

**Pima County Bond Advisory Committee  
Meeting**

**Manning House  
450 West Paseo Redondo**

**Friday September 28, 2007  
8:00 a.m.**

**MOTIONS**

**SUMMARY OF MEETING**

The following is a summary of the September 28, 2007 meeting. Audiotapes of the meeting are available upon request.

**Committee Members Present**

Larry Hecker, Chair  
Carolyn Campbell, Vice Chair  
Peter Backus  
Gary Davidson  
Robert Davis  
Paul Diaz  
Anne Doris  
Rene Gastelum  
Kelly Gomez  
Byron Howard  
Terri Hutts  
David Lyons  
A.C. Marriotti  
Wade McLean  
Rick Myers  
John Neis  
Ted Prezelski  
Patty Richardson  
Chris Sheafe  
Thomas Six  
Dan Sullivan

**Committee Members Absent**

Jesus Gomez  
Greg Wexler  
Tom Warne

1. Welcome

Meeting began at 8:10 a.m. with a quorum.

2. Approval of Meeting Summary

**MOTION:** Ms. Hutts moved, seconded by Mr. Davis, to approve the meeting summary from the March 16, 2007 meeting. Motion approved 21-0.

3. End of Year Status Report, 1997, 2004, and 2006 Bond Programs

Per the County's Truth in Bonding Code, Chapter 3.06, the Committee members received via mail a pamphlet and a CD containing the End of Fiscal Year status report for the 1997, 2004, and 2006 bond programs. Don Spiece, Capital Improvement Program Manager provided a summary presentation to the Committee. In response to a question from Mr. Lyons, Mr. Huckelberry, County Administrator, clarified that all projects approved by voters will be completed, even if it requires supplementing remaining bond funds with other funding sources. In response to a question from Mr. Howard, Mr. Huckelberry also clarified that the bid environment has improved over the past 60 days.

Written status reports were received from the following jurisdictions: Marana, Oro Valley, Pascua Yaqui Tribe, Sahuarita, South Tucson, and Tucson. Verbal reports to the Committee were given by Enrique Serna, City Manager of South Tucson, T. Van Hook, Marana, Annsley Reeder, Oro Valley, A.C Marrioti, Sahuarita, and Kelly Gomez, Pascua Yaqui Tribe.

In response to a question from Mr. Sheafe, Mr. Huckelberry stated that former Town Manager of Oro Valley, Chuck Sweet, is assisting in discussions with the owner of Kelley Ranch about possible conservation of a portion of that property.

**MOTION:** Mr. Davidson moved, seconded by Mr. Davis, to accept the End of Fiscal Year status update report on the 1997, 2004, and 2006 bond programs. Motion approved 21-0.

4. Amendments to the 1997 and 2004 Bond Programs

Committee members were provided with a written report prior to the meeting regarding proposed amendments to the 1997 and 2004 bond programs. Ms. Fyffe summarized the amendments that would reallocate funding from three cultural resource bond projects that are on hold, to the acquisition of 320 acres of State Trust land on Tumamoc Hill. There was much discussion with regard to the purpose of these reallocations, which would enable the County to request public auction of the State Trust land.

**MOTION:** Ms. Campbell moved, seconded by Mr. Howard, to approve the amendments associated with the reallocation of funds for the acquisition of 320 acres of State Trust land on Tumamoc Hill. Motion approved 21-0.

Mr. Huckelberry summarized the amendments that would provide funding for lighting at Sportspark and Brandi Fenton Memorial Park, while completing projects originally approved by the voters in the two projects to be amended (4.20 Lighting of Existing and New Sports Fields, and 4.23 Dan Felix Memorial Park). The amendments would also delete lighting at Northwest YMCA fields since those who attended a public meeting for this stated that they did not want those fields lit. The Board requested that the Committee consider these amendments.

**MOTION:** Mr. Sheafe moved, seconded by Mr. Backus, to approved the amendments to projects 4.20 Lighting of Existing and New Sports Fields, and 4.23 Dan Felix Memorial Park. Motion approved 21-0.

**MOTION:** Mr. Sheafe moved, seconded by Mr. Neis, to approve the remainder of the amendments to the 1997 bond program. Motion approved 21-0.

**MOTION:** Mr. Davis moved, seconded by Mr. Six, to approve the amendments to the 1997 HURF program. Motion approved 20-0, Ms. Campbell abstained.

**MOTION:** Mr. Sullivan moved, seconded by Mr. Sheafe, to approve the remainder of the 2004 bond program amendments, with specific emphasis for support for the Marana/Continental Ranch New Library. Motion approved 21-0.

#### 5. 2008 Bond Election Planning Process

Mr. Huckelberry and the Committee discussed the possible impact of decreased building activity and reduced growth in assessed value, on planning for a possible 2008 bond election. In response to discussion and questions, Mr. Huckelberry clarified that the County is still planning for a bond election in November 2008, but that we need to be cautious in our forecasting of future growth in assessed value and the impact of that on estimating the total bond dollar authorization for a possible 2008 bond election. Mr. Huckelberry agreed to provide the Committee with a revised range of total bond dollar authorization for the next Committee meeting. It was clarified that sewer revenue bonds are not impacted by assessed value since they are paid off with sewer connection and user fees. Furthermore, a bond election for sewer revenue bonds does not have to be held in November, as does a general obligation bond election.

The four subcommittees of the Bond Advisory Committee reported on the meetings they've held to date.

Gary Davidson, Chair, Parks and Recreation subcommittee: This subcommittee has completed deliberations and is recommending 3 tiers of projects to the Bond Advisory Committee totaling approximately \$350 million and prioritized from more than \$1 billion of requests. Many of the projects have significant public support and the meetings were well attended by the public. The recommended projects are diverse, and include implementation of the Canoa Ranch master plan, tournaments sites, reclaimed water line extensions, and a water slide at Freedom Park.

Dan Sullivan, Chair, Justice and Law Enforcement subcommittee: This subcommittee of two members has also completed deliberations, and is recommending approximately

\$60 million of projects, prioritized from requests totaling approximately \$700 million. Projects include additional courtrooms in existing Superior Court building, a new Northwest Regional Justice Center, a new Juvenile Remand Facility adjacent to the Jail, and a new Drexel Heights Sheriff substation.

Peter Backus, Public Facilities subcommittee: At the last meeting the subcommittee heard a presentation from Mr. Huckelberry on significant investments in the area of health related projects. The subcommittee has one more meeting scheduled to develop recommendations to the Bond Advisory Committee.

Chris Sheaf, Public Works subcommittee: This subcommittee finished its deliberations in May. Recommendations include \$140 million for solid waste and flood control improvements, \$50 million for a transportation safety program, and \$565 million for wastewater improvements. The majority of the wastewater system improvements are mandatory, as the County will face large fines if de-nitrification improvements aren't made soon. The Plan to build these improvements is called the Regional Optimization Master Plan (ROMP) and is a well thought out plan. Mr. Howard added that it needs to be made clear to the Committee, Board and public, what out of this committee is mandatory. Mr. Sheafe clarified that the majority of the waste water projects are mandatory.

Four other standing committees are tasked with oversight of implementation of portions of the 1997 and 2004 bond programs, and tasked with developing recommendations for portions of a possible 2008 bond program.

Bill Roe, Chair of the Conservation Acquisition Commission: This Commission has a package ready to present to the Bond Advisory Committee. The recommended eligible properties are similar to the 2004 program, minus properties purchased or developed. Again, the package includes more properties than can be purchased with the amount recommended, so that sellers cannot hold the County over a barrel. State land continues to be a major issue. Mr. Roe states the need to figure out some way to move forward to conserve State Trust land. This Commission is also considering cultural resources projects to recommend to the Bond Advisory Committee.

## 6. Green Building Standards for County Funded Buildings

Vice Chair Carolyn Campbell requested this agenda item. Early this year, Diana Rhodes, then with the Sonoran Institute, sent a letter to the Committee asking that the County commit to the LEED silver green building standard for new buildings built with bond funds. The Board, on May 1, 2007, adopted a resolution committing to several sustainability initiatives, including LEED silver for new buildings. Yves Khawam, Chief Building Official for Pima County, provided the committee with a summary describing LEED standards. Diana Rhodes also spoke. Ms. Campbell asked how the Committee could be of help. Mr. Huckelberry stated that the Committee may want to consider including some type of demonstration project in the 2008 bond program, like perhaps funding for a large solar installation demonstration project on the Davis –Monthan Open Space lands.

7. Use of Reclaimed Water versus Potable Water for Turf Projects

Mr. Huckelberry explained that we use 30 percent of our reclaimed water allocation, but that to use more, we need to work with the City to expand the distribution system. Ms. Campbell would like the Committee to adopt a policy that says that the Committee will not support funding for turf projects that rely on potable water for irrigation. Mr. Huckelberry stated that staff will research the County's current policies and what we require of private developers. Ms. Hutts stated that she is concerned that such a policy would result in no funding for parks in outlying areas that are in need of parks, but quite a distance from the reclaimed distribution system. It was agreed that this item would be placed on a future agenda with some policy options.

8. Future agenda items and meeting dates

Next meeting is Friday November 2, 2007, 8am to 1pm, at the Manning House.

The agenda will be dedicated to receiving a report from Mr Huckelberry on a revised range of dollar amounts for a possible 2008 bond election, and for receiving reports from the various subcommittees and standing committees for project and dollar amount recommendations in specific functional areas for a possible 2008 bond election. The discussion of possible water policy options with regard to irrigated turf will be postponed to another agenda.

Another round of open houses to gather public input on projects to include in a possible 2008 bond election will be held in either November or January.

9. Call to the Audience

Several students from the Eastside Learning Center spoke in support of including a new Eastside Learning Center at Freedom Park in a possible 2008 bond election. Pat Martin, Myers Neighborhood, spoke in support of the Learning Center, the Freedom Park Community Center, a water slide at Freedom Park pool, and improvements to Columbus Library. Ms. Martin also provided a laminated and bound book of drawings of the water slide by neighborhood children.

Elizabeth Webb spoke in support of bond projects for the Cienega Corridor area for a possible 2008 bond election.

10. Meeting Adjourned

Meeting Adjourned at 10:45 am.