

**Pima County Conservation Acquisition Commission
Meeting**

**Manning House
450 West Paseo Redondo
Thursday August 10, 2006
3:00 p.m.**

MOTIONS

MOTION: Commissioner Pettis moved, seconded by Commissioner Shattuck to approve acquisition of the Buckelew Farms property, including the 420-acre parcel, for \$4,116,000 (\$9,800/acre), and 85 acres south of Ajo Highway, \$957,000 (\$11,259/acre) within the Avra Valley Project Area. Motion approved 9-1. (Commissioner Prouty abstained).

MOTION: Commissioner Pettis moved, seconded by Commissioner Wilson to enter into the acquisition agreement for the 9-acre Linda Vista/Patrick property for \$451,000 (\$50,100/acre) as negotiated by Pima County, contingent on acquisition of the adjacent Reid property (infee or conservation easement). Tortolita Mountains Project Area. Motion approved 6-4. (Commissioners Johnson, Shattuck, Sheridan, and Marshall opposed, Commissioner Arnold abstained.)

MOTION: Commissioner Johnson moved, seconded by Commissioner Arnold to approve the acquisition of the Route 606 properties totaling 22 acres for \$240,000 (average \$10,909/acre), Camino de Oeste Project Area. Motion approved 11-0.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Johnson to approve staff's recommendation and remove 414 parcels that are now developed from the Habitat Protection Priorities category, for the 2008 process. Motion approved 11-0.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Hare to approve the preliminary list of properties with all of the proposed changes and discussions still under consideration, for the 2008 process. Motion approved 9-0. (Commissioner Arnold abstained).

MOTION: Commissioner Corey moved, seconded by Commissioner Sheridan to request 50% of the total General Obligation Bond or \$250 million, whichever is greater. Commissioners Corey and Sheridan accepted Commissioner Marshall's amendment to request \$285 million in bond allocation for the potential 2008 open space bond package. Motion approved 10-0.

MOTION: Commissioner Marshall moved, seconded by Commissioner Arnold to allocate not more than 25% of the total open space bond allocation to the Community Open Space category and not less than 75% to Habitat Protection Priorities. Motion approved 10-0.

MOTION: Commissioner Arnold moved, seconded by Commissioner Hare to amend the 1997 Bond Ordinance to facilitate the possible acquisition of a conservation easement on the Reid property adjacent to the Linda Vista/Patrick property recently considered. Motion approved 9-0.

DIRECTION TO STAFF

- Commissioner Sheridan requested that an information sheet with talking points on this meeting be provided to the Commission.
- Commissioner Prouty requested that on the 2008 sheet, we show how much was allocated to the 1997 and 2004 Community Open Space Properties.
- Commissioner Wilson requested that information on the percentage of monies spent under Community Open Space and Habitat Protection Priorities be provided to the Commission.

SUMMARY OF MEETING

The following is a summary of the August 10, 2006 meeting. Audiotapes of the meeting are available upon request.

1. Roll Call

The Commission meeting began at 3:10 pm.

Commissioners Present

Les Corey
Trevor Hare
Rob Marshall
Bill Roe, Chairman
Tom Sheridan
Helen Wilson (left meeting at 5:30pm)
Jan Johnson, Vice-chair
Chuck Pettis (left meeting at 4:50pm)
Tim Prouty
Wanda Shattuck (arrived at 3:15pm)
Bill Arnold (arrived at 3:55pm)

Commissioners Absent

2. Executive Session

No Executive Session held.

3. Approval of the August 3, 2006 Meeting Summary

The August 3, 2006 meeting summary was not completed at this time.

4. Update on 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe reported the Finance report for program expenditures was not yet available. Ms. Fyffe provided the Commission information on properties that have been acquired and those properties that are currently pending closing. To date, total acreage acquired through the 2004 Bond program is 24,900 acres at a cost of \$64,700,000 (including due diligence costs).

5. Bucklew Farms – Avra Valley Project Area Acquisition

Commissioner Prouty declared a potential conflict of interest and abstained from voting.

Nicole Fyffe reported that the acquisition agreements negotiated by the Arizona Open Land Trust, on behalf of Pima County, for the Buckelew Farms properties include the 420 acre parcel north of Ajo Highway for \$4,116,000 (\$9,800/acre), which includes the 1,000 acre-feet of grandfathered irrigation water rights. The second acquisition agreement is for the 85 acres south of Ajo Highway, including the 2000 acres of state grazing lease and 200 acre BLM grazing permit for \$957,000 (\$11,250/acre).

Kerry Baldwin reported on the Management Agreement. The agreement will cover the popular Pumpkin Festival held once a year, and the different practices related to the farming, grazing, and habitat restoration. Mr. Baldwin expressed the importance of the farm as an encroachment buffer and the solid block of government owned properties created, directly in relation to the Brawley Wash corridor. Mr. Baldwin also reported that the tenancy agreement would be for ten years with an option for five more years.

Commissioner Marshall indicated that if Habitat Protection Priorities funds are used for this acquisition, it must be demonstrated that the intent is to move toward higher biological value.

MOTION: Commissioner Pettis moved, seconded by Commissioner Shattuck to approve acquisition of the Buckelew Farms property, including the 420 acre parcel, for \$4,116,000 (\$9,800/acre), and 85 acres south of Ajo Highway, \$957,000 (\$11,259/acre) within the Avra Valley Project Area. Motion approved 9-1. (Commissioner Prouty abstained).

6. Conservation Opportunities in the Tortolita Sub Area

A. Linda Vista/Patrick Application

Nicole Fyffe reported that negotiations have moved forward. The acquisition agreement negotiated is for \$451,000 (\$50,100/acre) for 9 acres. Ms. Fyffe indicated that the agreement can be structured as contingent on the acquisition of the adjacent Reid property. Staff is having difficulty reaching the owner to discuss a possible conservation easement.

Scott Richardson, with the U.S. Fish and Wildlife Service, addressed the Commission on the FWS position in the Northwest over the Cactus ferruginous pygmy-owl. Mr. Richardson reported that the Northwest area continues to be extremely important from not only the pygmy-owl perspective, but also for other wildlife. However, there is a less priority assigned to the area heading northeast. The first priority remains making the connection to the Tortolitas. Mr. Richardson discussed that both landscape level and small parcels are important.

(Commissioner Arnold arrived)

MOTION: Commissioner Pettis moved, seconded by Commissioner Wilson to enter into the acquisition agreement for the 9 acre Linda Vista/Patrick property for \$451,000 (\$50,100/acre) as negotiated by Pima County, contingent on acquisition of the adjacent Reid property (in fee or conservation easement). Tortolita Mountains Project Area. Motion approved 6-4. (Commissioners Johnson, Shattuck, Sheridan, and Marshall opposed, Commissioner Arnold abstained.)

B. Reid Conservation Easement Parcel, Potential Amendment to the 1997 Bond Ordinance (This item heard out of sequence after Agenda item 8C.)

Nicole Fyffe reported to the Commission the need to amend the 1997 Bond Ordinance at this meeting in order to meet the Bond Advisory Committee's schedule, if the Commission chooses to pursue the acquisition of the Reid property.

MOTION: Commissioner Arnold moved, seconded by Commissioner Hare to amend the 1997 Bond Ordinance to facilitate the possible acquisition of a conservation easement on the Reid property adjacent to the Linda Vista/Patrick property recently considered. Motion approved 9-0.

7. Route 606 Properties – Tucson Mountain Park Camino de Oeste Project Area Acquisitions

Nicole Fyffe reported that an acquisition agreement has been negotiated for all of the Route 606 parcels, totaling 22 acres for \$240,000 (an average \$10,900/acre). The acquisition will connect recent acquisitions made by the Commission and expand the Tucson Mountain Park boundary west of Camino de Oeste.

MOTION: Commissioner Johnson moved, seconded by Commissioner Arnold to approve the acquisition of the Route 606 properties totaling 22 acres for \$240,000 (average \$10,909/acre), Camino de Oeste Project Area. Motion approved 11-0.

8. Potential 2008 Bond Election – Finalize Preliminary List of Identified Properties and Dollar Amount to be Requested

A. Finalize Preliminary List of Properties and Categories

Nicole Fyffe reported on the Commission's past approvals under the Community Open Space category.

Commissioner Arnold declared a potential conflict of interest and abstained from voting on all of these.

Ms. Fyffe discussed that the Commission has approved the following:

- The addition of Grasslands to Habitat Protection Priorities
- The combining of highest and secondary state land categories into one
- The addition of properties identified through the water rights analysis
- Remove the properties already acquired by the County

Ms. Fyffe recommended that the Commission consider removing 414 additional parcels that have now been developed.

Ms. Fyffe stated that the categories still under consideration were County-Held Grazing Leases, and both the Wildlife Corridors and Habitat Linkages, Springs and Streams Analysis and Watershed Protection Incentive Fund categories, which still need further refinement and discussion. Ms. Fyffe discussed a possible matching fund program for the Watershed Protection Incentive Fund category.

Chairman Roe requested that a subcommittee be put together to discuss this matter further and come back to the Commission with more information. The Committee will include Commissioner Marshall, Diana Freshwater, and Nicole Fyffe.

Nicole Fyffe reported that one last letter was received from Peter Vokac requesting that a small parcel between the Nanini Library and the school campus be considered for addition to the preliminary list. The Commission took no action.

Chairman Roe further suggested that the following changes be included:

- The Loving J Ranch be moved into the Watershed Incentive Fund category
- Amend the Saguaro Nation Park East expansion to reflect the Park's priorities

- Bring back the Wildlife Corridors changes and the watershed protection discussion to the September 14, 2006 CAC meeting
- Jurisdictional requests will come at a later date

MOTION: Commissioner Sheridan moved, seconded by Commissioner Johnson to approve staff's recommendation and remove 414 parcels that are now developed from the Habitat Protection Priorities category. Motion approved 11-0.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Hare to approve the preliminary list of properties with all of the proposed changes and discussions still under consideration. Motion approved 9-0. (Commissioner Arnold abstained).

B. Decide on Total Conservation Bond Allocation

The Commission discussed various possible bond allocation amounts, Commissioner Wilson requested that information be provided on what percentage of Community Open Space has been spent and what percentage has been spent under Habitat Protection Priorities.

MOTION: Commissioner Corey moved, seconded by Commissioner Sheridan to request 50% of the total General Obligation Bond or \$250 million, whichever is greater. Commissioners Corey and Sheridan accepted Commissioner Marshall's amendment to request \$285 million in bond allocation for the potential 2008 open space bond package. Motion approved 10-0.

C. Decide on Conservation Bond Allocation for each Category

MOTION: Commissioner Marshall moved, seconded by Commissioner Arnold to allocate not more than 25% of the total open space bond allocation to the Community Open Space category and not less than 75% to Habitat Protection Priorities. Motion approved 10-0.

Commissioner Marshall requested that the additional categories be assessed to see if they fit within the Community Open Space or Habitat Protection Priorities categories. Chairman Roe asked that Commissioner Marshall work with Nicole Fyffe on this matter to bring back to the Commission.

Commissioner Sheridan requested that an information sheet with talking points on this meeting be provided to the Commission.

9. Next Commission Meeting

The next Commission meeting is scheduled for September 14, 2006 at the Manning House at 3:00pm.

10. Call to the Public

No speakers.

11. Adjournment

Meeting adjourned at 5:35pm.