another funding source other than bonds that is available.
- All for fixing up Oracle Corridor, but we should heed the wisdom of the County Administrator and reject this project.
- Two committee members spoke in agreement with last comment.
- Reminder that these projects would generate more property taxes and sales taxes.

Motion failed 2-21.

Sunshine Mile

Public comment in support of the project:

- Jose D. Garcia
- Kate Kish for Council Member Kozachik
- Ken Scoville
- Mary Durham-Pflibsen
- Jude Cook
- Lynne Birkinbine
- Dale Prescott

MOTION: Tom Dunn moved, seconded by Brian Flagg, to delete the Sunshine Mile project. Motion approved 22-1.

Altar Valley Watershed Restoration

Tom Sheridan spoke in support of the project.

MOTION: Ted Prezelski moved, seconded by Dan Sullivan, to approve the Altar Valley Watershed Restoration project at \$1.5 million. Motion approved 23-0.

Buffelgrass Removal, Public Safety and Parklands Restoration

Public comment in support of the project:

- Glenn Buchan
- Dale Prescott
- Tracy Koslawski
- Rob Craig

Nicole Fyffe addressed the question of how this could be considered a capital improvement project.

Committee discussion:

- Intensive treatments are necessary over a short period to reduce long term maintenance expenses.
- Unending battle, but necessary.
- Burns at a high rate and can take out many houses in a short time.

MOTION: Michael Lund moved, seconded by Tom Warne, to approve \$5 million for Buffelgrass Removal.

Committee discussion continued:

- What is the funding actually for? The funding is mostly for labor and supplies, just like restoring a church.
- Doesn't seem like a capital project.
- Friend in Flagstaff changed the mind of a committee member, who now expressed support for project.
- This is not a solution, unless maybe it is for buying a helicopter.
- Continued maintenance will be necessary.
- Impressed by County Administrator's efforts to convince the Committee that this is a capital project, but by government accounting standards it is not.
- The County's open space lands are an asset that needs improving and this project would do so.
- Doesn't belong in the bond program and instead should be part of the County's annual operations and maintenance budget.

Original motion was withdrawn.

MOTION: Brian Flagg moved, seconded by Tom Dunn, to delete the Buffelgrass Removal project. Motion approved 20-3.

Open Space Acquisition Program

Public comment in support of this project:

- Tim Prouty, representing the County's Conservation Acquisition Commission
- Jim Brewer
- Re. Leah Sandoval-Weiss
- Colby Henley

- Hermi Cubillos
- Father James Hobert
- Chris McVie
- Bill Adamson – also provided a petition with 72 signatures in support of acquiring the Marley Ranch under the open space program.
- Bob Gilby
- Barbara Fleming
- Robin Steinberg
- Les Corey, representing the County's Conservation Acquisition Commission
- Ken Scoville
- Peter Chesson
- Barbara Schuessler

MOTION: Michael Lund moved, seconded by Dan Sullivan, to approve \$120 million for the Open Space Acquisition Program.

Committee discussion included:

- The total purchase price is \$2.6 billion. It was clarified by staff that the \$2.6 billion was the estimate of acquiring all of the eligible land on the map, but that it was not the intent of the County to acquire all that land.
- Healthy communities require a healthy environment.
- \$120 million is appropriate.
- It was clarified by staff that the County purchases land in fee as well as conservation easements.
- Request bafflegrass maintenance on these lands.
- It was clarified by staff that past studies have shown that purchasing lands has an insignificant impact to the tax base due to a large amount of the land being taxed at low agricultural rates prior to acquisition, and smaller properties closer in to town making up such a small portion of the overall tax base.
- The Conservation Acquisition Commission originally requested \$285 million.
- Mitigation land is still needed to mitigate County capital improvement projects.
- Strong proponent for open space, but \$140 million has been approved so far for regional projects and if the capacity is about 35% of the total bond package for regional projects, then \$200 million is the capacity in this bond for regional projects and we are already at \$140 million.
- We're already seeing some of the maintenance costs from purchasing past open space properties with the HP107 request for funding to rehab ranch buildings.
- The necessity is for \$60 million for the Marley Ranch, but \$120 million is doubling what we need.
- Children can't play ball on these properties.

Motion approved 20-3.

Floodprone Land Acquisition Program

MOTION: Carolyn Campbell moved, seconded by Dan Sullivan, to approve \$10 million for the Floodprone Land Acquisition Program.

Committee discussion included:

- We should think about this as once again this program is to buy land.
- We are going to run up short for other projects, like parks needed for kids. Staff clarified that some of the land purchased with Floodprone Land Acquisition Program funds is converted into ball fields and playgrounds along the river parks.
- We need parks for kids and a healthy environment.

Motion approved 22-1.

5. Call to the Audience

No speakers.

6. Next Meeting

Chairman Hecker explained that the next meetings are scheduled for November 21 and December 12, but the County Administrator's office thinks the Committee may need a December 5 meeting because of the large number of projects within the parks and recreation category. Chairman Hecker recommended the use of a consent agenda to move some of the projects forward quickly and eliminate the need for a December 5 meeting. Gary Davison explained the criteria that could be used to create a consent agenda. It was clarified that there was no limit to the dollar amount of a bond project that could be placed on the consent agenda, but that committee members could pull items from the consent agenda to be heard during the regular agenda for any reason. The criteria suggested would result in about 12 projects being placed on a consent agenda for the next meeting.

MOTION: Tom Warne moved, seconded by Rene Gastelum, to add a consent agenda to the next meeting's agenda as discussed. Motion approved 23-0.

7. Meeting Adjourned

MOTION: Michael Lund moved, seconded by Dan Sullivan, to adjourn the meeting. Motion approved 23-0.

Meeting adjourned at 10:45 a.m.

Note that speaker cards for those members of the audience that selected not to speak or submitted speaker cards but did not speak are attached to this meeting summary.

SPEAKER CARD

NOT SPEAK - OPEN SPEAK

If you would like to address the Committee on any agenda item, please fill out the following and give to the Chairman.

I do wish to speak
 I do not wish to speak but submit the following comments:

(Circle One) **OPPOSED/SUPPORT/UNDECIDED**

AGENDA ITEM NO.: 6 + open space

AGENDA ITEM DESCRIPTION:
~~SAN RAFAEL RESTORATION~~

(Please Print)

NAME CHARLES PETTIS

ADDRESS 6411 E. MIRAMAR

CITY TUCSON STATE AZ ZIP 85715

TELEPHONE NUMBER 298-5854

COMMENTS pls support MISSION
plus more \$ for open
space

SPEAKER CARD

4 K+L - MIRACLE MILE SUNSHINE MILE

If you would like to address the Committee on any agenda item, please fill out the following and give to the Chairman.

I do wish to speak
 I do not wish to speak but submit the following comments:

(Circle One) **OPPOSED/SUPPORT/UNDECIDED**

AGENDA ITEM NO.: K+L

AGENDA ITEM DESCRIPTION:
K+L meadow/bowling

(Please Print)

NAME Domin Clavin

ADDRESS 230 E. 23rd St

CITY Tucson STATE AZ ZIP 85712

TELEPHONE NUMBER _____

COMMENTS These projects are
increasingly important to
the community. A steady

If you would like to address the Committee on any agenda item, please fill out the following and give to the Chairman.

I do wish to speak
 I do not wish to speak but submit the following comments:

(Circle One) **OPPOSED/SUPPORT/UNDECIDED**

AGENDA ITEM NO.: 6B and 6A

AGENDA ITEM DESCRIPTION:
Open Space and Riparian Land Acquisition

(Please Print)

NAME Jessica Fraver

ADDRESS 2573 E Towner St

CITY Tucson STATE AZ ZIP 85716

TELEPHONE NUMBER 503-265-9637

COMMENTS Please support the
Full funding amount proposed for the
Open Space and Flood-prone and
Riparian Land Acquisition Programs.
Thank you

If you would like to address the Committee on any agenda item, please fill out the following and give to the Chairman.

I do wish to speak
 I do not wish to speak but submit the following comments:

(Circle One) **OPPOSED/SUPPORT/UNDECIDED**

AGENDA ITEM NO.: 6B

AGENDA ITEM DESCRIPTION:
OPEN SPACE ACQUISITION

(Please Print)

NAME Chuck Hill

ADDRESS 332 W ABRA

CITY GREEN VALLEY STATE AZ ZIP 85614

TELEPHONE NUMBER 520-829-7693

COMMENTS SUPPORT OPEN SPACE
MARLEY RANCH NEEDED AS
OPEN SPACE PROJECT

SPEAKER CARD

NOT SPEAK - OPENS SPACE

If you would like to address the Committee on any agenda item, please fill out the following and give to the Chairman.

I do wish to speak
 I do not wish to speak but submit the following comments:

(Circle One) OPPOSED/SUPPORT/UNDECIDED

AGENDA ITEM NO.: 6

AGENDA ITEM DESCRIPTION: Open Space Acquisition

(Please Print)

NAME Liz Peterson

ADDRESS 3127 N. Cherry Ave

CITY TUCSON STATE AZ ZIP 85719

TELEPHONE NUMBER 577-8564

COMMENTS Please support the full \$120M for OS acquisition.

SPEAKER CARD

NOT SPEAK - OPEN SPACES

If you would like to address the Committee on any agenda item, please fill out the following and give to the Chairman.

I do wish to speak
 I do not wish to speak but submit the following comments:

(Circle One) OPPOSED/SUPPORT/UNDECIDED

AGENDA ITEM NO.: 6B

AGENDA ITEM DESCRIPTION: Open space acquisition program

(Please Print)

NAME Julie Holding

ADDRESS P.O. Box 1094

CITY Patagonia STATE AZ ZIP 85624

TELEPHONE NUMBER (520) 604-0064

COMMENTS I support the full \$120 million proposed. It is critical to preserving our community character and quality of life in southeast Arizona.

please fill out the following and give to the Chairman.

I do wish to speak
 I do not wish to speak but submit the following comments:

(Circle One) OPPOSED/SUPPORT/UNDECIDED

AGENDA ITEM NO.: 6B

AGENDA ITEM DESCRIPTION: Open Space Acquisition

(Please Print)

NAME Maria Ingram

ADDRESS 8282 G. 8rd

CITY Tucson STATE AZ ZIP 85741

TELEPHONE NUMBER 520 882 8231

COMMENTS Open space is our most precious resource. Support open space.

I do wish to speak
 I do not wish to speak but submit the following comments:

(Circle One) OPPOSED/SUPPORT/UNDECIDED

AGENDA ITEM NO.: _____

AGENDA ITEM DESCRIPTION: _____

(Please Print)

NAME John Pilger

ADDRESS 1792 W Cactus Run Dr

CITY GU STATE AZ ZIP 85622

TELEPHONE NUMBER 520-403-8907

COMMENTS Money Ranch would be a great addition to open space for Pima Cty. Residence + visitors