

Pima County Bond Advisory Committee
Meeting

Friday March 21, 2014
8:00 A.M.

River Park Inn
350 S. Freeway
Tucson, Arizona

SUMMARY OF MEETING

Committee Members Present

Larry Hecker, Chair
Carolyn Campbell, Vice Chair
Joe Boogaart
Donald Chatfield
Gary Davidson
Paul Diaz
Tom Dunn
Brian Flagg (8:10 am)
Kelly Gottschalk (8:05 am)
Terri Hutts
Michael Lund
David Lyons (8:15 am)
Ted Prezelski
Chris Sheafe
Dan Sullivan
John Sundt
James Ward
Tom Warne
Greg Wexler

Committee Members Absent

Rene Gastelum
John Sundt
Patty Richardson
Susan Romero

MOTIONS

MOTION: Terri Hutts moved, seconded by Kelly Gottschalk to approve the February 21, 2014 meeting summary, with revised verbiage from Joe Boogaart for page 5. Motion approved 17-0.

MOTION: Ted Prezelski moved, seconded by Don Chatfield, to accept the Semi Annual Bond Program Update for the 1997, 2004 and 2006 Pima County Bond Programs. Motion approved 18-0.

MOTION: Dan Sullivan moved, seconded by Michael Lund, to approve amendments to the 1997 bond ordinance. Motion approved 16-2 with one abstention.

MOTION: Dan Sullivan moved, seconded by Greg Wexler, to approve amendments to the 2004 bond ordinance. Motion approved 19-0.

MOTION: Vice-Chair Campbell moved, seconded by Tom Warne, to delete the following projects: Green Valley Performing Arts Facility, Tucson Boys and Girls Chorus Building, Freedom Park Adult Learning Center, and Davis-Monthan Air Force Base Open Space. Motion approved 19-0.

MOTION: Gary Davidson moved, seconded by Brian Flagg, to approve the addition of the following meeting dates: May 2, 2014 and May 30, 2014. Motion approved 19-0.

MEETING SUMMARY

1. Welcome

The meeting began at 8:00 a.m. with a quorum. Pima County Supervisor Richard Elias spoke in support of funding for open space acquisitions and the Dunbar School project.

2. Approval of the February 21, 2014 meeting summary

MOTION: Terri Hutts moved, seconded by Kelly Gottschalk to approve the February 21, 2014 meeting summary, with revised verbiage from Joe Boogaart for page 5. Motion approved 17-0.

3. Semi-Annual Bond Update for 1997, 2004 and 2006 Bond Programs

Per the County's Truth in Bonding Code, materials were provided to the Committee providing the status of the 1997, 2004 and 2006 bond programs. This included written reports from the City of Tucson, Town of Marana, Town of Sahuarita and Pascua Yaqui Tribe. These materials are also available on the County's website. Nicole Fyffe summarized the materials.

MOTION: Ted Prezelski moved, seconded by Don Chatfield, to accept the Semi Annual Bond Program Update for the 1997, 2004 and 2006 Pima County Bond Programs. Motion approved 18-0.

4. Recommended Amendments to the 1997 and 2004 Bond Ordinances

Per the County's Truth in Bonding Code, the Committee received a written staff report describing when bond ordinance amendments are necessary, the public review process associated with amending the ordinances, and details concerning the 10 projects that would be impacted by this round of bond ordinance amendments. Nicole Fyffe summarized these at the meeting.

It was clarified that the amendment to SW-3 Tangerine Closure simply extended the time frame for closure of the landfill and the costs associated with closure; that the \$330,000 in general obligation bond funds authorized for P-05 could remain unspent

indefinitely and the bonds not sold, if the Board so directed; that the P-05 improvements to the Manzanita Pool included a grab bar installed at the steps, tile and resurfacing, and installation of a water feature. Mr. Huckelberry added that he saw this pool project as a much needed reconstruction project that could use remaining bond dollars.

MOTION: Dan Sullivan moved, seconded by Michael Lund, to approve amendments to the 1997 bond ordinance. Motion approved 16-2 with one abstention.

Terri Hutts asked if the \$17,000 remaining in the 2004 Marana Mound Community Site project could be saved and added to the future bond issue. Ms. Fyffe replied that yes it could, but that staff is recommending it instead be transferred to a project currently under construction and in need of additional bond funding, Ft. Lowell Acquisition and San Pedro Chapel.

Vice Chair Campbell asked if the State Trust land at the Marana Mound Site was suitable for exchange for the State Trust land in the Davis-Monthan (DM) Departure Corridors. Ms. Fyffe replied that while it may be possible, it would be more preferable to exchange federal land for the State Trust land near DM so that the land around DM changes to federal ownership.

MOTION: Dan Sullivan moved, seconded by Greg Wexler, to approve amendments to the 2004 bond ordinance. Motion approved 19-0.

5. Update on Animal Care 2014 Bond Election

Mr. Huckelberry confirmed that the Board of Supervisors did call for a November 2014 bond election for a new animal care facility. Dan Sullivan asked whether the Supervisor for District 1 had changed her vote since the official vote to support calling the election. Mr. Huckelberry replied that he was not aware of any official action to change the vote.

6. Possible 2015 bond election – process for reviewing and/or taking action on proposals

A memorandum was provided for this item. Chairman Hecker and Mr. Huckelberry provided summary. The February meeting was too long. It was propose limiting meetings to 3 hours with presentations limited to new and resubmitted projects at 5 minutes each. Materials will be provided ahead of time and will be archived on the website for the public and the committee, including presentations and recommendations from Mr. Huckelberry. It was also proposed that two additional meetings be added. The current set of meetings will essentially be informational, with actions necessary during the September 2014 to February 2015 time period in order to develop a recommended list of projects for the Board of Supervisors. In addition, the Committee could consider lengthening the implementation term of the bond program to 15 years, which would allow for the total bond program amount to rise to \$700-\$800 million. This would mean the County would probably not go out for another bond election before 10 years.

It was also recommended that the Committee take action to delete four projects that are no longer needed and/or have been withdrawn by the proponents.

Chairman Hecker commented that the tables of project proposals provided were useful, especially with the addition of the city and town priorities, and asked if all of the proposals were listed on the tables. Mr. Huckelberry responded yes, all the proposals except a few new proposals that may be coming from the Sheriff for substations and jail improvements.

Gary Davidson stated that he probably favored staying with a 10 year implementation term since that has worked well previously for the County.

Vice-Chair Campbell clarified that her understanding of the action taken by the Committee at the Feb 21 meeting was to move the tentatively approved projects forward and place the others in a holding pattern until the fall.

Tom Warne said that come fall we will need a diagram of the whole program, all the proposals, to see what has been proposed and pay attention to those related to economic development.

Joe Boogaart asked if the table could identify the location of projects proposed by organizations not affiliated with cities, towns or the county, and add priorities for County requested projects.

7. Possible 2015 bond election – deletion of projects no longer needed

MOTION: Vice-Chair Campbell moved, seconded by Tom Warne, to delete the following projects: Green Valley Performing Arts Facility, Tucson Boys and Girls Chorus Building, Freedom Park Adult Learning Center, and Davis-Monthan Air Force Base Open Space. Motion approved 19-0.

Chris Sheafe stated that we wanted to make sure there is not an impression that some projects have a higher preference than others when all will have to be considered at a later date.

MOTION: Gary Davidson moved, seconded by Brian Flagg, to approve the addition of the following meeting dates: May 2, 2014 and May 30, 2014. Motion approved 19-0.

Kelly Gottschalk stated that she will be unable to make the May 2nd date. Ms. Fyffe responded that the City of Tucson's parks and recreation related projects could be scheduled for the April 25 date and requested that others contact staff if similar scheduling accommodations need to be made.

8. Possible 2015 bond election – Historic, Cultural and Natural Area Conservation Projects

Historic & Cultural Resource Projects

Mr. Huckelberry stated that the Committee had received his written recommendations concerning the tentatively approved projects in this category and there were no questions from the Committee.

Mission San Xavier East Tower and Facade Restoration: Presentation by Barbara Peck and Vern Lampot, Board members for the Patronato Foundation whose mission is to restore and preserve the Mission (presentation posted at <http://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=48344>).

They reported raising \$480,000 already with the goal of raising \$2.5 million to match the requested bond funds of \$2.5 million. It was clarified that a separate non-profit parish owns the Mission and has previously dedicated façade preservation easements to the State in return for public funding. Mr. Huckelberry explained the Mission would dedicate an easement to the County in perpetuity in exchange for the bond funding and that it is a National Historic landmark. Funding for the interior would be private funding. Over \$10 million of private funding has been raised in the past. It is difficult to estimate attendance as there is no admission system but it is estimated that the number of attendants is similar to that of the Arizona- Sonora Desert Museum. A tour of the facility will be offered to the Committee members.

Historic Miracle Mile/Oracle Revitalization Corridor & Sunshine Mile Modernist Corridor Historic Façade Rehab Program: State Representative Damion Clinco, on behalf of the Tucson Historic Preservation Foundation, presented both these projects (presentations posted at <http://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=48344>).

Mr. Huckelberry summarized his concerns about both proposals – costly and complex to administer, not tied to National Historic status buildings, not perpetual easements. Rep. Clinco and the City of Tucson's Jonathan Mabry clarified that the City would be willing to administer the programs; that different cities use easements that differ in length of time; the buildings would be restricted to those that have or are eligible for National Historic status; and the current downtown facade easement program is funded with one time allocation of City general funds, Tohono O'odham grant and private funding, requires 10 year façade easements, and has improved 6 buildings. Tom Warne agreed the easements would have to have longer terms if bond funding was used, and highlighted the 4:1 return on investment, increased sales and property tax revenues. It was clarified that the Ghost Ranch project is completed and that 2004 Affordable Housing County bond funds were used on that project, along with a compilation of other funding. Regarding the Sunshine Mile/Broadway project, there was discussion concerning the planned Regional Transportation Authority (RTA) road widening project for that stretch of Broadway, whether various RTA committees and the citizens committee supported the project. Rep. Clinco stated that Miracle Mile should have its

National Historic status for the corridor (not individual buildings) by the end of the year, followed by Sunshine Mile.

It was clarified that the Loft project has been withdrawn because they will likely have completed their capital improvements before bond funding is available.

Public Comment:

Roxanne Garcia, Co-director for Tucson Farmer's Markets, spoke in support of the Steam Pump Ranch project. Richard Katz, representing the Vail Community Action Board, submitted a comment card in support of the Vail Historic Sites.

Natural Area Restoration Projects

Mr. Huckelberry stated that the Committee had received his recommendations concerning the tentatively approved project in this category (Altar Valley Watershed Restoration Project) and there were no questions from the Committee.

Buffelgrass Mitigation: Sarah Smallhouse, representing the Southern Arizona Buffelgrass Coordination Center, presented this project. Presentation slide posted at <http://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=48344>.

The Committee, Ms. Smallhouse, Lindy Brigham, Executive Director, and Mr. Huckelberry discussed concerns that this project did not fit the typical definition of a capital improvement project. Mr. Huckelberry stated that he would ask the County Attorney's office for direction and continue to work with the Center to see if a bond project could be better developed. It was clarified that initially these bond funds would be used to remove buffelgrass on County-owned lands, but that other public lands may be eligible also for treatment. It was suggested that this could be a jobs program if heavy in labor. It was also suggested that the ongoing effort be funded by a county-wide tax levy for fire protection.

Public Comment:

Marcus Jernigan and Marilyn Hansan spoke in support of the buffelgrass mitigation proposal.

Floodprone and Open Space Land Acquisitions

Mr. Huckelberry stated that the Committee had received his recommendations concerning the tentatively approved projects in this category.

Public Comment:

Chris McVie, Chair of the Board for the Coalition for Sonoran Desert Protection, spoke in support of bond funding for Community Open Space and Habitat Protection Priorities. Reverend Kirk Reed, James Ojeda, Ray Emrick and Jan Johnson (Vice-Chair of the County's Conservation Acquisition Commission) spoke in support as well.

Pat King and Mary Miller, representing the Altar Valley Conservation Alliance, spoke in support of the Altar Valley Watershed Restoration Project.

Mr. Huckelberry stated that the Tucson Wildlife Center had successfully raised its own capital funding for its improvements and therefore it will be taken off the list. The Flood Control District can pursue acquisition of the flood prone portion of the property independent from the bond program.

9. Next Meeting

April 25 at Hotel Tucson City Center, 475 N. Granada Avenue. This would be the first of two meetings for the Committee to review Parks and Recreation related proposals for a future bond election.

10. Meeting Adjourned

Meeting adjourned at 10:25 a.m.