

**Pima County Bond Advisory Committee
Meeting**

**The Manning House
450 W. Paseo Redondo
Friday, May 21, 2010
8:00 a.m.**

SUMMARY OF MEETING

Committee Members Present

Larry Hecker, Chair
Carolyn Campbell, Vice Chair
Peter Backus
Pat Benchik
Gary Davidson
Pete Delgado
Brian Flagg
Rene Gastelum
Terri Hutts
A.C. Marriotti
Rebecca Manoleas
Ted Prezelski
Patty Richardson
Chris Sheafe
Thomas Six
Tom Warne
Don Chatfield

Committee Members Absent

Harry George
Jesus Gomez
Kelly Gomez
Byron Howard
David Lyons
Wade McLean
Dan Sullivan
Greg Wexler

MOTIONS

MOTION: Terri Hutts moved, seconded by Chris Sheafe, to approve the April 16, 2010 meeting summary. Motion approved 14-0.

MOTION: Vice-Chair Campbell moved, seconded by Chris Sheafe, to tentatively approve \$4 million for PR235 Freedom Park Adult Learning Center. Motion approved 15-0.

MOTION: Chris Sheafe moved, seconded by Terri Hutts, to tentatively approve \$620,000 for PR201 Oury Pool Renovations. Motion approved 15-0.

MOTION: Terri Hutts moved, seconded by Tom Warne, to tentatively approve \$4 million for FM109 Pima Air and Space Museum Cold War Hanger. Motion approved 15-0

MOTION: Chris Sheafe moved, seconded by Peter Backus, to tentatively approve \$50 million for FM112 Joint Municipal and Justice Courts Facility. Motion approved 16-0.

REVISED MOTION: Gary Davidson moved, seconded by Terri Hutts, to ask staff to come back with criteria for PR279 Sportsfields County Wide and PR280 School District Partnerships. Chris Sheafe withdrew his substitute motion. Motion approved 15-0.

MOTION: Terri Hutts moved, seconded by Tom Warne, to tentatively approve \$10 million for FC58 Santa Cruz River: Rillito and CDO Confluence. Motion approved 15-0.

SUBSTITUTE MOTION: Vice-Chair Campbell moved, seconded by Don Chatfield, to increase the already tentatively approved funding for FC2 Floodprone Land Acquisition Program from \$5 million to \$10 million, with \$4 million included as a priority for the land identified in project FC 52 Canada del Oro Wash Floodplain and Open Space Acquisition. Motion approved 15-0.

MOTION: Peter Backus moved, seconded by Rebecca Manoleas, to tentatively approve \$535,000 for FM79 Colossal Cave Mountain Park. Approved 15-0.

DIRECTION TO STAFF

DIRECTION TO STAFF: Place the Arizona Velodrome Bicycle Center project on the agenda next time for possible action. Also have a presentation on the agenda with concept designs like what was shown for the court facility.

DIRECTION TO STAFF: Return by next meeting with either a phased approach for project PR220 Adaptive Recreation Center Expansion, or proposal for an additional location, possibly at the proposed Sahuarita YMCA Recreation Center, keeping in mind that these facilities require special staff needs, not just capital needs. Dane Woll, COE of YMCA, said he would meet with Fred Gray to discuss options.

DIRECTION TO STAFF: Next agenda should include a discussion of what is a capital cost versus a maintenance cost, and how that impacts eligibility for bond funding.

DIRECTION TO COUNTY ADMINISTRATOR

DIRECTION TO COUNTY ADMINISTRATOR: The remaining projects not recommended by the County Administrator were continued to the next meeting with a request for the County Administrator to review these again.

1. Welcome

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

2. Approval of the April 16, 2010 Meeting Summary

MOTION: Terri Hutts moved, seconded by Chris Sheafe, to approve the April 16, 2010 meeting summary. Motion approved 14-0.

3. 2011 Bond Election Planning

A. Needed further action on the following projects:

- PR235 Freedom Park Adult Learning Center – On October 16, 2009 the Committee tentatively recommended this project at \$3.6 million. On November 19, 2009, the County Administrator recommended an additional \$400,000 for the project to reflect revised cost estimates. The Committee has not taken action on the additional amount. Staff requested tentative approval of this project at \$4 million.

MOTION: Vice-Chair Campbell moved, seconded by Chris Sheafe, to tentatively approve \$4 million for PR235 Freedom Park Adult Learning Center. Motion approved 15-0.

- PR201 Oury Pool Renovations – Committee did not vote on this project. It was not recommended by the County Administrator when the Committee voted on projects recommended by both County Administrator and subcommittees. Later (November 19, 2009) the County Administrator recommended it at the amount recommended by the Subcommittee. Staff requested tentative approval of this project at \$620,000 as recommended by both the County Administrator and the Subcommittee.

MOTION: Chris Sheafe moved, seconded by Terri Hutts, to tentatively approve \$620,000 for PR201 Oury Pool Renovations. Motion approved 15-0.

B. Continued deliberation on Group 3A projects (projects not heard by subcommittees but recommended by the County Administrator)

- FM109 Pima Air and Space Museum Cold War Hanger – presentation Yvonne Morris, Executive Director for the Pima Air and Space Museum spoke about the benefits of funding an exhibit focused on Cold War era aircrafts. The Museum requested \$4 million in County bond funds, with an additional \$7.5 million to be raised privately.

MOTION: Terri Hutts moved, seconded by Tom Warne, to tentatively approve \$4 million for FM109 Pima Air and Space Museum Cold War Hanger. Motion approved 15-0.

- FM112 Joint Municipal and Justice Courts Facility – presentation Judge Kearny, Presiding Judge for Pima County Superior Court, spoke to the Committee about the need for a new joint municipal and justice court facility, including photographs of the existing inadequate facilities. Reid Spaulding, Pima County Facilities Management Director, provided the following details on costs:
 - Total project costs now estimated at \$126 million
 - 2004 bond funds requested - \$91 million
 - 2004 bond funds approved by Committee and voters - \$76 million
 - \$32 million in 2004 bond funds expended (land acquisition, archaeology and reburial, demolition, utility relocation, and building design)
 - \$44 remaining in 2004 bond funds
 - \$50 million needed to complete the project
 - Facility will include a parking garage, but garage will not be funded with bonds, garage expected to fund itself through parking fees
 - Facility is planned to be 256,000 sf, with room for an additional 157,000 sf in the future
 - Will be built to LEED silver standards as a minimum

MOTION: Chris Sheafe moved, seconded by Peter Backus, to tentatively approve \$50 million for FM112 Joint Municipal and Justice Courts Facility. Motion approved 16-0.

C. Deliberation on programmatic recommendations from the County Administrator –

- a. PR278 River Park Acquisitions and Development Countywide
- b. PR279 Sports Fields Countywide
- c. PR280 School District Partnerships
- d. PR281 Public Natural Park Trail Access

There was considerable discussion on these items. Some committee members raised concerns about allocating lump sum bond dollars to these group projects without detail of what the funds would be spent on. Another concern was that the Parks and Recreation subcommittee had spent a considerable amount of time prioritizing projects into tiers (1, 2, 3), and it appeared that the grouped recommendations would disregard that process. Another concern was that if the funding for a group project was cut as this process continued, how would the committee or the public know which individual projects in the groups would be impacted by the cut. Committee members that spoke did seem to agree that grouping like projects for the purposes of simplifying the election ballot made sense, but had concerns about how to do so. Committee members also stated that they did understand that circumstances change and the need for some flexibility, but questioned whether the flexibility should remain as it does now, through the bond ordinance amendments process, as opposed to open-ended projects. Mr. Huckelberry stated that the criteria or selection process for projects within these grouped programs could be developed by staff for the Committee's consideration, and that the Bond Committee could have an approval role at the implementation level if they wanted to. Mr. Huckelberry also noted that specifically for school district partnerships, details needed to be worked out to ensure meaningful public use of the joint use facilities.

MOTION: Gary Davidson moved, seconded by Terri Hutts, to ask staff to come back with specific criteria for PR279 Sportsfields County Wide.

SUBSTITUTE MOTION: Chris Sheafe moved, seconded by Rene Gastelum, to ask staff to come back to the committee with criteria for just the portions of the grouped projects that would be unallocated.

REVISED MOTION: Gary Davidson moved, seconded by Terri Hutts, to ask staff to come back with criteria for PR279 Sportsfields County Wide and PR280 School District Partnerships. Chris Sheafe withdrew his substitute motion. Motion approved 15-0.

Mr. Huckelberry clarified that more details would also be developed by staff for PR278 River Park Acquisitions and Development Countywide and PR281 Public Natural Park Trail Access.

Mr. Huckelberry recommended \$10 million for FC58 Santa Cruz River: Rillitto and CDO Confluence, up from his previous recommendation of \$5 million, contingent upon at least \$10 million in matching funds from the Army Corps of Engineers, as part of El Corazon del Tres Rios Norte.

MOTION: Terri Hutts moved, seconded by Tom Warne, to tentatively approve \$10 million for FC58 Santa Cruz River: Rillitto and CDO Confluence. Motion approved 15-0.

D. Deliberation on FC52 Canada del Oro Wash Floodplain and Open Space Acquisition (Groups 2B – County Administrator Recommended less than subcommittee)

MOTION: Chris Sheafe moved, seconded by Terri Hutts, to tentatively approve \$4 million for FC52 Canada del Oro Wash Floodplain and Open Space Acquisition.

SUBSTITUTE MOTION: Vice-Chair Campbell moved, seconded by Don Chatfield, to increase the already tentatively approved funding for FC2 Floodprone Land Acquisition Program from \$5 million to \$10 million, with \$4 million included as a priority for the land identified in project FC52 Canada del Oro Wash Floodplain and Open Space Acquisition. Motion approved 15-0.

E. Deliberation on Group 3 – Subcategory B (Projects not recommended by County Administrator – 74 projects)

MOTION: Peter Backus moved, seconded by Rebecca Manoleas, to tentatively approve \$535,000 for FM79 Colossal Cave Mountain Park. Approved 15-0.

DIRECTION TO COUNTY ADMINISTRATOR: The remaining projects not recommended by the County Administrator were continued to the next meeting with a request for the County Administrator to review these again.

F. Update on proposed Arizona Velodrome Bicycle Center

Richard DeBarnardis provided an update on this project. The proponents requested \$5 million from County bond funds. Mr. Huckelberry recommended \$3.5 million with a \$1.5 million match from non-bond funds. The Committee approved that recommendation. City of Tucson Mayor and Council approved Udall Park as a location. However, in looking for matching funds, the proponents are willing to move the project location if the move results in matching fund support. A council person from Marana is interested in having the project be located in the Town and early discussions have occurred with the Town regarding the \$1.5 million match. The proponents met with Mr. Huckelberry and discussed a 10 acre piece of land south of Sports Park and the Ina Road Wastewater Treatment Plant, within Ted Walker Park, just north of the Rillitto/Santa Cruz River confluence. This land is owned by Pima County but is in the Town of Marana. The proponents want to keep both locations on the table until the matching funds have been committed. There is still a commitment from the Zimmerman Foundation for operating funds.

Chris Sheafe and Tom Warne pointed out that this project would be an economic benefit to the region, and that perhaps the Committee should consider fully funding the project. Mr. Huckelberry said the reason he recommended matching funds was that the process of fundraising would get more people involved and supportive of the project.

DIRECTION TO STAFF: Place the Velodrome Bicycle Center project on the agenda next time for possible action. Also have a presentation on the agenda with concept designs like what was shown for the court facility. Note: Will be placed on the October agenda at the request of the project proponents.

4. Other Future Agenda Items and Next Meeting

Next meeting is scheduled for September 17, 2010.

5. Call to the Audience

Several speakers for Colossal Cave Mountain Park and bike trails left the meeting before this time.

Nancy Hook spoke as a user of the Edith Ball Adaptive Recreation Center, in support of project PR220 Adaptive Recreation Center Expansion \$12 million. Fred Gray clarified that the proposal is for a 30,000 sf addition to the center specifically for the recreation portion of the center, but that pool expansion needs could be considered.

DIRECTION TO STAFF: Return by next meeting with either a phased approach for project PR220 Adaptive Recreation Center Expansion, or proposal for an additional location, possibly at the proposed Sahuarita YMCA Recreation Center, keeping in mind that these facilities require special staff needs, not just capital needs. Dane Woll, COE of YMCA, said he would meet with Fred Gray to discuss options.

The City Manager's letter requesting reallocation of funding from the tentatively approved Reid Park Zoo project to Clements Center and Sports Fields projects, was briefly discussed.

DIRECTION TO STAFF: Next agenda should include a discussion of what is a capital cost versus a maintenance cost, and how that impacts eligibility for bond funding.

Karin Larkin also spoke in support of PR220 Adaptive Recreation Center Expansion.

Phil Rosen spoke in support of PR268 Sonoran Desert Park for \$17 million. It was suggested that the project proponents revise the request to reduce the funding request to more specific project components.

6. Adjournment

Meeting was adjourned at 10:55 a.m.