

**Pima County Bond Advisory Committee  
Meeting**

**Manning House  
450 West Paseo Redondo  
Friday, March 7, 2008  
8:00 a.m.**

**SUMMARY OF MEETING**

The following is a summary of the March 7, 2008 meeting.

**Committee Members Present**

Larry Hecker, Chair  
Carolyn Campbell, Vice Chair  
Peter Backus  
Pat Benchik  
Pete Delgado  
Gary Davidson  
Paul Diaz  
Rene Gastelum  
Jesus Gomez  
Kelly Gomez  
Byron Howard  
Terri Hutts  
A.C. Marriotti  
John Neis  
Ted Prezelski  
Patty Richardson  
Thomas Six

**Committee Members Absent**

Robert Davis  
David Lyons  
Wade McLean  
Rick Myers  
Chris Sheafe  
Dan Sullivan  
Tom Warne  
Greg Wexler

1. Welcome

Meeting began at 8:05 a.m. with a quorum.

Note that agenda items were heard out of order since Mr. Huckelberry had to leave by 8:45 a.m.

2. (Item 3 E) Sewer Revenue Bonds – Proposal for Bond Election in November 2008

Mr. Huckelberry, Mike Gritzuk, Director, Regional Wastewater Reclamation Department, Jeff Nichols, Deputy Director, and Adam Bleven, Wastewater Advisory Committee Chairman, spoke to the Bond Advisory Committee requesting consideration of a November 2008 bond election for \$565 million in sewer revenue bonds. The Committee was sent a memorandum on this subject prior to the meeting. In summary, the County will be financially unable to meet deadlines mandated by ADEQ to reduce effluent nitrogen concentrations if a bond election is

not held in 2008 or 2009. Recent legislation introduced at the State level could limit bond elections to even Novembers only, which would eliminate 2009 as an option.

3. (Item 4) Financial Analysis of Future Bonds

A report from the ASU Business School on debt financing of public infrastructure improvements was sent to the Committee prior to the meeting. The report states that now is a good time to take on such debt since borrowing costs (interest rates) are at historic lows and construction costs continue to fall as commercial construction is beginning to slow down following the residential construction slow down. The report also stated that the construction of public infrastructure can act as a stimulus to the economy. Mr. Huckelberry stated that this is another piece of information for the County and the Committee to consider when assessing the best time to hold a bond election. A concern has been whether voters would support a bond election during this economic downturn. However, this provides an alternative view – that holding a bond election sooner may be a boost to the economy. In response from a question from Mr. Howard, Mr. Huckleberry replied that after we receive bids for the 2 psychiatric facilities, we'll have a better idea on how much construction costs have decreased, and whether those savings combined with favorable interest rates on bond sales would wipe out the cost of inflation.

4. (Item 5) Other Future Agenda Items and Next Meeting

Mr. Davidson stated that he had received several calls from Committee members this week regarding the bond proposals for Rillito racetrack and park. He requested a report from the County by the next bond committee meeting of March 28<sup>th</sup> that provides a factual assessment of whether parties to the lease agreement between the County and the lessee for the racetrack and any contractors affiliated with that lease, are meeting their financial obligations. He would like the Committee to have this information in time to discuss prior to the Bond Committee meeting dedicated to Parks proposals. Mr. Huckelberry agreed to provide this information, combined with a history of the property, the Commission that met in 2005, and how we got to the current two bond proposals involving the development of additional soccer fields at Rillito, and the moving of the racetrack to Pima Fairgrounds. Mr. Howard added that he heard a rumor that a former Supervisor is trying to get an initiative on the November ballot to continue racing at Rillito.

5. Approval of Meeting Summary

The meeting summary from the February 29, 2008 meeting was approved 17-0.

6. Future Bond Election: Presentations

Note that most presentations will be available on the County's bond web site at [www.bonds.pima.gov/future](http://www.bonds.pima.gov/future).

A. Cultural and Historic Preservation

Linda Mayro, Cultural Resources Manager for Pima County, began by presenting the selection criteria used by staff to reduce and prioritize the number of Cultural and Historic Preservation proposals, then provided history on the process of working with the other jurisdictions and the Conservation Acquisition Commission, and then summarized each of the proposals.

Committee members asked questions about Canoa Ranch, Steam Pump Ranch, proposals involving the acquisition of State Trust land, and the impact of postponing a bond election on properties and buildings that are threatened.

The following members of the public spoke on this topic:

Ralph Lares  
Vern Lamplot  
Tracy Carstensen  
Mark Lambert - BLM  
Fr. Fernando Pinto  
Elizabeth Webb  
J.J. Lamb  
Corky Poster  
Sarah More – Town of Oro Valley  
Ainsley Reeder – Town of Oro Valley  
Pamela Pelletier – Town of Oro Valley  
Daniel Zwiener  
Scott Nelson – Town of Oro Valley  
Bob Vint  
Hollister David

The following members of the public did not wish to speak but submitted written comments:

Tucson City Council Member Regina Romero  
Martie Maierhauser  
John Carroth  
Margot Hurst

(Item D – Other Community Facilities, was moved to the March 28, 2008 Bond Committee meeting. The Committee did hear from speakers regarding projects under this category: Elia S. Haro from the Kino Teen Center, Tony Bruno for the Amado Community Center/Food Bank, Al Skorupski Catalina Community Center, Pat Martin Freedom Park Community Center.)

B. Leased Properties and Museums

Tom Moulton, Director of the County's Office of Tourism and Economic Development, presented a summary of each of the proposed projects to the Committee. Questions from the Committee included whether the Tucson Children's Museum could raise the matching funds identified (response was that they have secured commitments for \$10 million of the \$16 million in other funding), how the projects (excluding Tucson Children's Museum and Art Museum) were reduced to \$10 million in total, and whether the Ajo Golf Course uses ground water and has to remain on ground water versus reclaimed water (yes).

The following members of the public spoke on this topic:

Carol Peek  
Mary Mokhtarian  
Wocky Redsar

Michael Luria  
J.J. Lamb  
Martie Maierhauser  
Andy Anderson  
Dev Sethi

The following members of the public did not wish to speak but submitted written comments:

Peggy Solis  
Howard Shenk  
Jennifer Camono  
Bill Roh Jr.  
Sandy Napombejra  
Elizabeth Webb

C. Libraries

Nancy Ledeboer, Director of the County's Library District, explained to the Committee why libraries are important facilities to neighborhoods and communities, and highlighted a few of the proposed new libraries and expansion projects.

The following members of the public spoke on this topic:

Tony Bruno  
Cort Chalfant  
Pat Martin  
John Carroth  
Ellie Towne  
Annete Layva  
Julie Wanat  
Melvin Ortega  
Vice Mayor of Sahuarita Phil Conklin  
Dane Woll  
T. Vanhook – Town of Marana  
Sylvia Lee  
Tom Ward  
Dr. Jay C. St. John  
Miley Clark  
Pat Peterson

18 speakers in support of the new library proposed for the Vail area submitted written comments:

Rosemary Feraldi  
Laura Wirta  
Belinda Aniba  
Del Frazier  
Sherrie Miller  
Rebeca Manoleas  
Doris Blauser  
Sue Masanz

Maxine Wittman  
Ann Gibson  
Catherine Foster  
Cynthia Come  
Jessica Brinsson  
Cindy King  
Sara Contevita  
Elizabeth Webb  
J.J. Lamb

7. Call to the Audience

No one in the audience spoke at this time.

8. Meeting Adjourned

Meeting Adjourned at 12:20 pm.