

Minutes of the Fort Lowell Restoration Advisory Committee Meeting
5230 E. Fort Lowell Road, Tucson, Arizona 85712
January 9, 2008 5:00 p.m.

1. **Call to Order**

Meeting called to order at 5:07 p.m. Roll call was taken and a quorum declared. Those in attendance were:

Larry Hecker, Committee Chair
Elaine Hill, Committee Member
Frank McClure, Committee Member
Anne Woosley, Committee Member
Peggy Sackheim, Committee Member
Patsy Waterfall, Committee Member
David Yubeta, Committee Member
Midge Irwin, City of Tucson
Marty McCune, City of Tucson
Jonathan Mabry, City of Tucson
Norma Stevens, City of Tucson
Loy Neff, Pima County
Simon Herbert, Pima County
Lynne Birkinbine, City of Tucson
Bob Cook, Citizen

2. **Review of the November 7, 2007 minutes**

David Yubeta made a motion to accept the minutes of the November 7, 2007 meeting; seconded by Patsy Waterfall. Motion passed unanimously.

3. **Work Plan: Project Status Reports**

a. **COT, Project Status Updates**

i. **Environmental Update**

Lynne Birkinbine, Environmental Services, distributed copies of an aerial photo, showing the areas where the soil was sampled. Results indicated eight hits that showed evidence of gasoline/petroleum products and two hits of lead. (A hit indicates it's over the residential standard set by the State of Arizona.) Next to be done will be delineation (how deep and how wide the contamination goes) which will determine how much soil has to be removed. No bond money is available for removal of the soil and cleanup, so a decision was made to submit a grant (Brownfield Clean-up Grant--\$200,000) in the Fall. Notification of the award will be done in Spring of 2009 and money in hand by October of '09.

b. **Pima County, Project Status Update:**

i. **Review and Comments on Draft Cultural Resources Inventory Report**

Loy Neff reported that the field work has been completed and the draft report prepared, reviewed, and comments submitted. Expectations are to have the revised final draft of that report by the end of February for use as a resource for the consultant selected for the master plan. The GIS and mapping project received some comments

on the maps and no problem is anticipated with getting the maps finalized and delivered in time to be used as references and tools for the master planning contract.

ii. **Status Review of Historic Building Condition Assessment (BCA) Reports**

Simon Herbert reported that the Adkins residence BCA is nearly ready for completion and the BCAs for the three officer's quarters should be completed within the next two weeks. A final synthesis of all the data collected is being done and when completed should be extremely useful for the master planning consultant and their sub-consultants who can use this as a planning tool going into the next phase of the project.

iii. **Temporary Protective Structure**

Herbert reported that SHPO supports the temporary protective structure. However, the original plans included erecting an above ground foundation system around officer's quarters #3 to protect it. Current plans are, from an engineering standpoint, deep foundations (2ft.x8 ft. deep excavations) for each of the six piers that will support a temporary structure will have to be sunk. Certain concerns include vibrations, cracking and even danger of wall collapse as these structures are constructed of adobe.

The roof structure may incur unforeseen wind damage and erosion could begin after the structure is put into place. Work on the roof requires open access and having the structure there may impede that work. The original cost of \$50,000 has risen to over \$70,000 plus potential damage to the building. Herbert suggested working with the master planning consultant to come up with a solution for protecting the building as well as working with the committee towards that approval process.

Emergency repairs have been completed successfully. Walls in danger of collapsing have been supported. The roof structure of officer's quarters #3 has received a coating applied so when it rains, water runs away from the building. The temporary roof structure will add about two years of time so by not having to do emergency repairs allowing the continuation of a maintenance program. The money saved can be placed back into the restoration project. This decision can be made once the consultant is in place. Jonathan Mabry added that the City concurred with the County regarding these stabilization efforts.

iv. **Windmill Tower and Well Closing**

Birkinbine reported on the abandonment of the three hand-dug wells on the site. The cost of pulling out debris from these wells is astronomical so the State has agreed to let the material inside the wells remain in place. Sand will be placed into the well and capped so the cost will be much less and the work can be done fairly quickly. Before this work can begin clearance from SHPO is needed in order to move the windmill structure away from the wells.

v. **Master Plan: Pima County Solicitation for Qualifications (SFQ) Schedule and Procurement Process**

Loy Neff reported that the schedule presented at the last meeting has been maintained and the process should be completed in the month of February. However, a scoring issue needs to be resolved among the solicitation panel. This will not change the January 29th interview schedule, but the final award contract that goes through the

Board of Supervisors may be delayed one week. February should still see the contract awarded by the Board of Supervisors and the consultant on board by March. Three firms will be interviewed.

4. **New Business** (Taken out of order)
 - a. Fort Lowell Master Plan and Restoration Plan SFQ Process
Covered under **3bv**.
 - b. Fort Lowell Neighborhood Association, El Fuerte Days Celebration: Participation and/or Contributions by City of Tucson and Pima County
Simon Herbert and Midge Irwin attended one of the planning meetings for the El Fuerte Reunion to be held February 9, 2008, 12:00-4:00 p.m. as part of the Ft. Lowell Days celebration. Discussed was how the Adkins property can fit in with the event, including allowing the public access in a controlled manner. There would be a heavy presence of volunteers. Notifications of the event will be sent out as well as posted on various web sites.
 - bb) Schedule of Future Advisory Committee meetings
The next meeting is February 13th, 2nd Wednesday of the month.
5. **Call to the public**
Bob Cook commended the group for cautiously progressing and asked if some of the steel buildings on the property can be used elsewhere?
6. **Items for next meeting**
None were mentioned.
7. **Adjournment**
Meeting adjourned at 5:50 p.m.