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# MEMORANDUM

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Date: November 24, 2021

To: The Honorable Chair and Members  
Pima County Board of Supervisors

From: Jan Leshner   
Chief Deputy County Administrator

Re: **Approval of Natural Resources Parks and Recreation Proposed Use for Additional Cell Tower Lease Funds**

In an October 1, 2021 [memorandum](#), the County Administrator notified the Board of the planned recreation facility improvements using approximately \$3.4 million in estimated proceeds from the auction of telecommunication leases on County-owned property. Upon conducting the October 13, 2021 auction, the top bid received from Sun State Towers IV, LLC totaled \$4.52 million, which is \$1.1 million above the minimum bid set by the County. The easement purchase and sales agreement will be on the December 7, 2021 Board of Supervisors Agenda.

Similar to the intended use of the originally estimated funds, the additional funds will be used to develop a new splash pad amenity at Augie Acuna Los Niños Park. Pima County has existing swimming pool infrastructure at this location that can support construction of the new splash pad as noted in the attached memorandum from Natural Resources, Parks and Recreation Director. Any residual funds after construction of this splash pad will be applied to previously identified ballfield lighting improvements.

JKL/mp

## Attachment

- c: Carmine DeBonis, Jr., Deputy County Administrator for Public Works
- Francisco Garcia, MD, MPH, Deputy County Administrator & Chief Medical Officer, Health and Community Services
- Yves Khawam, PhD, Assistant County Administrator for Public Works
- Chris Cawein, Director, Natural Resources, Parks and Recreation
- Jeff Tepiltsky, Director, Real Property Services

## MEMORANDUM

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To: CH Huckelberry, County Administrator

Date: October 21, 2021

From: Chris Cawein, Director



**Subject: Proposed NRPR Use for Additional Cell Tower Lease Funds**

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As reported in my memorandum of September 30, 2021, and as forwarded by you to the Board of Supervisors in your correspondence of October 1, 2021, NRPR developed a strategy to deploy the funds anticipated from sale of a total of seven, 50-year cell tower leases, mostly residing on park properties, for capital projects at NRPR facilities.

Based on discussions with Real Property, the actual winning bid received on October 13, 2021 for the seven leases was \$4.52M, or approximately \$1.1M higher than the expected minimum bid of \$3.4M, the amount that was used in our original plan to fund park capital improvements. Given the higher sale amount, we believe it would be appropriate to use the additional \$1.1M to develop another important amenity in the community, a new splash pad.

Based on the location of the other three splash pads operated by NRPR (Brandi Fenton Memorial Park, Winston Reynolds Manzanita Park, and Picture Rocks Park), the suggested location for a new splash pad would be located either at Augie Acuna Los Niños Park or at Thomas Jay Littletown Park. Either of these locations would provide a popular new amenity for youth in those areas and either would be easily accessible via the Loop. Preliminary analysis suggests that Augie Acuna Los Niños Park would be the preferred location for the splash pad based on the availability of infrastructure (including one of our swimming pools) and proximity to residential areas.

As you are well aware, splash pads are continuing to grow in popularity and are made available by NRPR for general community use at no charge. They specifically appeal to families with young children during hot weather typically during an extended season from April and October. Additionally, although they require regular maintenance, lifeguard staffing is not required as part of their operation which makes the operation of such an amenity relatively cost-effective for the department.

Should you concur with allowing NRPR to utilize this additional \$1.1M in funds from the cell tower lease sale over and above the initial \$3.4M estimate, we believe that the proposed splash pad will be a very popular amenity added for the benefit of families that visit either Los Niños or Littletown Park. Should any residual funds be available, those would be added to the ballfield lighting improvements articulated in my previous memorandum.

We appreciate your consideration for the use of additional cell tower lease sale revenues to fund this proposed splash pad project.

C: Carmine DeBonis, Deputy County Administrator