

**MINUTES OF THE
PUBLIC HEALTH, LIBRARY AND COMMUNITY FACILITIES
BOND SUB-COMMITTEE**

April 17, 2007
9:00a.m.-12: 00

Joel D. Valdez Main Library
101 N. Stone Ave

MEMBERS PRESENT: Peter Backus, Chair, Terri Hutts, Tom Six, Patty Richardson,
Ted Prezelski

ABSENT: Wade McLean

GUESTS: Pat Corella, Deputy Director Pima County Public Library, Nancy Ledeboer, Director, Pima County Public Library, Kerry Baldwin, Pima County, Pete Mangelsdorf, Old Tucson Studios, Richard "Andy" Anderson, Tucson Museum of Art, Leslie Schellie, Tucson Museum of Art, Robert Knight, Tucson Museum of Art, Robert Edison, Arizona-Sonora Desert Museum, Martie Maierhauser, Colossal Cave Mountain Park, Gene Isaak, PC Parklands Foundation, Lauren Harmon, PC BOS- Dist. 3, Evelyne Thorpe, Econ Dev & Tourism, Rich Mueller, Crooked Tree Golf Course, Anne Doris, Cox Communications, Don Burtchin, PC Parklands Foundation, J.J. Lamb, CCMP, Richard Barner, Pima Motorsports

- I. Welcome and Call to order
Chair, Peter Backus, called the meeting to order at 9:10 a.m.

- II MINUTES FOR April 3, 2007 and April 10, 2007
Motion to approve minutes for both dates made by Terri Hutts and second by Patty Richardson. All agreed.

III. Leased Facilities presentations:

Arizona Sonora Desert Museum-Phase III of Education Facility presented by
Robert J. Edison, Administrative Executive Director

- Will increase facility use and enhance regional tourism. Will also allow expansion of education and conservation programs; improved library services
- ASDM is integral to fabric of So. Arizona/Pima County cultural landscape and does important conservation work in Pima County.
- ASDM education and conservation programs partner with dozens of other non-profits with compatible missions as well as working closely with Sonoran Desert conservation planning.
- Bond request \$2 million for Phase III, completion of Education Facility. Other funding will come from donors.
- The Museum is recognized as a great Regional Asset.
- Is in a medium stress area.

Colossal Cave Mountain Park presented by J. J. Lamb,

- Colossal Cave Mountain Park is a Pima County showplace, a center for education about caves and other regional natural and cultural resources. It is a place to bring family, guests, students, and visitors from around the world.
- Updates and addition would accommodate better and more exhibits; function as an office/administrative/research space, a library/archives, public contact/ticketing area, orientation programming area and an exhibit area with possibly a gift shop.
- An expanded and improved exhibit area is the best way to educate the public before and after they enter the cave. Will allow visitors to learn details about the cave that may not be given during the tour and allow the tour guide to focus on the developed interpretive program and not be distracted by a barrage of questions.
- Currently there is insufficient space to interpret the natural and cultural resources of CCMP. There are no meeting spaces to accommodate public and educational needs in the Park. There are very limited facilities for parties, weddings, and facility rental opportunities. The kitchen facilities are tiny and very inadequate.
- Wiring is over 70 years old and needs replacing. Presently there are exposed wires on the tour route and require constant attention. There is no communication between the Cave and outside therefore guide must leave tour to go out and get help if needed.
- Adequate, reliable, and appropriate lighting will enhance guest experience in the Cave. Lighting has an effect on both their safety and their appreciation for the formation. Also a good communications

system will improve the safety of the visitors by allowing staff to summon help as needed thereby mitigating liability.

- There is potential safety and liability issues. Continued high cost to repair and maintain the present lighting system.
- Restrooms and roads are basic elements by which the public measures a facility. They not only desire but expect clean, ADA accessible and inviting restrooms. Upgrading the restrooms would provide for the comfort, health and safety of our visitors when visiting the Park and using the restrooms.
- Air condition and fireproof the Ranch Headquarters House would greatly improve the comfort of visitors as they tour the Museum and the Research Library.
- Climate control and fire suppression systems increase the life and survivability of collections. Providing air conditioning and climate controlled, fireproof storage for archives and artifacts is a matter of public trust and part of standard Best Practices for museum collection, libraries and archives.
- The Park has significant archival resources with great historical value that need to be protected from fire and from decay caused by environmental changes. The collections are deteriorating due to the fluctuating climate conditions in storage and exhibit areas.
- Currently, the lack of temperature control puts all the archival material and artifacts at risk. If the lack of environmental temperature and humidity control continues, historical materials will gradually decay.
- Outdoor parking lights would promote use of facility in the evenings such as the Park's after-hours Ladder Tours of the Cave every Saturday night or other special events. Adequate lighting on the Cave Headquarters parking lot, walkway and ramp would make the evening safer and more comfortable for the guests. It would also make it easier and safer to walk to the restrooms.
- Demand is increasing for special events including ones held after hours.
- Paving main roads in park and picnic areas for comfort and safety as visitors drive around the Park. Colossal Cave is one of the County's showplaces in the Tucson Basin. The roads are the first thing they see and bad roads give a poor impression of the Park as a whole.
- There are approximately 190,000 visitors per year from around the world, all of whom use the roads in vehicles ranging from bicycles to buses. Their safety as they drive the roads and walk the parking lots, and the liability engendered by rough, potholed roads should be paramount. Traffic on the Park roads is only going to increase with the dramatic growth in population in the immediate neighborhood. Southlands population now exceeds 50,000 and is expected to reach over 118,000 by 2015.
- Shade ramada to address guest comfort, safety and health needs while attending arena events, waiting for trail rides or gathering for a special event at the Ranch Headquarters.

- Shade, in this climate, is a necessity 8-9 months of the year for public health, comfort and safety. To not provide it raises liability issues, especially in a County facility.
- Potential loss of revenue when guest are uncomfortable and opt to leave an event or even the Park or decide not to visit because of lack of shade.
- Bond proposal for total of projects - \$4,335,000. O & M will be covered by Lessee.
- Is in a medium stress area and in the on Conservation Lands System
- Correcting these deficits could create vital new sources of revenue for the Park. It will also add comfort and safety to the Park visitors and make Park more up-to-date

Crooked Tree Golf Course presented by Richard Mueller-Vice President

- Every year more and more people are using Arthur Pack Park baseball/soccer fields, the park itself and the golf course. To install a lightning detector would have a great effect on all the public who use the park, fields and golf course. It would detect dangerous lightning storms in the area, giving warning to all those using the park of approaching dangerous storm. There is no current way of alerting all the public on the premises of impending storm. O & M cost would be minimal.
- Installation of safety net between golf course and Mt View High School would keep all those who attend or use the high school safe from wayward balls striking them or their property causing damage
- Renovation and restoration of sand bunkers on golf course would benefit the entire golfing community who use this golf course. The current managers have spent over \$1.5 million in capitol improvements to the course and this project would complete the restoration of a unique property.
- Concrete cart path around tees and greens around the golf course, including three bridges so the public can safely navigate the golf course. This project would help update the one county owned public golf course in Tucson and make it ADA accessible. The cart path and bridges will keep the public from driving on the turf, causing wear and tear and also give golfers a safe route around the course during rainy weather. It would help increase revenue because they would be able to enjoy the course during rainy weather. The increase of water flow from small washes that divide the course can mean that persons on the course during a storm could become stranded or even hurt themselves trying to cross the raging washes.
- Steel prefab building to store maintenance equipment will help the managers of the course to better maintain the golf course. The current maintenance building isn't big enough to hold all the turf equipment. Storing machinery outside will lead to a much shorter life span of those machines being damaged by the weather and small animals.

- Resurfacing/resealing parking lot and re-stripping of parking spaces will benefit all those who use the park, golf course and attend the high school events. It would make it easier for the public to park in correct parking spaces as current lines are almost unnoticeable. It would also prolong life of parking lot.
- Purchase of ADA accessible golf cart would help ensure that all the public including those with physical disabilities could enjoy the golf course. Currently those who require a specialized cart to play golf would have to purchase one themselves or not play.
- Bond proposal for total projects \$1,315,000. Manager of golf course would cover all maintenance costs.
- In a medium stress area.

Old Tucson Company presented by Pete Mangelsdorf, CEO, General Manager

- Currently no west side access in Tucson Mountain Park for equestrian usage which will lead to potential damage to the Park trail system and habitat. This facility will allow controlled and responsible use of the Park System. Additionally, this project will allow a low cost alternative for family Equestrian events including 4-H, team roping, barrel racing and rodeo. Educational Programs that are equestrian based will provide the general public a service and support the western heritage programs currently in place at Old Tucson Studios.
- Facility would be used for Collegian Rodeos, Barrel Racing, Team Roping, Horse Shows, Mexican Charreadas, Horsemanship Education and Training
- Parking lot lights and repaving Old Tucson Studios will facilitate night time events and support operations at OTS. Safety at night is always desired by the public.
- As the population of Tucson grows so does the demand for local Tourist attractions and the Park system. Old Tucson Studios capacity is limited by the amount of available parking. Modifications to the existing parking lots with appropriate lighting will facilitate increased venue capacity.
- Old Tucson is currently working with the Professional Rodeo Association, Boys and Girls Scouts of America, the Pasqua Yaqui Tribe and the Professional Barrel Racers Association.
- Old Tucson Company will fund architectural, engineering and permitting of the projects.
- All M & O will be covered by Old Tucson Company.
- Bond proposals – \$1,145,000.

Pima Motorsports Park presented by Richard Barner, President

- Additional dust abatement and water conservation treatment, additional pumping station for sprinklers and oil treatment to require less water.

This would improve air quality while still providing a venue for OHV enthusiasts in Pima County. It will also keep us ahead of the ever-increasing abatement requirements. Lessee will cover \$150k of O & M.

- Expansion of Musco lighting system to cover Pee-Wee/60 cc tracks and allow Pima Motorsports Park to keep the Pee-Wee track. This would offer track programs to young riders in the evenings and allow them to improve their skills before advancing to the main track. Would also provide more use in summer months.
- Additional bleachers for spectators will provide a more comfortable place for family, friends and others to view the riders. Currently seating is limited for spectators.
- Permanent restrooms with showers would make the use of the track more enjoyable to riders and visitors. Presently Park uses portable restrooms and no showers.
- Covered ramadas in pit and spectator area, some with BBQ will make for a family friendly environment.
- Solar lighting in Pit areas provides enhanced safety and security during night time operations. Will increase safety and security.
- Additional chain link fencing for the PeeWee Track will provide a more secure place for young riders and decrease liability.
- Development of expanded ATV trails system will provide one of a few legal OHV riding areas that availing the public an alternative to closed-circuit (track) riding. Legal alternatives continue to diminish and safe replacement is needed.
- This will help develop Pima Motorsports into a fully functioning multi faceted Off Highway Vehicle center and upgrade it to a regional attraction.
- Bond request for all projects - \$930,000.00, O & M will be covered by Lessee.

Tucson Museum of Art presented by Robert Knight

- Renovation of the North Wing of the Pima County Courthouse will provide for a higher and better use for one of downtown Tucson's most celebrated and iconic architectural building, the Pima County Courthouse. The proposed expansion of the Tucson Museum of Art into the north wing of the Pima County Courthouse will allow for a visually compelling installation of the museums's "Art of the American West" collections. The expanded museum will become a downtown destination attraction and serve as a counterpoint to the new science and anthropology museums being planned for the west side of the Interstate.
- The Tucson Museum of Art's participation and contribution to tourism will grow as more sophisticated and diverse exhibits are presented-exhibits such as those that can be created out of the Tucson Museum of Art's fine arts collection.

- The average museum tour will take a minimum of 4 hours, increasing the probability of overnight stays in Pima County.
- Museum is fully ADA compliant and can accommodate senior-aged groups with easy accessibility and elevators
- With adult-learning and hands-on experiential programs added to the museums's repertoire, more visitors and residents alike will visit the Tucson Museum of Art.
- As an educational resource, the museum will offer high-quality school and children's programs with focus on the TMA's fine collection and changing exhibitions.
- The project is structured as a public/private partnership between Pima County, City of Tucson and the Tucson Museum of Art.
- The expansion will increase the museum's \$3.2 million operating budget by approx \$500,000. To offset this incremental increase, the museum has established a \$10 million operating endowment goal.
- Bond proposal \$10.5 million.

Peter Backus requested the financial statements for the leased facilities. Feels it would be important for the members, when looking for need in deciding which projects will go to the Big Bond Committee, to be able to see these statements. Members asked for a short overview of the leased facilities arrangements with the various lessees to help them better understand the financial agreements, etc. Tom Moulton agreed to put together a matrix to help answer some of these questions and return to explain this matrix to them.

II. Future Agenda Items:

Community Facilities Proposals May 1 & 8

When would members like Tom Moulton to present the overview to the Committee?

V. Next Meetings – will start at 9 am.

May 1, 2007

Joel D. Valdez Main Library

101 N. Stone Avenue

May 8 Community Facilities-Wrap up presentations - Main Library Board Room

May 15 Misc. Projects and Review

June 5 Pending

VI. CALL TO AUDIENCE

VII. ADJOURNMENT

Meeting was adjourned at 12.00 noon

Respectfully Submitted

Laura Galvez
Secretary