

Pima County Conservation Acquisition Commission Meeting

MEETING MINUTES

**The Manning House
450 West Paseo Redondo
Thursday, August 19, 2010
2:00 p.m.**

MOTIONS

MOTION: Commissioner Smith moved, seconded by Commissioner Pettis to approve the May 13, 2010 meeting summary. Motion approved 6-0 (Commissioners Prouty, Wilson, Hare, Marshall and Marian absent).

MOTION: Commissioner Sheridan moved, seconded by Commissioner Pettis to recommend approval of the 9-acre Mission and 33rd Street property acquisition for \$188,000. Motion approved 7-0 (Commissioner Marian recused himself; Commissioners Prouty, Wilson and Hare absent).

MOTION: Commissioner Marian moved, seconded by Commissioner Sheridan to recommend approval of the 77-acre Tanque Verde and Houghton Partners LLC property acquisition for \$1,552,000. Motion approved 8-0 (Commissioner Prouty, Wilson and Hare absent).

SUMMARY OF MEETING

1. Roll Call

The Commission meeting began at 2:10 p.m.

Commissioners Present

Bill Roe, Chairman
Jan Johnson, Vice Chair
Les Corey
James Marian (arrived 2:35pm)
Rob Marshall (arrived 2:12pm)
Chuck Pettis
Tom Sheridan
Corey Smith

Commissioners Absent

Trevor Hare
Tim Prouty
Helen Wilson

2. Executive Session

None.

3. Approval of the May 13, 2010 Meeting Minutes

Revisions to the May 13, 2010 meeting minutes include removing Commissioner Hare's comments regarding a fundraiser from the minutes, and correctly identifying the Coalition for Sonoran Desert Protection.

MOTION: Commissioner Smith moved, seconded by Commissioner Pettis to approve the May 13, 2010 meeting summary. Motion approved 6-0 (Commissioners Prouty, Wilson, Hare, Marshall and Marian absent).

4. Update on 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe reported that the only funds remaining for the 2004 Conservation Acquisition Bond Program are the Jurisdictional Open Space monies. Remaining funds are broken down by project area:

1.15 City of Tucson Agua Caliente - \$2.95 million (if Tanque Verde and Houghton Partners LLC property is approved, there will be \$1.4 million remaining)

1.16 City of Tucson 36th Street Corridor - \$2.1 million (if Mission and 33rd Street property is approved, there will be \$1.9 million remaining)

1.17 City of Tucson Habitat for Humanity - \$1 million

1.18 Town of Oro Valley Kelly Ranch - \$1.54 million

1.19 Town of Sahuarita Santa Cruz River - \$1.5 million

Ms. Fyffe further reported that the remaining balance for the 1997 Open Space Bond Program is \$234,000, which are the monies that had been set aside for litigation requirements for Dos Picos. If these monies are ultimately not needed, the monies would be transferred to the Northwest area.

Ms. Fyffe asked that Commission members send any comments on revisions to the Bond Program Update report to her, since this item was mistakenly omitted from the agenda. The Bond Advisory Committee will hear this item at their September 17, 2010 meeting.

5. Report on Davis Monthan Air Force Base Urban Encroachment Acquisition Program

Ms. Fyffe provided the Commission information on the Committee that oversees the expenditures of DM bond funds. Ms. Fyffe indicated that a total of 286 acres have been acquired in the approach/departure corridor to date, at a cost of \$7.8 million. Hank Atha, Deputy County Administrator for Economic and Community Development, is the County Administrator's liaison to the DM committee and provided information to our office stating that the remaining \$2.2 million is targeted to be used for acquisitions in Approach/Departure Corridor number 2.

Chairman Roe suggested that if efforts to expend the remaining monies are stymied, the Board of Supervisors should consider re-allocating these funds.

6. Report on County and Flood Control District activities along the 36th Street Corridor area, between Tucson Mountains and the West Branch of the Santa Cruz River

Nicole Fyffe reported that acquisitions made with 2004 Conservation Acquisition Program Bond monies have been west of Mission Road, between Tucson Mountain Park and the Santa Cruz River along 36th Street. The Regional Flood Control District's (RFCD) efforts have been on the east side of Mission Road.

Suzanne Shields, Director of RFCD, presented information on the Floodprone Land Acquisition Program and acquisitions made in this area of the West Branch. The RFCD will continue acquisition efforts in the area to connect the County properties with City of Tucson properties. These District lands directly tie into acquisitions made under the Conservation Acquisition Program.

7. Mission and 33rd – Jurisdictional Open Space: City of Tucson – 36th Street Corridor Project Area

Commissioner Marian recused himself from the discussion and vote, citing conflict of interest.

Nicole Fyffe explained that this property was brought to the County's attention right after the last Commission meeting in May, and staff began negotiating the acquisition of this property. The property was recently foreclosed on by Compass Bank. If the property is acquired, the City has agreed to abandon the streets and would allow the County to remove the northern portion of the bank protection along San Juan Wash. Ms. Fyffe said the property is 9 acres, and Compass Bank has agreed to sell for \$188,000 (\$20,800 per acre). Staff recommended the Commission support this acquisition.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Pettis to recommend approval of the 9-acre Mission and 33rd Street property acquisition for \$188,000. Motion approved 7-0 (Commissioner Marian recused himself; Commissioners Prouty, Wilson and Hare absent).

The street abandonment component of this acquisition will be added to the Updates list.

8. Tanque Verde and Houghton Partners, LLC – Jurisdictional Open Space: City of Tucson – Agua Caliente Project Area

Diana Durazo recapped the Commission's action at the May meeting to begin due diligence on the 77-acre Tanque Verde and Houghton Partners, LLC property. The property is located at the southeast corner of Tanque Verde and Houghton Road, and adjacent to the County's recently acquired 72-acre Terra Rancho Grande property to the south. The property contains a significant portion of the Agua Caliente Wash and falls entirely within the Important Riparian Area designation of the Conservation Lands System. With the assistance of the Arizona Land and Water Trust, the County negotiated an acquisition agreement to purchase the property for \$1,552,000 (\$20,000 per acre), which is below the appraised value. Staff recommended the Commission support this acquisition.

MOTION: Commissioner Marian moved, seconded by Commissioner Sheridan to recommend approval of the 77-acre Tanque Verde and Houghton Partners LLC property acquisition for \$1,552,000. Motion approved 8-0 (Commissioner Prouty, Wilson and Hare absent).

9. Report on Draft Work Plan for the Tucson-Tortolita Wildlife Linkage

Carolyn Campbell, Director of the Coalition for Sonoran Desert Protection, discussed the draft Tucson-Tortolita Wildlife Linkage work plan and provided maps of the linkage area. Ms. Campbell talked about the parcels east and west of I-10 that fall within the linkage area, and asked that any feedback the Commission may have on the draft be sent to her. Ms. Campbell will coordinate a meeting with the work group to discuss further and pursue funding sources for work in this area.

Ms. Fyffe informed the Commission that the County is still awaiting a response from TEP's attorneys on the easement agreement.

10. Update on Conservation Acquisition Program Report

Diana Durazo reported that staff recently met to discuss the first draft. Input from the review meeting is now being incorporated into the report.

11. Updates

- Arroyo Grande Conceptual Land Use Plan: Many of the new Oro Valley Council members are not very familiar with the past efforts in this area. Carolyn Campbell suggested meeting with them to go over these efforts.
- Dos Picos: Litigation may be resolved in six months.
- Avra Valley – Interstate 10 Tucson-Tortolita Mountain connection: Already discussed.
- Saguaro National Park Boundary Adjustment Act H.R. 715: No update.
- Catalina/Tortolita Connection: Already discussed.
- Rosemont Mine: The Forest Service is drafting the EIS chapter by chapter. The Mine has to get an air quality permit from the County.
- SunZia Transmission Line Project: The County has submitted its comments to both the New Mexico and Arizona Bureau of Land Management (BLM) Offices. BLM will then take all input received and begin working on a draft EIS.
- 2011 Bond Election Update: The County is still working towards a 2011 Bond election. The Bond Advisory Committee (BAC) is now working to pare down the list of projects recommended by the subcommittees. September 17, 2010 is the next BAC meeting, to be held at the Manning House at 8:00 a.m.

12. Next Commission Meeting

The next scheduled Commission meeting is scheduled for November 4, 2010 at 2:00 p.m., with subsequent meetings scheduled every 2-3 months. The location has not been determined yet. Commissioner Smith suggested that this Commission may be interested in whether City and County efforts regarding the future use of effluent would impact properties acquired under this program.

13. Call to the Public

Carolyn Campbell announced that the Safe Passage book was recently published by Island Press.

Scott Richardson, with the U.S. Fish and Wildlife Service, let everyone know that they would be holding a meeting on August 26, at 3:30 p.m., with Southwest Transmission Corporation and Tucson Electric Power to discuss their Vegetation Management Plans and practices within utility corridors in sensitive areas.

14. Adjournment

The meeting adjourned at 3:45 p.m.