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ORDINANCE NO. 2005 - 92

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY ARIZONA RELATING TO GENERAL OBLIGATION AND SEWER REVENUE BOND PROJECTS AMENDING ORDINANCE NUMBER 2004-18 BOND IMPLEMENTATION PLAN, MAY 18, 2004 SPECIAL ELECTION TO REALLOCATE BOND FUNDS, AMEND THE SCOPE OF CERTAIN PROJECTS, AMEND IMPLEMENTATION PERIODS FOR CERTAIN BOND PROJECTS, AUTHORIZE THE USE OF ADDITIONAL OTHER FUNDS TO FINANCE CERTAIN PROJECTS.

**WHEREAS**, the Board of Supervisors adopted Chapter 3.06 of the Pima County Code titled "Bonding Disclosure, Accountability and Implementation; and,

**WHEREAS**, in compliance with Chapter 3.06, the Board of Supervisors adopted Ordinance Number 2004-18, the "Bond Implementation Plan, May 18, 2004 Special Election; and,

**WHEREAS**, the Board of Supervisors desires to amend Ordinance Number 2004-18 in compliance with provisions of Chapter 3.06:

**IT IS HEREBY ORDAINED** by the Board of Supervisors of Pima County, Arizona:

a. Public Health Facilities

2.1 Kino Public Health Center

**Location:** Kino Health Campus, 2800 East Ajo Way, Tucson, Arizona 85713

**Scope:** Construct a public building on the Kino Health Campus. The facility will be approximately 180,000 square feet in area. Occupants include Pima Health Systems and Services, Health Department, Institutional Health and other health providers. Design of the building shell was completed as part of the 1997 Bond Program. Reprogramming and design of tenant improvements need to be undertaken prior to bidding the project.

**Benefits:** This facility will consolidate public health, medical, and administrative services in one location. Locating County health services on the Kino Campus will place these services providers in close proximity to the services and expertise provided at the same location at Kino Hospital, by University Physicians, Inc. and their planned expansion of medical practices. This cooperation and coordination will better serve Pima County's clients and expand the level of County services. Pima Health Systems currently leases a significant amount of space. Funds otherwise allocated for lease

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charges will be used to offset related operating and maintenance costs for the new facility. Space vacated by Health Department downtown will be used to relieve overcrowding in other County facilities downtown.

**Cost:** \$25,000,000, with Planning/Design being \$1,575,000, Construction being \$23,247,000, and Other being \$178,000.

**Bond Funding:** \$25,000,000

**Other Funding:** None identified at this time. \$3,140,000 Pima Health Systems and Services

**Project Duration:** Planning at 4 to 6 months, Design at 13 to 15 months, and Construction at 21 to 24 months.

**Implementation Period:** 1, 2, 3

**Project Management:** Pima County Facilities Management

**Future Operating and Maintenance Costs:** Building operating and maintenance costs are expected to be approximately \$900,000 per year. These costs will be significantly offset by relocation of Pima Health System to this building and their reduction in office rent cost.

a. **Cultural/Historic Resources Bond Program**

4.6 **Steam Pump Ranch Rehabilitation**

**Location:** West of Oracle Road in Oro Valley, near Cañada del Oro Wash, in the Town of Oro Valley.

**Scope:** Acquire acreage and rehabilitate the historic Canada del Oro Steam Pump Ranch - the founding site of the Oro Valley community.

**Benefits:** George Pusch and John Zellweger arrived in Tucson in 1874. Shortly thereafter they purchased part of the old Cañada del Oro Ranch. They registered the PZ brand and put in a steam pump from which the ranch got its name. Gradually, the ranch expanded to include land along the San Pedro River between Mammoth and Winkleman. Steam Pump Ranch located on the road to Camp Grant, now Oracle Road, was a stopover place for travelers in the 19th Century between the San Pedro and Santa Cruz valleys. Author Harold Bell Wright was a frequent visitor. The 1874 ranch house is well preserved but now threatened. This is a unique historic property in Oro Valley, and it has been well-documented through contemporary accounts and photographs as well as oral histories. The property is currently in private ownership and rezoning for commercial development has been proposed to Oro Valley. If the ranch is conveyed to the Town of Oro Valley, the Bond project will rehabilitate this historic ranch house for modern use. Preserving and restoring this property will provide Oro Valley with its "foundation site," and enable public access to experience this important historic place from Oro Valley's frontier era past.

**Costs:** ~~\$2,000,000, with Planning/Design being \$177,000, Construction being \$600,000, Land acquisition being \$1,200,000, and Other being \$23,000.~~ \$4,997,807

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**Bond Funding:** \$2,000,000 \$4,997,807 (additional funding reallocated from Naranja Town Site Park 4.43)

**Other Funding:** None identified at this time

**Project Duration:** Planning at 11 to 15 months, Design at 15 to 25 months, Construction at 12 to 24 months, and Land acquisition at 12 to 18 months.

**Implementation Period:** 1, 2, 3

**Project Management:** The Town of Oro Valley will negotiate with the property owner and acquire the property with County bond funds, pursuant to an intergovernmental agreement between Pima County and the Town.

**Future Operating and Maintenance Costs:** Undetermined at this time.

#### 4.10 Coyote Mountain Sites Acquisition

**Location:** Altar Valley, 40 miles west of Tucson, south of the Coyote Mountains Wilderness Area.

**Scope:** Purchase approximately 800 acres of private land associated within Hay Hook Ranch, to protect a large Hohokam village complex from development.

**Benefits:** The Coyote Mountain property contains multiple archaeological sites representing prehistoric occupation of the Altar Valley during the Hohokam Sedentary (AD 1100-1150) and late Classic periods (AD 1150-1450). During Classic times, the Hohokam community in the Coyote Mountains grew in organizational and social complexity, and a number of large habitation sites with compound walls and platform mounds were established. One of these centers, the Hay Hook Ranch site, is located on this parcel of private land. Three other village sites and part of a fourth are also included. Farmsteads, fields, and farming related activity areas are also in the vicinity. Together, these sites represent an ancestral site complex of the Tohono O'odham, and reflect an intact cultural landscape of Classic Hohokam settlement patterns, land use, and social organization in the Altar Valley. This property is currently being offered for sale as developable land that could be subdivided. If split and developed, these archaeological sites would be lost. Purchase of Hay Hook Ranch will ensure that the cultural and ancestral landscape of this prehistoric community in the Altar Valley are protected, providing cultural, scientific, and educational benefits to all citizens of Pima County and visitors.

**Cost:** \$800,000, with Planning being \$7,000, Land acquisition being \$771,000, and Other being \$22,000.

**Other Funding:** None identified at this time. \$609,786 (\$256,797 General Fund and \$352,989 Section 6 Fish & Wildlife Grant)

**Project Duration:** Planning at 12 to 18 months and Land acquisition at 13 to 24 months.

**Implementation Period:** 3, 4, 5

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**Project Management:** Pima County Cultural Resources and Historic Preservation Office/Pima County Natural Resources, Parks and Recreation.

**Future Operating and Maintenance Costs:** None

**b. Pima County Parks**

**4.20 Lighting of Existing and New Sports Fields**

**Location:** Various Pima County Parks owned by Pima County.

**Scope:** McDonald Park – Replace ball field light fixture on two fields:  
Littletown Park – replace light fixtures on one field and move two light poles.  
Bud Walker Park, Ajo – replace ball field light fixtures on two fields.  
Arthur Pack Regional Park – install ball field lights on field #6  
Flowing Wells West – install ballfield lights on two fields.  
McDonald District Park – install ball field lights on fields #5 and 6.  
Northwest/YMCA fields – install ball field lights on fields #1-3 (baseball, softball, and soccer fields and development of a dog park)  
Thomas Jay Regional Park – lighting of two new baseball fields north of Julian Wash  
Ted Walker Park – install ball field lights on existing fields.  
Lighting Boom Truck – purchase boom truck for maintenance of sports lights.  
Lawrence Park – install ball field lights, and parking security lights.

**Benefits:** This project entails the installation of new lights at parks that do not currently have them and the upgrading of light fixtures at existing facilities. The benefit will include environmental compliance with Pima County’s Dark Skies Ordinance, and minimizing operating and maintenance costs. Lighting technology has advanced. New fixtures will result in significant cost savings to the County. The new light fixtures will provide better light coverage at lower operational costs.

The installation or improvement of these fixtures is in response to public demand for increased field use. The lighting of sports fields results in the agency being able to increase field use by a factor of two to three times, while taking advantage of the existing playfields. This increases use while minimizing new development and operational costs.

**Cost:** \$3,000,000, with Administration being \$75,000, Planning being \$179,000, Design being \$358,800, Construction being \$2,370,200, and Capital Equipment being \$17,000.

**Bond Funding:** \$3,000,000

**Other Funding:** None identified at this time, however, efforts to obtain State and Federal grants will be explored.

**Project Duration:** Planning/Design at 11 to 15 months and Construction at 15 to 24 months.

**Implementation Period:** 2, 3, 4, 5

**Project Management:** Pima County Natural Resources, Parks and Recreation

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**Future Operating and Maintenance Costs:** \$97,946 per year when fully developed. Funding impacts were derived using data gathered from current, high efficiency lighting systems at existing County ballfields that have recently been upgraded or new facilities that have benefitted from the latest lighting technology.

**b. Pima County Parks**

**4.26 Rillito Race Track**

**Location:** 4502 North First Avenue, Tucson, Arizona

**Scope:** This project will include the relocation of two stables, construction of two soccer fields, security lighting, entry and parking lot, ramadas, picnic facilities, lighting for four soccer fields, maintenance compound, landscaping, expanded and improved parking and trail connections to the Rillito River Park and the acquisition of adjacent land. The park's concept plan has been approved by the Pima County Parks and Recreation Commission.

**Benefits:** This existing park provides active and passive recreational opportunities in north central Tucson and the unincorporated urban foothills areas of Pima County. The proposed improvements will increase the County park agency's ability to meet public demand for playfields in this area. This project will also provide access to the existing Rillito River Park's regional trail.

**Cost:** \$2,250,000, with Administration being \$57,000, Planning being \$135,000, Design being \$270,000, Construction/Land being \$1,724,280, Capital Equipment being \$42,000, and Public Art being \$21,720.

**Bond Funding:** \$2,250,000

**Other Funding:** None identified at this time, however, efforts to obtain State and Federal grants will be explored.

**Project Duration:** Planning/Design at 12 to 24 months and Construction at 15 to 30 months.

**Implementation Period:** 3, 4, 5

**Project Management:** Pima County Natural Resources, Parks and Recreation

**Future Operating and Maintenance Costs:** \$49,458 per year when fully completed.

**e. Town of Oro Valley Parks**

**4.43 Naranja Town Site Park**

**Location:** 600 Block West Tangerine Road, south side of Tangerine, 1.25 miles west of La Cañada Drive.

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**Benefits:** Pima County desires to provide additional planting and landscaping along the Cañada del Oro river park system to match and extend the scenic experience and quality of other completed and developed segments of the regional river park system.

**Cost:** \$5,000,000, with Administration being \$10,000, Construction being \$3,980,000, Design being \$250,000, Planning being \$50,000, Public Art being \$50,000, Land-acquisition reclaimed water line being \$500,000, and Utility Relocation being \$160,000.

**Bond Funding:** \$5,000,000

**Other Funding:** None identified at this time.

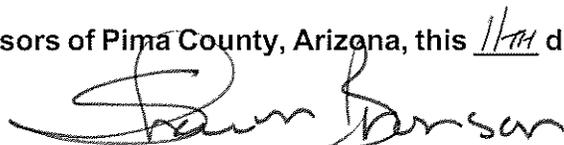
**Project Duration:** Planning at 24 to 36 months, Design at 24 to 36 months, and Construction at 48 to 60 months.

**Implementation Period:** 3, 4, 5, 6

**Project Management:** Pima County Flood Control District

**Future Operating and Maintenance Costs:** Pima County Natural Resources, Parks and Recreation, with annual maintenance costs of \$72,250 per mile when completed.

AS AMENDED by the Board of Supervisors of Pima County, Arizona, this 11<sup>TH</sup> day of OCTOBER, 2005.

  
Chair, Pima County Board of Supervisors

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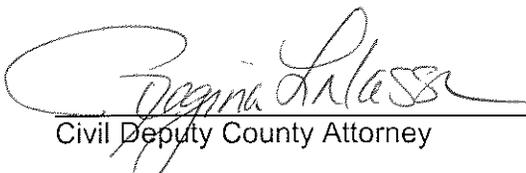
Attest:

Reviewed by:

  
Clerk, Pima County Board of Supervisors

  
Pima County Administrator

Approved as to Form:

  
Civil Deputy County Attorney

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