

**Pima County Bond Advisory Committee  
Meeting**

**Friday October 10, 2014  
8:00 A.M.**

**Double Tree – Reid Park  
445 S. Alvernon Way  
Tucson, Arizona**

**SUMMARY OF MEETING**

**Committee Members Present**

Larry Hecker, Chair  
Carolyn Campbell, Vice Chair  
Joe Boogaart  
Ed Buster  
Donald Chatfield  
Gary Davidson  
Paul Diaz  
Tom Dunn (arrived 9:15 a.m.)  
Brian Flagg  
Rene Gastelum  
Kelly Gomez  
Kelly Gottschalk  
Terri Hutts  
Michael Lund  
David Lyons  
Wade McLean  
Ted Prezelski (arrived 9:25 a.m.)  
Patty Richardson  
Chris Sheafe  
Dan Sullivan  
John Sundt  
James Ward  
Greg Wexler

**Committee Members Absent**

Matt Smith  
Tom Warne

**MOTIONS**

**MOTION: Chris Sheafe moved, seconded by James Ward, to approve the September 19, 2014 meeting summary. Motion approved 21-0, with a correction to date under item 6.**

**MOTION: Dan Sullivan moved, seconded by Greg Wexler, to move forward any project that received double digit (10) or more yes's, at the County Administrator's recommended bond funding amount. Motion failed 3-20.**

**MOTION:** Vice-Chair Campbell moved, seconded by Dan Sullivan, to postpone the Buffalo Soldier Memorial proposal to the Parks and Recreation meeting. Motion approved 23-0.

**MOTION:** Gary Davidson moved, seconded by Dan Sullivan, to approve the El Pueblo Center project at \$2.5 million. Motion approved 22-1

**MOTION:** Chris Sheafe moved, seconded by Patty Richardson, to defer the Yaqui Park Community Center project to the November 21 meeting. Motion approved 23-0.

**MOTION:** Brian Flagg moved, seconded by Dan Sullivan, to not move the Picture Rocks Community Center expansion project forward. Motion approved 23-0.

**MOTION:** Dan Sullivan moved, seconded by Ed Buster, to not fund the South Marana Multigenerational Center project. Motion approved 23-0.

**MOTION:** Brian Flagg moved, seconded by Tom Dunn, to move the Quincie Douglas Center Expansion project forward at \$1 million. Motion approved 23-0

**MOTION:** Tom Dunn moved, seconded by Patty Richardson, to move the Clements Senior Center Expansion forward at \$4.5 million. Motion approved 23-0.

**MOTION:** Tom Dunn moved, seconded by Patty Richardson, to move the YMCA Community Center at the UA Science and Tech Park project forward at the \$6 million amount. Motion approved 21-2.

**MOTION:** Terri Hutts moved, seconded by Don Chatfield, to delete the Marana Performing Arts Center project. Motion approved 22-1.

**MOTION:** James Ward moved, seconded by Don Chatfield, to move the Sahuarita Food Bank and Multi-Agency Community Service Facility project forward at \$300,000. Motion approved 21-2.

**MOTION:** Terri Hutts moved, seconded by Don Chatfield, to approve the Southwest Branch Library at \$8.6 million. Motion approved 23-0.

**MOTION:** Wade McLean moved, seconded by Dan Sullivan, to move the Sahuarita Library project forward at \$8 million. Motion approved 23-0.

**MOTION:** Dan Sullivan moved, seconded by Terri Hutts, to move the Flowing Wells Library Expansion project forward at \$3.1 million. Motion approved 23-0.

**MOTION:** Dan Sullivan moved, seconded by Greg Wexler, to move the Green Valley Library Expansion forward at \$1.737 million. Motion approved 23-0.

**MOTION:** Kelly Gottschalk moved, seconded by Michael Lund, to delete FM108b (SE Government Center/Sheriff substation with Library), approve FM108a (SE Government

Center/Sheriff substation without a Library), and approve N1 Library at the UA Tech Park. **SUBSTITUTE MOTION:** Vice-Chair Campbell moved, seconded by Don Chatfield, to approve FM108b (SE Government Center/Sheriff substation with Library), and not approve FM108a (SE Government Center/Sheriff substation without a Library) and N1 Library at the UA Tech Park. Substitute motion failed 8-15. Original motion was approved 18-0, with 7 abstentions.

**MOTION:** Chris Sheafe moved, seconded by Michael Lund, to remove both Marana Library proposals. Motion approved 22-1.

### MEETING SUMMARY

1. Welcome

The meeting began at 8:06 a.m. with a quorum.

2. Approval of the September 19, 2014 meeting summary

**MOTION:** Chris Sheafe moved, seconded by James Ward, to approve the September 19, 2014 meeting summary. Motion approved 21-0, with a correction to date under item 6.

Kelly Gottschalk, as representative for the City of Tucson, summarized a letter provided to the Committee the day of the meeting, from the City's Bond Project Advisory Committee, which had been approved by Mayor and Council the afternoon before. It included a request for a new project - \$1 million for improvements to Jesse Owens Park, and revised the City's priority order of projects. Mayor and Council also submitted a new request for a \$250,000 Buffalo Soldier Memorial at the Quincie Douglas Center. Ms. Gottschalk suggested that the new Memorial project be considered at the November 21 County bond committee meeting on parks and recreation projects.

3. Planning for a possible 2015 bond election – results of member project preferences exercise

**MOTION:** Dan Sullivan moved, seconded by Greg Wexler, to move forward any project that received double digit (10) or more yes's, at the County Administrator's recommended bond funding amount.

There were several comments on this motion:

- Projects with 10 or more yes votes would equal about \$611 million.
- This motion prevents discussion and questions on individual projects.
- Suggestion that Committee consider deleting projects that received 4 or more no votes.
- Tucson and Pima County need to take care of existing needs to fix existing infrastructure before seeking a bond election for new projects.
- Value of the exercise for re-familiarizing members on projects, but prefer to use it as one additional piece of information.

- Several members agreed that it should just be used as one more additional piece of information.
- Those new to committee missed the thousands of signatures for the Kory Laos BMX park and other times that a high number of speakers came to address the committee on a particular project.

**Motion failed 3-20.**

3. Planning for a possible 2015 bond election – Libraries and Community Facilities

Chairman Hecker pointed out the chart on the screen that will show the tally of projects approved by the committee as they are approved, in comparison to \$650 million as a purely arbitrary reference number at this point.

Public Comment on Community Facilities

City of Tucson Councilwoman Shirley Scott spoke in support of funding for the Clements Senior Center.

A request was made for a map that shows locations of projects.

Alma Jones spoke in support of Buffalo Soldiers memorial.

Jon Covington spoke in support of the Buffalo Soldiers memorial and Quince Douglas Center expansion.

**MOTION: Vice-Chair Campbell moved, seconded by Dan Sullivan, to postpone the Buffalo Soldier Memorial proposal to the Parks and Recreation meeting.**

Joe Yee spoke in support of the Clements Senior Center.

Margaret Rose spoke in support of the Clements Senior Center.

Linda Howell spoke in support of the Clements Senior Center.

Randy Mayer spoke in support of the Sahuarita Food Bank.

Penny Pestle spoke in support of the Sahuarita Food Bank.

Judi Estabrook spoke in support of the Clements Senior Center.

CJ Battle spoke in support of the Quincie Douglas Center expansion.

John Powers spoke in support of the Buffalo Soldiers Memorial.

**Motion approved 23-0.**

PR18 El Pueblo Center

**MOTION: Gary Davidson moved, seconded by Dan Sullivan, to approve the El Pueblo Center project at \$2.5 million.**

Kelly Gottschalk reported that the project was shovel ready.

Discussion points included:

- Concern that the City would not have the funding to operate this and other projects. Ms. Gottschalk as the City's representative stated that Mayor and Council have committed to fund the operations and maintenance for each of the projects proposed by the City, and that projects would be built over the length of the bond program therefore not requiring all the operating funds in year 1.
- Mr. Huckelberry stated that as the Committee moves projects from the list to its more permanent tentatively approved list, that he will be asking County staff and jurisdictions for much more detail on the projects so that level of detail can eventually be included in the County's bond ordinance prior to an election.
- The increase in bond request by \$500,000 from when it was tentatively approved was reportedly due to an adjustment for inflation.
- The existing facility is about 35,000 to 45,000 square feet and the proposed expansion would add approximately 10,000 square feet.
- Jurisdictions commit to operating a facility via an IGA with Pima County.

**Motion approved 22-1**

PR93 Yaqui Park Community Center

Ms. Fyffe requested that this project be continued to the Parks and Recreation meeting on November 21, as the County is still in discussions with the City of South Tucson and the Pascua Yaqui Tribe regarding who will manage and maintain the facility, its location and scope. Joe Boogaart questioned the high cost per square foot.

**MOTION: Chris Sheafe moved, seconded by Patty Richardson, to defer the Yaqui Park Community Center project to the November 21 meeting. Motion approved 23-0.**

PR102 Picture Rocks Community Center Expansion

In response to the question, Mr. Huckelberry explained that he did not recommend this project due to extensive improvements that were made in this area with prior bond funding, and a lack of population growth in the area.

**MOTION: Brian Flagg moved, seconded by Dan Sullivan, to not move the Picture Rocks Community Center expansion project forward. Motion approved 23-0.**

PR211 South Marana Multigenerational Center

**MOTION: Dan Sullivan moved, seconded by Ed Buster, to not fund the South Marana Multigenerational Center project.**

Lisa Shafer, representative for the Town, reported that this project was no longer a focus of the Town's.

**Motion approved 23-0.**

### PR42 Quincie Douglas Center Expansion

**MOTION: Brian Flagg moved, seconded by Tom Dunn, to move the Quincie Douglas Center Expansion project forward at \$1 million.**

Discussion points:

- Concerns that project scope is undefined except to say that it will fund a portion of the improvements called for in the master plan.
- It was clarified that the improvements could be an addition to the building or a covered basketball court.
- An amendment to the motion was made to request a decision on the scope of the project within 30 days, but was withdrawn in lieu of Mr. Huckelberry writing to the jurisdictions for this and similar information. Fred Gray, City of Tucson Parks and Recreation Director thought he could have an answer within 30 days.

**Motion approved 23-0**

### PR11 Clements Senior Center Expansion

**MOTION: Tom Dunn moved, seconded by Patty Richardson, to move the Clements Senior Center Expansion forward at \$4.5 million.**

Chairman Hecker referred to a written statement submitted by Tom Warne in support of this project, and the El Pueblo Center and Quincie Douglas Center expansion. Members were also handed a copy.

City of Tucson Councilman Cunningham and President of the Tucson Youth Baseball Association spoke in support of youth sports and the need for fields.

**Motion approved 23-0.**

### N3 YMCA Community Center at the UA Science and Tech Park

**MOTION: Tom Dunn moved, seconded by Patty Richardson, to move the YMCA Community Center at the UA Science and Tech Park project forward at the \$6 million amount.**

Discussion points:

- \$6 million is a lot and we have to cut something.
- Concern that YMCA's charge for use.
- The project is leveraging other funding.
- City community center rates have to be similar to County rates.
- YMCA is non-profit providing a service that is supported by the County.
- Could the YMCA raise the rest of the funding privately?
- The University of Arizona should bond for this project.
- Tech park is donating the land, but otherwise this has nothing to do with the UA.
- Would the project be built if not for the bonds?
- Private park at the Tech park would become part of the new YMCA.

- What is the service area?
- Partnerships and geographical balance are both part of the Committee's criteria and this fits both.
- Concern whether this would cause a duplication of services at the proposed SE Government and Community Center, which was estimated at 3 miles away.
- First phase of SE Government Center project is the park, not the community center.
- Project meets the majority of committee's criteria.
- Great organization and great location.

Dane Woll, President of the YMCA's Southern Arizona office, responded by stating that the Arizona Board of Regents is in support of the project, no County general fund monies would be spent operating the facility, yes the project would involve a private park transferring to YMCA management, YMCA does charge fees but also provides \$50,000 in need based scholarships a year and does not turn any child away for lack of ability to pay, service area would be 7 miles and include 135,000 people, YMCA would be located on The Loop, NW YMCA serves 25,000 members and 100,000 people.

**Motion approved 21-2.**

N4 Marana Regional Performing Arts Center

**MOTION: Terri Hutts moved, seconded by Don Chatfield, to delete the Marana Performing Arts Center project. Motion approved 22-1.**

N6 Sahuarita Food Bank and Multi-Agency Community Service Facility

**MOTION: James Ward moved, seconded by Don Chatfield, to move the Sahuarita Food Bank and Multi-Agency Community Service Facility project forward at \$300,000.**

Discussion points:

- Support for the project as a Neighborhood Reinvestment project instead.
- Support for keeping it as a line item bond project.
- Concern that Sahuarita would then be eligible under Neighborhood Reinvestment for additional funds.
- Neighborhood Reinvestment has not funded a food bank before, but has funded clinics and other community facilities.
- Concern that Neighborhood Reinvestment has a more hyper local focus like speed bumps and streetlights while this project services a larger area.

**Motion approved 21-2.**

FM35 Southwest Branch Library

Discussion points:

- The project was increased from \$6 million to \$8.6 million based on the County's now standard model for libraries of this size (20,000 s.f.).

- Why isn't 10,000 s.f. sufficient? There is enough population in the service area to fully use a 20,000 s.f. library.
- Cost does not include books or computers, which would be funded by the library district tax levy.
- The library would not require creation of a new library district; instead the tax levy for the regional library district would likely need to increase to cover the O&M costs.
- There has been an exhaustive search for suitable publically owned land in the area, but it simply does not exist, which is why this project includes land acquisition.

**MOTION: Terri Hutts moved, seconded by Don Chatfield, to approve the Southwest Branch Library at \$8.6 million. Motion approved 23-0.**

FM45 Sahuarita Branch Library

Speaker Scott Downs, Assistant Superintendent for Sahuarita Unified School District, spoke in support of this project, and stated that the school is working with the Library District to provide land for the project.

**MOTION: Wade McLean moved, seconded by Dan Sullivan, to move the Sahuarita Library project forward at \$8 million.**

Discussion points:

- Concern that the Town has a lot of needs – Sahuarita Pool and Rec center project is also a large request.
- If Green Valley library is also being expanded, do we need a Sahuarita library?
- Yes, both are needed. Green Valley is operating at full capacity and Sahuarita library would not alleviate much of the use at Green Valley.
- Sahuarita library would be geared towards kids programs, which is very different focus than Green Valley library.
- Should not phase the facility as it will likely be fully utilized at inception and there will be a cost savings from constructing full 20,000 s.f. at once.
- Hard copy books are still heavily utilized in the library system, despite electronic versions.

**Motion approved 23-0.**

FM51 Flowing Wells Library Expansion

**MOTION: Dan Sullivan moved, seconded by Terri Hutts, to move the Flowing Wells Library Expansion project forward at \$3.1 million.**

Discussion points:

- Original library was too small when it first opened.
- Project sheet states there will be a slight increase in operating costs, but then lists the increase at \$300,000 a year.

- Majority of the operating and maintenance costs are related to staffing and technical maintenance.

**Motion approved 23-0.**

FM48 Joyner-Green Valley Library Expansion

**MOTION: Dan Sullivan moved, seconded by Greg Wexler, to move the Green Valley Library Expansion forward at \$1.737 million. Motion approved 23-0.**

FM108b Southeast Government/Community Center, Sheriff Substation and Library  
FM108a Southeast Government/Community Center, Sheriff Substation NO library  
N1 Southeast Regional Community Branch Library at UA Tech Park

Ann Gibson spoke in support of a library to serve this area.

Discussion points:

- There was a lot of discussion regarding how these projects related to each other.
- Library at Esmond Station (FM108b) would be 4 miles closer to Vail.
- A library was not included in the YMCA project at the Tech Park, but if a library at the Tech Park is approved, it would share the land and central plant with the YMCA project.
- Library at Tech Park would be located along Rita Road, so it would not be hidden in the Tech Park.
- The distance between the two locations is roughly 3 miles.
- 

**MOTION: Kelly Gottschalk moved, seconded by Michael Lund, to delete FM108b (SE Government Center/Sheriff substation with Library), approve FM108a (SE Government Center/Sheriff substation without a Library), and approve N1 Library at the UA Tech Park.**

Discussion continued:

- It was stated that there was more support from the community for the library at Edmond Station (SE Gov. Center), but the community understood that a library could be built sooner at the UA Tech Park, with a larger library to be included in a future bond election for Esmond Station.
- It was clarified that because infrastructure already existed at the UA Tech Park, and does not exist at Esmond Station/SE Gov. Center location, that the UA Tech Park library could be built sooner in the bond program, compared to a library at Esmond Station that may not be built till the end of the bond program.
- Concern that the cost per square foot was too high for the UA Tech Park library.
- Response was that it may be because pedestrian and bike improvements to connect to the Loop are included in the scope, and that staff would review and respond with more details.

**SUBSTITUTE MOTION: Vice-Chair Campbell moved, seconded by Don Chatfield, to approve FM108b (SE Government Center/Sheriff substation with Library), and not**

**approve FM108a (SE Government Center/Sheriff substation without a Library) and N1 Library at the UA Tech Park. Substitute motion failed 8-15.**

**Original motion was approved 18-0, with 7 abstentions.**

FM39 North Marana Library and Community Center  
N2 Marana Regional Library

Melina Cervantes, Library Director, clarified that the reason the County did not support either of these proposals was because there are already 2 libraries serving this area, one of which was built with 2004 bond funds.

**MOTION: Chris Sheafe moved, seconded by Michael Lund, to remove both Marana Library proposals. Motion approved 22-1.**

4. Next Meeting

The next meeting is on October 24 at River Park Inn and the topic is Museums and Tourism.

5. Meeting Adjourned

Meeting adjourned at 11 a.m.

**Note that speaker cards for those members of the audience that selected not to speak or submitted speaker cards but did not speak are attached to this meeting summary.**

**SPEAKER CARD**

Library

If you would like to address the Committee on any agenda item, please fill out the following and give to the Chairman.

I do wish to speak *Did not speak*  
 I do not wish to speak but submit the following comments:

(Circle One) **OPPOSED/SUPPORT/UNDECIDED**

AGENDA ITEM NO.: \_\_\_\_\_

AGENDA ITEM DESCRIPTION: \_\_\_\_\_

(Please Print)

NAME John Powers

ADDRESS 9445 East Simin Place

CITY Tucson STATE AZ ZIP 85710

TELEPHONE NUMBER 520-733-2910

COMMENTS Support of Libraries  
and Community Outreach efforts

**SPEAKER CARD**

**NOT SPEAK - PARKS**

If you would like to address the Committee on any agenda item, please fill out the following and give to the Chairman.

I do wish to speak  
 I do not wish to speak but submit the following comments:

(Circle One) **OPPOSED/SUPPORT/UNDECIDED**

AGENDA ITEM NO.: PR96

AGENDA ITEM DESCRIPTION: MODEL AIRPLANE PARKS

(Please Print)

NAME Jack P. Surrice

ADDRESS 9415 E. Green Sage Way

CITY Corona Tucson STATE AZ ZIP 85641

TELEPHONE NUMBER 520 298-7005

COMMENTS FULLY SUPPORT PR96