



January 8, 2014

Notice of Public Meeting Section 7.62
NOTICE OF PUBLIC MEETING OF THE
Fort Lowell Restoration Advisory Committee

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the **Fort Lowell Restoration Advisory Committee** and to the general public that the **Fort Lowell Restoration Advisory Committee** will hold a meeting open to the public on **Wednesday, January 8, 2014, at 5:00 p.m.**, at the **San Pedro Chapel, 5230 East Fort Lowell Road, Tucson, Arizona 85712**. Public comment will be taken. The Chair reserves the right to set the order of the agenda. The Committee will discuss and may take action on the following matters.

AGENDA & MEETING MINUTES

1. Meeting called to order at 5:10 p.m. A quorum of the Committee was present for the meeting. Those in attendance (and signed in) were:

Larry Hecker (Committee Chair)
Frank McClure (Committee Member)
Patsy Waterfall (Committee Member)
David Yubeta (Committee Member)
Peggy Sackheim (Committee Member)
Elaine Hill (Committee Member)
Anne Woosley (Committee Member)
Loy Neff (Pima County)
Simon Herbert (Pima County)
Gary Campbell (Pima County)
Midge Irwin (City of Tucson)
Lisa Cuestas (City of Tucson)
Jon Mirto (Poster Frost Mirto)
Bill Anderson (OFLNA)
Ken Matesich (Interested Citizen)

2. Review of meeting minutes: August 6, 2013 meeting (Action)

Patsy Waterfall moved to approve the minutes of the August 6 meeting. Peggy Sackheim seconded the motion. Motion passed unanimously.

3. Work Plan: Project Status Reports

a. COT Project Status Update

Midge Irwin reported that City staff have been tracking the progress of the ongoing County construction project and attending the weekly construction meetings onsite.

b. County Project Status Update: Construction update and project progress report

Jon Mirto presented a project update for the Committee, with comments by Gary Campbell. The current construction project to implement the Preservation Plan

on the Adkins Parcels was planned and scheduled during June and has been underway since September. Durazo Construction Company is conducting the work, under contract to Pima County Facilities Management Department. Tasks accomplished so far include mobilization, completion and implementation of the required Stormwater Pollution Prevention Plan. Initial site grading has been done and underground electric conduit installed. Demolition of the porch on Officers Quarters (OQ) 3 is complete and rehabilitation of the exterior is well underway, including repair of several sections of the adobe brick walls, using replacement adobe bricks made onsite with local materials, repairing several wooden window lintels and casings, and repairing the underpinnings of the northeast corner fireplace in OQ3. Current tasks at OQ3 include applying the undercoat, or mud coat, on the exterior, and installing wall anchors to stabilize the building (to be tied to the new porch later). The helical piers that will support the steel protective "Ghost Structures" over OQ 1 and 2, are installed. Fabrication of the steel structural members is underway on site, with construction of the "Ghost" structures at OQ 1 and 2 scheduled within a week or two of this date.

Jon noted that the small project contingency fund has been nearly exhausted by several unanticipated issues that had to be addressed, including some wall repair and the work beneath the fireplace at OQ3. Re-assessing and value engineering several preservation elements in the design plans for OQ3, including proposed polymer banding for interior wall supports, has shown that less intrusive methods can provide the same protections and also realize substantial savings.

Gary Campbell summarized the budget analysis and decision process to value-engineer cost-effective preservation solutions for OQ3, which will help the contingency fund remain solvent. Over all, the project is on schedule and on budget.

Larry Hecker asked about the status of the HAWK Crossing proposed for Craycroft Road. Midge confirmed that the HAWK is approved and City DOT is working on design plans. Jon reported that construction could start as early as March, 2014, and confirmed that the City DOT design will be consistent, to the extent possible, with the Fort Lowell Master Plan. The issue of vegetation in the crossing island came up; a buried water mainline beneath Craycroft Road will likely prevent planting Cottonwood tree(s) in the island. Alternative vegetation types are being explored.

4. New business.

a. Fort Lowell Day Celebration/La Reunion De El Fuerte

Gary Campbell reported that in response to the Committee's request about public access during the La Reunion celebration on February 8, he has discussed the possibility of allowing limited public access to the construction site with Durazo Construction. They have agreed, provided safety concerns are met and access is limited to the area around the OQs. Midge Irwin agreed that her group favors public access and they will request City permission and provide staff to coordinate access and assist the public to ensure safety. As in previous years, the City will provide a tent for displays and interaction with the public. Pima County staff also will be present to assist. After some discussion, it was decided that access from Fort Lowell Road would provide a safer, pedestrian-friendly route.

b. COT request for Letter of Support for EPA Brownfields Community-wide Assessment Grant (Action)

Lisa Cuestas presented a summary to the Advisory Committee of a new Brownfields Community-wide Assessment Grant application in preparation by the City Environmental Services Department. This \$400,000 grant application will be submitted to the Environmental Protection Agency. The grant will support Phase I and II Environmental Site Assessments of privately and publicly owned properties within the City to identify potential environmental issues that may need to be addressed, to benefit property owners and prospective purchasers. The recently completed City environmental cleanup on the Adkins Parcels was funded by a similar grant, resulting in much safer conditions for public use on the property. Lisa requested that the Advisory Committee support this application and provide a letter of support that the City can submit with its grant application. After some discussion, the Advisory Committee unanimously agreed to support the City grant. Larry Hecker agreed to review a draft support letter provided by Lisa and sign for the committee. Loy Neff will assist by providing the electronic letterhead used in the Committee's Master Plan recommendation letters in 2009.

c. Completion of the 2004 County Bond Project and the next steps

Loy Neff opened a discussion of the current status of the overall preservation effort for Fort Lowell, with a focus on the work accomplished thus far under the oversight of the Advisory Committee, using funds provided by the City and 2004 County Bond monies. He noted that the first Advisory Committee meeting was held in August, 2007, and after nearly six and a half years of solid cooperative efforts, the Advisory Committee and Project Team are nearing the end of the Bond-funded project. Bond monies will be fully expended at the completion of the current construction project. Loy noted the accomplishments of the committee and project team during the project, but also noted that the end is in sight, which raises the question of the next steps for the Advisory Committee. What are they and how should the committee proceed?

Loy brought up some fundamental starting assumptions for the discussion, such as future funding, in the form of a future County Bond initiative, will not be available for two or more years, even if there is a County Bond election in 2015 (the currently proposed time frame) and even if the currently proposed Fort Lowell Bond project is approved at a funding level that will support implementation of the next phase of the Master Plan. While other outcomes are possible, there are three possible future paths for the committee to consider after completion of the current construction project:

- The current committee ends its collective efforts and disbands, with a new committee appointed and starting fresh when future funding is available;
- The current committee continues, meeting regularly during the hiatus in funding and ready for opportunities for input in early planning for future Bond-funded projects;
- The current committee stays active through the completion of the current construction project and then goes on sabbatical, remaining intact but with no meetings until new funding is available, with the understanding that the committee members willing to continue will remain and new members will be jointly appointed by the City and County to "fill the ranks"

of a reactivated committee to assist and oversee implementation of the next phase of the Master Plan.

Recognizing that now is not the time to make decisions, Loy encouraged comments and discussion from the group. The ensuing discussion reviewed a range of viewpoints. Anne Woosley commented that it is important for the current committee to show continuity of support, and that the group should continue, remaining constituted without requiring meetings. To provide a counterpoint, David Yubeta noted that the committee fulfilled its mandate to oversee and approve the Master Plan in 2009 and has continued advising the project team since then. The committee should consider its goals successfully completed (“we’re done”).

Larry Hecker recommended that to achieve continuity between current and future projects at Fort Lowell, the current committee could remain constituted through the completion of the ongoing construction project and beyond. The schedule for the Bond Advisory Committee (BAC) includes final review and approval of proposed Bond projects in early 2015. Larry suggested that the current Fort Lowell Advisory Committee stay actively informed about proposed projects, without the need for regularly scheduled meetings. When the BAC is ready to make final decisions, the committee can make its recommendations and “weigh in” on a proposed 2015 Fort Lowell Bond. After that, the committee can follow its chosen path to a future Bond project. This recommendation was well received by other committee members and the rest of the project team.

Contributing to the concern about maintaining continuity, Elaine Hill brought up the issue of governance concerning the need for property management and maintenance by the City during the interval with no funded active project. David agreed and commented on the special importance of regular maintenance for adobe buildings, which will literally fall apart without it. He suggested that the City establish a cooperative maintenance program to address these needs at multiple City properties and “watch out” for adobe resources through a program of inspections and maintenance. Midge Irwin agreed, but pointed to the dilemma presented to City staff by the lack of resources to do this. She commented this is an issue being confronted that is not yet resolved. Jon commented that he sees the need for maintenance of adobe and other vernacular structures as a common thread among government preservation projects and maintenance programs. Larry requested that the issue of maintenance be an agenda item for the next committee meeting.

5. Call to the public*

There was no response from the public in attendance.

6. Schedule for next quarterly meeting at San Pedro Chapel: April 9, 2014, or other date? (Action)

After discussion among staff and Advisory Committee, there was no objection to Anne Woosley’s suggestion to schedule the next meeting for Wednesday, April 16, 2014. The committee agreed unanimously.

7. Meeting adjourned at 6:00pm.

Pursuant to Title II of the Americans with Disabilities Act (ADA), Pima County does not discriminate on the basis of a disability regarding admission to public meetings. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the ADA coordinator for Pima County Cultural Resources & Historic Preservation Office, Debra Rodriguez at 724-6598. Requests should be made as early as possible to allow time to arrange the accommodation.

Agenda Dated this 2 day of January, 2014