

Pima County Conservation Acquisition Commission Meeting

MEETING MINUTES

**Pima County Natural Resources, Parks and Recreation Building
3500 West River Road
Thursday, September 8, 2011
2:00 p.m.**

MOTIONS

MOTION: Commissioner Smith moved, seconded by Commissioner Gardner to approve the June 9, 2011 meeting minutes, as corrected. Motion approved 6-0 (Commissioners Corey, Hare, Marshall, Prouty and Roe absent).

MOTION: Commissioner Sheridan moved, seconded by Commissioner Pettis to accept the end of year bond program report for fiscal year 2010/11. Motion approved 6-0 (Commissioners Corey, Hare, Marshall, Prouty and Roe absent).

MOTION: Commissioner Marian moved, seconded by Commissioner Smith to support a bond ordinance amendment to add an additional implementation period (4) to project OS1.17 Habitat at 36th and Kino, subject to the City of Tucson Mayor and Council's approval on September 13, 2011. Motion approved 6-0 (Commissioners Corey, Hare, Marshall, Prouty and Roe absent).

MOTION: Commissioner Marian moved, seconded by Commissioner Pettis to support the acquisition of the 20-acre Habitat at 36th and Kino property for \$750,000, subject to an outside appraisal review to validate value. Motion approved 6-0 (Commissioners Corey, Hare, Marshall, Prouty and Roe absent).

SUMMARY OF MEETING

1. Roll Call

The Commission meeting began at 2:05 p.m.

Commissioners Present

Helen Gardner (formerly Helen Wilson)
Jan Johnson, Vice-Chair
Chuck Pettis
Corey Smith
James Marian
Tom Sheridan

Commissioners Absent

Les Corey
Trevor Hare
Rob Marshall
Tim Prouty
Bill Roe, Chairman

2. Executive Session

None.

3. Approval of the June 9, 2011 Meeting Minutes

Vice-Chair Johnson asked that the meeting summary be corrected to reflect Elephant Head Road under Agenda Item 5C.

MOTION: Commissioner Smith moved, seconded by Commissioner Gardner to approve the June 9, 2011 meeting minutes, as corrected. Motion approved 6-0 (Commissioners Corey, Hare, Marshall, Prouty and Roe absent).

4. Update on 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe reported that the 1997 Open Space Bond Program has been substantially completed, and the remaining \$230,000 will be used towards the expansion of Tortolita Mountain Park. There is \$7.4 million remaining in the 2004 Conservation Acquisition Bond Program under Jurisdictional Open Space for the City of Tucson, the Town of Oro Valley and the Town of Sahuarita. The County is pursuing the Habitat at 36th and Kino property within the City of Tucson, property in Sahuarita, and property adjacent to Oro Valley.

5. Accept 1997/2004 End of Fiscal Year Bond Program Report

Per the Truth in Bonding Code, the County is to provide semi-annual updates to the Conservation Acquisition Commission, the Bond Advisory Committee and Board of Supervisors. Staff recommends that the Commission accept the open space portion of the report. Commissioner Gardner requested that the report be corrected to reflect Saguaro National Park on the map.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Pettis to accept the end of year bond program report for fiscal year 2010/11. Motion approved 6-0 (Commissioners Corey, Hare, Marshall, Prouty and Roe absent).

6. Habitat at 36th and Kino Property – Jurisdictional Open Space: City of Tucson

A. Proposed amendment to the 2004 Bond Ordinance for a time extension.

Diana Durazo reported that the County negotiated a purchase agreement with the owners of the 20-acre Habitat at 36th and Kino property for \$750,000. Acquisition of this property would require a bond ordinance amendment to add an additional implementation period (4) to allow closing in fiscal year 2011/2012. This amendment would be subject to the City of Tucson approving this amendment.

MOTION: Commissioner Marian moved, seconded by Commissioner Smith to support a bond ordinance amendment to add an additional implementation period (4) to project OS1.17 Habitat at 36th and Kino, subject to the City of Tucson Mayor and Council's approval on September 13, 2011. Motion approved 6-0 (Commissioners Corey, Hare, Marshall, Prouty and Roe absent).

B. Consideration of the County's negotiated acquisition agreement for the purchase of the 20-acre Habitat at 36th and Kino property

Ms. Durazo explained that the Commission considered this property in 2008, but due to timing issues on the owner's part, the acquisition was never completed. This property was supported by the Tucson Audubon Society, adjacent neighborhood residents and

the City of Tucson for inclusion in the 2004 bond program due to its large riparian area and environmental education opportunities to 6 area schools. The Commission discussed the appraised value and felt that a review of the last appraisal was needed. If the review confirmed a value within 90 percent of the appraised value, the purchase would be supported.

MOTION: Commissioner Marian moved, seconded by Commissioner Pettis to support the acquisition of the 20-acre Habitat at 36th and Kino property for \$750,000, subject to an outside appraisal review to validate value. Motion approved 6-0 (Commissioners Corey, Hare, Marshall, Prouty and Roe absent).

7. Town of Sahuarita Jurisdictional Bond Monies

A. Robson properties

As reported previously, the County made an offer to purchase three Robson parcels south of the County's Wastewater Reclamation Facility. The owner did not accept the offer and has not responded to our request to review and discuss the offer. This acquisition is on hold until further communication from the owner.

B. State Trust land near Green Valley Wastewater Treatment Facility

Diana Durazo reported that the County contacted the State Land Department regarding State Trust land surrounding the County's Green Valley Wastewater Reclamation Facility. A map was provided to the Commission depicting the area the County may be interested in acquiring within the floodplain. The State Land Department indicated that there were issues with an application submitted by the Community Water Company of Green Valley for a portion of the same property to recharge CAP water, and that further discussion would be needed prior to accepting any application from the County.

8. Application to Purchase State Trust Land East of Tortolita Mountain Park and Transfer of Funding from Kelly Ranch

Diana Durazo provided an update on the County's efforts to expand Tortolita Mountain Park. Ms. Durazo said the State Land Department did not accept all of the lands the County proposed for acquisition, and instead requested that the County amend the maps to show lands they would accept. After the changes, the draft map was accepted by the State, and the County was permitted to submit a purchase application for the API lands reflected in the map shown to the Commission. The County will also apply for State Parks Growing Smarter matching funds.

9. General Updates

- Proposed Development Activities on Bond Parcels: Nothing new to report.
- Arroyo Grande Conceptual Land Use Plan: Already discussed.
- Avra Valley – Interstate 10 Tucson-Tortolita Mountain connection: Nothing new to report.
- Saguaro National Park Boundary Adjustment Act H.R. 715: Congressman Grijalva introduced HR 1990 in June. The Congressman is looking to schedule a hearing this fall. No changes to report since HR715 was introduced last session. The National Parks Association is contacting potential sellers again to see if there have been any changes in sellers.

- Catalina/Tortolita Connection: According to an article, the Catalina Youth Detention Facility is moving out of the facility along Oracle Road. The County will be coordinating a meeting to discuss possible opportunities for this important piece of the wildlife corridor.
- Rosemont Mine: The public draft of the EIS may be released in October.
- SunZia Transmission Line Project: Nothing new to report.
- BLM Solar EIS: BLM announced that the Department of Interior will prepare a targeted supplement to the Draft Programmatic EIS based on the public comments received. BLM expects release of the supplemental in the fall of 2011.
- 2012 Bond Election Update: The Bond Advisory Committee tentatively approved a bond package. There is a possibility the Committee may recommend deferring the the election to 2013. More discussion will take place regarding a newly proposed group of transportation projects proposed for an area generally south of Tucson.. Commissioner Gardner asked if Commissioners will continue to be reappointed. Ms. Fyffe said that decision is between the appointee and their appointer. The County would like for appointees to remain in their capacities to oversee remaining fund expenditures.

Ms. Fyffe went over the Davis-Monthan Open Space information requested at the last Commission meeting. The remaining funds are being targeted for a acquisition of a 49-acre parcel.

10. Next Commission Meeting

If there are items for discussion and/or action, the next possible meeting date will be scheduled for early December.

11. Call to the Public

No one spoke.

12. Adjournment

The meeting adjourned at 2:55 p.m.