




MEMORANDUM

Date: November 19, 2009

To: Chairman and Members
Pima County Bond Advisory Committee

From: C.H. Huckelberry
County Administrator 

Re: **Itemized Project by Project Recommendations**

I. Introduction

At a previous Bond Advisory Committee meeting, I indicated I would provide my project by project recommendations discussing why certain projects were included, excluded or reduced in funding in my October 2009 recommendation to you; and in this memorandum, I provide this information. I must restate the caveat in my last recommendation: this is simply a recommendation from a single source and single individual and should be taken as such. Your opinions and values are the most important factors in formulating a future bond issue for voter consideration. If our thoughts on the various project inclusions and recommendations are parallel, that is fine. If you modify or reject the recommendations I have made to you, that is also perfectly fine and, in some cases, to be expected.

II. Reasoning for the Exclusion of Certain Projects

First, there are a few clarifying points that may help in understanding why certain projects or programs were excluded from consideration.

I excluded from my further consideration projects that were described in generic terms, except for those projects or programs that have been previously funded and authorized by the Bond Advisory Committee as well as the Board of Supervisors. Examples of certain generic programs that are acceptable are Neighborhood Reinvestment and Housing, where general parameters of eligibility are defined, and project selection occurs on a project by project justification basis. I excluded from my further consideration projects and/or programs that were generically defined, such as sports fields and security, parking and ADA compliance upgrades, partnership projects, urban fringe parks and land acquisition, etc. These projects and descriptions, while desired largely by staff to allow flexibility, do not give voters the highest degree of confidence that they know how and where bond funds will be expended, if approved. Therefore, as a general rule, where a project or

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program has not been previously well defined and accepted by the voters, I have rejected funding for such program categories due to the lack of specificity. Where I have included funding for generic programs, it will only remain in the program as long as very specific and site located improvements are included in an eventual bond implementation plan.

III. Additional Discussion of Open Space Recommendations

At the last Bond Advisory Committee meeting, there seemed to be a great deal of concern regarding to my limited recommendation of open space funding for a future bond issue. This recommendation was made based on the fact that Pima County has acquired a large number of large landscape conservation properties that were privately owned. Many of the outlying large ranches, if not most, have either been acquired or are under contract for acquisition. Additional open space acquisition is required, particularly in the area of habitat protection; however, my limited recommendation was concentrated on completing the Marley acquisition. Some have argued for a larger open space bond allocation to acquire state trust lands in anticipation of state trust reform. State trust reform has been on the ballot numerous times in the past and been defeated. It would be appropriate to wait until there is an actual state trust land reform package approved by the voters and then consider a bond issue to acquire key state land parcels as necessary.

I do recognize, however, the limitation that my recommendation placed on acquiring additional habitat protection properties, and therefore, would suggest that the Bond Advisory Committee choose to increase the \$80 million allocation for habitat protection by \$30 million to fund open space acquisitions that further the Maeveen Marie Behan Conservation Land System. All other open space category recommendations remain the same. If the Bond Advisory Committee were to add \$30 million to the open space acquisition question, it would increase to \$120 million, which would still be the second largest open space bond proposal put before the voters in the last 35 years.

IV. Open Space, Historic and Cultural Conservation

FC-2 – Floodprone and Riparian Land Acquisition. I reduced the amount recommended from November 2008 to one half that recommended primarily due to the need to reduce the overall amount of the bond issue.

HP-101 – Ajo Historic District Churches Façade/Roof Repairs. I have recommended that no façade repairs for churches be included in the bond issue, as we have had at least one site indicate they would not be willing to dedicate a perpetual conservation easement to the County in exchange for façade repair. Such would be a standard requirement. It is

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unlikely that other churches would be willing to grant such an easement; hence the category is not recommended.

HP-102 – Anza Historic Trail. The present emphasis of my recommendations is for other, more utilized urban trails; hence this project received no funding in my October 2009 recommendation.

HP-105 – Empirita Upper Ranch Buildings Rehabilitation. No comment.

HP-106 – Historic Pima County Schoolhouses. No comment.

HP-107 – OS Repair and Rehabilitation of Historic Buildings. No comment.

HP-108 – Site Interpretation/Preservation. This project builds upon past investments, through previous bond programs, to complete rehabilitation of historic properties acquired for use by the public that were either threatened by development or deterioration. The November 17, 2009 memorandum from the County's Cultural Resources & Historic Preservation Office (Attachment 1) contains detailed information regarding activities to be funded and their corresponding beneficial outcomes. This is the type of specific project information I can support. I recommend funding of \$2 million.

HP-109 – Vail Area Historic Sites. Please refer to the memorandum referenced in HP-108. The Old Vail Post Office is the oldest surviving building in Vail. In 2007, emergency stabilization was completed using a \$2,000 grant from the Tucson-Pima County Historical Commission and private donations of funds and labor totaling \$5,000. The owners have agreed to grant Pima County a perpetual preservation easement. I recommend funding in the amount of \$250,000 for the Old Vail Post Office.

HP-110 – Honey Bee Village Archaeological Preserve. This project is included in HP-108. I rescind my October 2009 recommendation and recommend that this project be removed.

HP-115 – Historic Fort Lowell Park Master Plan Implementation. I recommended this project receive the full funding of the subcommittee. Protection, preservation and master plan implementation for this historic park is a priority due to the significance of the archaeological and historic assets at Fort Lowell, as well as the regional importance of the feature.

HP-125 – Ajo Curley School Gym and Town Plaza. This project arose late in the process and is partially being implemented through a federal transportation enhancement grant to preserve the historic town plaza in Ajo. The Ajo Curley School Gym is a continuation of a previous project utilizing 2004 bond funds to convert the historic Curley School into artisan "live/work" housing units and as an economic development activity for the community of

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Ajo. The Ajo Curley School Gym project will rehabilitate the gym for use as a recreation center and gymnasium.

HP-126 – Dunbar School Rehabilitation. This recommended allocation continues the Dunbar school rehabilitation that was approved in previous bond issues and should assist in completing the rehabilitation of the facility.

HP-128 – Performing Arts Center Rehabilitation. This also is a continuation of a previous bond authorization to preserve the historic performing arts center structure and rehabilitate it for community use.

OS-1 – Davis-Monthan Departure Corridor Open Space Acquisitions. I reduced this amount since zoning-imposed restrictions in both the City and County have reduced the threatened encroachment into the Davis-Monthan Departure Corridor. Encroachments and land acquisition will still occur in the various areas to consolidate holdings already purchased by the County for alternative and compatible uses such as developing a significant solar energy facility, etc. The allocation is reasonable given the current state of activity and that much of the land is protected by zoning overlay restrictions.

OS-2 – Habitat Protection Priorities and Associated Lands. See previous discussion with regard to increasing the October 2009 recommendation from \$80 million to \$110 million.

OS-3 – Community Open Space. I further reduced this allocation from that recommended in November 2008. The jurisdictional open space bond issue remains unspent. It is also the Open Space category that engenders the greatest debate regarding value, which is very similar to the Community Open Space category of the 2004 bond program. The lands are in closer proximity to urban development, and in some cases, have been purchased by land speculators for the purpose of ultimate development; hence artificially and significantly inflating the value of the property as compared to stable market conditions. The highest probability of taxpayers overpaying for open space acquisitions is in this category; hence my reduced recommendation.

HP-103 – Archaeological Site Acquisitions: Marana Mounds, Valencia Site, Cocoraque Butte. The County will be bidding for State Trust land known as the Valencia Archaeological Site property at public auction next week. This property had been reclassified by the State Land Department and eligible for Growing Smarter matching funds. In September 2009, the County successfully applied for a matching grant. The Marana Mounds property is not currently classified as such and would be difficult and costly to acquire. Cocoraque Butte, on the other hand, is privately owned and located just north of the Tohono O’odham Reservation. The 160-acre site is an important, traditional cultural place of the Tohono O’odham people. The Tohono O’odham Nation provided a grant of \$26,160 in July 2007 for necessary preliminary assessments of the site. Known

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for its exceptional Hohokam petroglyphs and historical importance, the Cocoraque Butte Archaeological Site is listed on the National Register of Historic Places. I recommend funding of \$1.5 million for HP-103 – Cocoraque Butte.

HP-104 – Canoa Ranch Historic Rehab (Partially Funded in PR-80). Partially funded as a part of Project PR-80.

HP-111 – Steam Pump Ranch Rehabilitation. This funding allocation, which is the same as the Subcommittee's recommendation, was made to begin historic building restoration at Steam Pump Ranch. The project originally used 2004 bonds to acquire the property and develop planning for further preservation and historic redevelopment activity.

HP-112 – Marana Church Rehabilitation. See previous discussion regarding church façade rehabilitation and the need to convey conservation easements.

HP-122 – University Indian Ruin/House Rehab. No comment.

HP-123 – Palo Alto Ranch House and School Rehab. No comment.

HP-124 – Historic Pima County Churches (\$650,000). See comments regarding church façade and conservation easements.

HP-127 – Other City of Tucson Recommended Projects (Subcommittee Recommendation Lump Sum). I recommended funding for two projects the City of Tucson requested: Dunbar School Rehabilitation and the Performing Arts Center.

PR-80 – Canoa Ranch Historic Rehab and Master Plan (Parks and CR Project). This project more appropriately belongs under the historical and cultural conversation category. The \$5 million being recommended in my October 2009 memorandum will continue with another phase of Canoa Ranch historic restoration and rehabilitation. It is likely several more phased improvements will be necessary.

V. Public Health, Libraries, and Community Facilities

This category contains primarily the development of public buildings that serve a number of functions ranging from public health centers, community centers, libraries, and affordable housing programs to solid waste landfills.

CD-1 – Affordable Housing Program. This program is a carryover from authorizations in 1997 and 2004 and has developed regular program categories, funding expectations, as well as rules and regulations regarding program expenditures. Expenditures for housing

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programs are also supported most recently by the federal government in their mortgage foreclosure programs. It is also a category where the expenditure of public monies is significantly restricted by statute. I had recommended \$10 million in my October 2009 recommendation. For this and several other project or program categories, I will revise my recommendation upward to \$15 million. I believe this is an appropriate amount given federal funding that I mentioned in my October 2009 memorandum to the Bond Advisory Committee.

FM-9 – Green Valley Government Center Master Plan Implementation. No comment.

FM-11 – Pima County Community College Healthcare Campus. I reduced this allocation slightly from my November 2008 recommendation. This reduction is simply to reduce the overall size of the bond program.

FM-18 – Replacement of the County's Financial Management Systems. Replacement of the County's financial management systems is so critical that the County has moved forward with alternative financing mechanisms for this project. The project is to replace a financial management system that is nearing 30 years of age. Replacement is now underway, and therefore, this project should be removed from any further consideration.

FM-34 – LSB – Asbestos Abatement and Fire Sprinklers. No comment.

FM- 54 – Pima County Animal Care Center (PCACC) Improvements. The age and condition of the PCACC on Silverbell Road has been the subject of a number of discussions among staff and animal welfare groups. In fact, the age of the facility had been a contributing factor to disease outbreaks at the facility. Limited bond funding was made available in 2004 to make minimal necessary health and safety improvements. I allocated an additional \$1.5 million in bond interest to the project, allowing nearly \$3 million in improvements to occur at the facility. A recent comprehensive study by our Facilities Management Department indicated that to ultimately expand the facility and bring it up to modern animal care standards would require an additional investment of \$22 million. Given the longstanding neglect of the facility, I increased my recommendation of November 2008 to match the estimated capital facilities needs covered in the comprehensive Facilities Management study. I have directed that our PCACC staff begin discussing the scope of these improvements with the various animal welfare agencies involved in the center to obtain their comments and support of the improvements.

FM-82 – Multijurisdictional Emergency Operations Center and 311 Center. The Multijurisdictional Emergency Operations Center is being integrated into the ongoing public safety communication project approved by voters in the 2004 bond issue. It now appears, given favorable construction cost estimates based on the present economic environment, that the Emergency Operations Center, as well as an initial 311 Center, can be fully

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integrated into the regional public safety communications system being developed at 3434 E. 22 Street. The facility, presently owned by Pima County, is undergoing design for retrofitting into the Regional Interoperable Public Safety Communication Center. Therefore, this project should be removed from further consideration.

FM-84 – Marana Health Center Expansion. No comment.

FM-92 – Ajo Country Club and Golf Course. The Ajo Country Club is a facility constructed on County property and operated by a nonprofit agency. The County also owns the Crooked Tree Golf Course in Arthur Pack Park, and no significant capital expenditures are allocated for that facility, as the facility, through an operating agreement, pays for necessary capital improvements through golf fees. The same should occur for the Ajo Country Club and Golf Course; hence my current recommendation for no funding.

FM-98 – Primary and Specialty Physician Care Site Expansion. Today, discussion is occurring between University Physicians Healthcare (UPH), a nonprofit physicians group comprised of University of Arizona College of Medicine physicians, and others regarding an academic medical system. The Arizona Health Sciences Center has commissioned a study to look at improving the development of an academic medical system involving UPH, UPH Hospital, University Medical Center (UMC), and the College of Medicine. Given the ongoing studies that will result in new and expanded direction for the College of Medicine, it is inappropriate at this time to advance this project; hence it should be removed from further consideration. It should also be noted that the competitive bids received on the Psychiatric Tower and Crisis Recovery Center, funded in the 2006 bond issue, are favorable enough to allow the County to construct physician offices and specialty physician clinics within the Abrams Public Health Center. This work is currently in design and replaces this project at this point in time.

FM-102 – Picture Rocks Community Center Expansion. No comment.

FM-103 – Catalina Community Services Building. The Catalina Community Services Building is presently being constructed with neighborhood reinvestment grant stimulus funding made available through the Community Development Block Grant Program and funds available from the nonprofit agency that will operate the facility. Since this project is now under construction, it should be removed from further consideration.

FM 108 – Eastside Government/Community Center: Library, Pool, Park, Sheriff. At the last Bond Advisory Committee meeting, there was a great deal of public comment regarding this project. Since that meeting, I met with Vail School District representatives and others, and on November 9, 2009, I sent a letter to the representative at our meeting (Attachment 2). It conveys my position with regard to the Eastside Governmental Center and community facilities to be incorporated at this location. As I indicated in my letter, the

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primary reason the project received no funding recommendation in October 2009 is due to the fact there appeared to be no consensus on the location of such a facility and that some were suggesting the facility be constructed in a location that would be inappropriate, inconvenient, and not serve both incorporated and unincorporated residents of the eastside. Based on my discussions with the Vail School District representatives, and as stated in my letter, I believe the location of such a site should occur on County property south of the existing Pima County Fairgrounds and adjacent to the future Vail School District high school site. This allows facilitation of public partnerships for site development. Further, since the center would be located along Houghton Road, which is the longest north/south arterial roadway in eastern Pima County, it would be convenient to serve residents who will remain unincorporated for the foreseeable future in the Vail area; residents in incorporated City of Tucson, such as the Rita Ranch area; as well as the emerging Houghton Area Master Plan growth area. For this reason, I have revised my recommendation to the Bond Advisory Committee to include \$10 million for this project in the proposed 2010 bond program.

FM-111 – Elections Building. The future Elections Building had been a critical component of developing a stable and consistent election program. The County is statutorily charged to conduct elections Countywide, as well as elections for various school districts, and at jurisdictional option, their elections. The Elections Department has had five different functional locations in perhaps the last 15 years, meaning the function has been shoehorned into existing space that was available, leading to inefficiencies and other operational problems not consistent with the most efficient and effective conduct of elections. To remedy this problem, a new building was proposed. However, given the distressed condition of commercial real estate, the County was able to purchase a building meeting long-term and future needs of the Elections Department, as well as certain functions of the Recorder in the area of early balloting. This building is located at 6550 South County Club Road. The building was purchased for \$3.7 million; if constructed new today, it would cost in excess of \$10 million; hence the issue of an Elections building has been satisfied, and this project should be removed from any further consideration.

PR-75 – Green Valley Performing Arts/Learning Center III. This is Phase 3 of the ultimate development of the Community Performing Arts and Learning Center in the Green Valley area. The project was initially funded through bonds in 1997. Phase 1 was completed; Phase 2 was financed through bonding in 2004. Overly optimistic fundraising forecasts indicated it was unlikely future funding would be required of the County. Given the reality of the cost of such facilities, as well as some modest fundraising by the community, the third and final phase of the Community Performing Arts/Learning Center can be completed. It is for this reason that I increased my November 2008 recommendation of \$5 million to \$16 million in October 2009. At the last Bond Advisory Committee meeting, you received a presentation by community performing arts interests to request additional funds to complete the project. It is my view that, given the current construction climate, which

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hopefully will not dramatically change within the next two years, the final phase of the project can be constructed for the recommended bond allocation. If not, the community will need to raise additional private funds to match these funds. Such is a perfectly appropriate public-private partnership responsibility.

PR-235 – Freedom Park Adult Learning Center. In my October 2009 recommendation, I increased funding from \$3.6 million to \$4 million to reflect anticipated actual cost.

SW-1 Tangerine Landfill Closure and SW-5 – Ajo Landfill Development. I eliminated my recommendation for funding any improvements, expansions or closures of solid waste facilities in Pima County, of which there are three. The projects referenced were to provide closure funds for the Tangerine Landfill and development funds for the Ajo Landfill. In both cases, this funding is not necessary. Closure of the Tangerine Landfill can be postponed for an additional several years due to reduced landfill volumes and additional landfill compaction and consolidation that were not taken into account in the original closure forecast. Further, there is a distinct possibility that a groundwater recharge project, the Lower Santa Cruz River Replenishment Project, will be expanded by the Central Arizona Project with earth fill developed by the recharge project to be transported to the Tangerine Landfill for cover material, eliminating significant capital expenditures for closure. The Ajo landfill should not be expanded due to its limited utility and high cost of operation. Alternatives for a landfill are being reviewed, such as private contracting and haul and disposal of refuse generated in Ajo. Therefore, these two projects should be removed from further consideration.

CD-2 – Neighborhood Reinvestment Program. The Neighborhood Reinvestment Program is another longstanding program funded both in the 1997 and 2004 bond issues. The amount recommended for the Bond Advisory Committee's consideration in my memorandum of October 2009 was \$10 million. This is another program for which I am modifying my recommendation to increase the allocation by another \$5 million, for a total recommendation of \$15 million.

CD-3 – Pima County Comprehensive Housing Center. Creating a comprehensive housing center is a new and unique concept in local government. However, given the emphasis and current economic conditions regarding foreclosures, foreclosure prevention, efficient and effective housing, conservation practices in utility systems, and similar functions, it would be appropriate to consider funding a housing center in the amount of \$1 million with a request that this funding be matched or supplemented with private funding from housing-related industry groups such as the Southern Arizona Homebuilders Association, the various utility companies involved in energy conservation and other conservation practices. The comprehensive housing center needs to be a demonstration center of best housing practices from all perspectives: from financing through construction to conservation and creating livable and green communities. It is for this reason that I would recommend the

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Bond Advisory Committee add this project to my recommendations in the amount of \$1 million.

CD-4 – Affordable Housing (Marana); CD-5 – Neighborhood Housing Stock Retention Fund (Marana); CD-7 – Affordable Housing Land Acquisition (South Tucson); CD-8 – Targeted Neighborhood Reinvestment (South Tucson); and CD-9 – Targeted Neighborhood Reinvestment (Marana). These requests are all related to specific jurisdictional requests regarding housing or neighborhood reinvestment. These programs are more appropriately funded on a regional basis Countywide as has occurred in the past. Hence none of these programs received a funding recommendation.

FM-1 – One Stop Career Center. No comment.

FM-6 – Las Artes Dust Control and Fire Suppression System. No comment.

FM-8 – Arizona-Sonora Desert Museum – Education Facility, Phase III. I recommended this program as a public-private-nonprofit partnership. There are a number of these projects that have received my favorable recommendation. I would strongly encourage the Bond Advisory Committee to look favorably on any public-private or public-private-nonprofit partnership, as I believe these partnerships strengthen the viability of the bond program as well as increase and enhance public acceptance and involvement in community partnership activities so necessary during times of economic difficulty. It is for this reason I recommended this partnership, as well as the fact that the Arizona-Sonora Desert Museum is a proven entity with a demonstrated record in fundraising and developing world class museum facilities located within Pima County.

FM-35 – West Valencia Branch Library. This project was ranked as the top priority by the Library Committee due to the current inadequate site located at the “old” Lawrence School and lack of similar resources in the area. There have been a few offers from various entities to donate land for this project. So long as the land is donated and conveyed to the County at no cost to the Library or the County, I now recommend funding this project at \$6 million.

FM-39 – North Marana Library and Multi-generational Community Center. No comment.

FM-45 – Sahuarita Branch Library. I had recommended the Sahuarita Branch Library primarily due to a commitment that the land for the library, including the library itself and necessary ancillary parking, utilities, and infrastructure development, will be paid for by others. The land and improvements for developing the Sahuarita Branch Library will be donated. For this reason, the Sahuarita Branch Library funding would fall into the category of a public-private or nonprofit partnership; hence my recommendation for full funding.

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FM-48.2 – Joyner-Green Valley Library Renovation and HVAC. No comment.

FM-49 – Columbus Library Expansion and Remodeling. No comment.

FM-51 – Flowing Wells Library. The Flowing Wells Library is the library most recently constructed by the County. It is possible that this library request may be removed from consideration pending construction of improvements at the Murphy-Wilmot Branch Library. The cost to remodel the Murphy-Wilmot Branch Library is significantly less than expected, allowing bond funds to remain in the library modification, expansion, and renovation category. Of the options available to expand existing libraries, the most easily expandable, given the highest demand for space available, would be the Flowing Wells Branch; hence as construction progresses on the Murphy-Wilmot Branch renovation, it is likely that additional funds can be allocated to expand the Flowing Wells Library, and perhaps this request can be removed from consideration. Otherwise, I recommend full funding.

FM-62 – New Facility for Fleet Services Department. No comment.

FM-72 – New Pima County Nursing Home and Addition of Adult Daycare. No comment.

FM-73 – Pima Motorsports Park. No comment.

FM-74 – Southern Arizona Kart Club. No comment.

FM-77 – Fairgrounds Infrastructure Improvements. No comment.

FM-79, Colossal Cave Mountain Park. No comment.

FM-86 – Kino Sports Complex North Side Maintenance Facility. No comment.

FM-87 – Kino Teen Center Service Coordination and Expansion. The Kino Teen Center is being reorganized and transferred from our Community Resources and Services Department to our public health agency. The primary services provided by the Teen Center have been related to public health. The future location of the Teen Center has not been decided. It is under internal review and analysis; hence it is likely that expansion will not occur at the present Kino Teen Center, and this project should be removed from further consideration.

FM-88 – Amado Food Bank/Community Building Expansion. This project has received additional funding through the Community Development Block Grant Program from the federal stimulus program. The amount received has been \$295,995; hence the need to fund additional expansion through a future bond issue has been significantly diminished, hence this project should be removed from further consideration.

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FM-96 – Art of the American West – Tucson Art Museum. The proposal to create Art of the American West in the County Historic Courthouse facilities is a viable concept. However, the project is significantly delayed due to an inability to relocate the County Consolidated Justice Court to a new joint Justice and Municipal Court due to underfunding of that project. Hence my significant reduction in the amount requested and recommended by the subcommittee. This project also falls in the category of public-nonprofit partnership where capital facilities are provided by the County, and the art function would be operated solely by the nonprofit Tucson Museum of Art. The allocation I made in November 2008 and repeated in October 2009 is sufficient given the likelihood of the project being phased over a period of time; requiring funding from one or more bond issues; and the fact that its implementation cannot occur until the Joint Justice and Municipal Courts Facility, which is unfunded at this time, has been completed.

FM-97 – Theresa Lee and Tuberculosis Clinic Relocation. No comment.

FM-101 – Remodel and Expand Emergency Department of UPH Hospital at Kino. This project has been integrated into the Psychiatric Tower and Crisis Recovery Center bonding made available in 2006. Favorable construction bids have allowed this project to be constructed and completed with authorized 2006 bonds; hence the project should be removed from further consideration.

FM-104 – Catholic Community Services (CCS) Sahuarita/Green Valley Clinic; FM-105 – CCS Vail Area Clinic; FM-106 – CCS Quincie Douglas Center. These recommendations emphasize appropriate and valuable public-nonprofit partnerships where facilities are constructed by the County, but medical services are provided by Catholic Community Services, a nonprofit organization.

FM-107 – Tucson Children’s Museum. No comment.

FM-109 – Pima Air and Space Museum Cold War Hangar. This project is new and was not considered by the subcommittee. It provides a significant opportunity to increase the visibility of the Pima Air and Space Museum from a national perspective to an international tourist destination. The amount of bond funds will be more than matched by private fundraising through the Pima Air and Space Museum. They have pledged to raise \$4.6 million to match the public investment of \$4 million. The facilities constructed on the Pima Air and Space Museum will become public facilities; hence an appropriate and valuable investment is being made through the allocation of \$4 million of County bonds.

FM-110 – Elections Equipment. It is imperative that the County replace its election equipment after the November 2010 General Election. The equipment is now more than ten years old, and the number of equipment failures occurring in the optical scanning equipment has increased dramatically in the last several elections. The equipment

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replacement cost will be approximately \$5 million, even with federal funding that may become available through the Help America Vote Act; hence I have recommended the inclusion of election equipment replacement in the November 2010 bond program even though the subcommittee did not hear nor recommend the request.

PR-106 – New Tucson Girls’ and Boys’ Chorus Building. No comment.

SW-2 – Ina Road Landfill Development and SW-3 – Sahuarita Landfill Development. Again, I have recommended that landfill development be deferred. The County’s solid waste program has, in the past, operated as an enterprise fund where revenues offset expenses. Over the last two to three years, this has not been the case; the operations required a public subsidy. Most other governmental solid waste programs are operated as break even enterprise funds among local governments; hence discussion of privatizing much of the County's solid waste programs is occurring. It would be inappropriate to continue public bond investment in landfill development; hence I would recommend these two categories be removed from further consideration.

TR-1 – Transportation Safety Program. The transportation safety program has been funded in the past through general obligation bonds even though transportation funding is largely supported through transportation revenues such as state share gas taxes and impact fees. The transportation safety program investments in the past have been of significant benefit to the community; however, transportation finance and funding in the state and in the nation is in a state of flux. Within Arizona, transportation funds are being raided to balance the state budget. Nationwide, transportation revenues are not keeping up with demand; hence there will need to be, within the next few years, a significant review and restructuring of transportation system revenue sources; hence I would recommend that this category be removed from further consideration until the state and national transportation revenue crisis has been addressed.

VI. Public Safety and Justice

The Public Safety and Justice category has historically received fairly significant bond allocations. In the 2004 bond issue, the public safety interoperable communication system received the largest project or program allocation, with the exception of open space, with an allocation of \$92 million. This program category is used to build courts, detention facilities, and Sheriff’s substations and to fund other public safety related law enforcement programs.

FM-15.3 – Superior Court Eighth Floor Tenant Improvement (Alternative 3). Superior Court bond allocations occurred in 1997 but were significantly less than requested by the courts, due in large part to a philosophical conflict between the Bond Advisory Committee and the then Presiding Judge of the Superior Court. Hence Superior Courts have historically been

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underfunded. I have increased my project recommendation to reflect the most accurate cost estimate as it relates to the addition of more courtrooms in the Superior Court. Today, there are more judicial officers in the Superior Court than there are available courtrooms. The remodeling and addition of courtrooms on the Eighth Floor of the existing Superior Court building will remedy this problem. The floor is currently occupied by the Adult Probation function of the courts; this function will be relocated to vacant space in the Health and Welfare Building adjacent to the County Administration building. This space has become available due to completion of the voter authorized public health center from the 2004 the bond issue. The cost to construct the core improvements on the Eighth Floor and to remodel floors in the Health and Welfare Building are included in the cost estimate for the project, which is now \$12 million. For that reason, I recommended to the Bond Advisory Committee in my October 2009 recommendation a \$12 million allocation.

FM-53 – Northwest Regional Justice Center. The Northwest Regional Justice Center, primarily for a juvenile court, was recommended by the subcommittee. I reduced the allocation to a more reasonable amount in my November 2008 recommendation. I have eliminated the project in my October 2009 recommendation due to other priorities in the Public Safety and Justice category, primarily the Superior Court building modifications and renovations, as well as the need to complete the Joint Municipal and Justice Courts Facility.

FM-112 – Joint Municipal and Just Courts Facility. A great deal of information has been made available about this project. At the October 16, 2009 meeting of the Bond Advisory Committee, I recommended that the project receive \$40 million of new bond authorization to offset the needed \$72 million to construct the facility. The \$72 million cost includes approximately \$12 million of contingency, leaving the balance to be funded through fair share court filing fees. Given the size and scope of the project and magnitude of cost, it is only reasonable that the courts, particularly lower courts that are fee oriented, contribute a fair share of the cost of capital development of this joint court facility.

FM-95 – Pima County Remanded Juvenile Detention Facility. I had originally considered development of a remanded juvenile facility a County priority; however, with the significant underutilization of juvenile detention capacity at the Juvenile Court Facility, it is more appropriate to assess whether or not remanded juveniles can be relocated to this facility for the most efficient use of already invested capital. Such has been agreed to. There continue to be a number of concerns, particularly the added operational and maintenance costs to be incurred by the Sheriff in operating a facility for remanded juveniles, since the Juvenile Court does not have the statutory authority to supervise detained juveniles who have been remanded to the adult criminal justice system. Perhaps this is an area for legislative reform to address public costs associated with operating and maintaining detention facilities. In any event, this project should be removed from further consideration.

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FM-99 – Drexel Heights Sheriff's Substation. No comment.

VII. Flood Control and Water Conservation.

The County, since the devastating floods in October 1983, has included flood control as a bonding purpose. It should be noted the Regional Flood Control District (District) has its own bonding capacity as a district, and today has \$444 million dollars of bond capacity available. However, the property tax base upon which the District levies taxes is related only to the real property tax base, not real and personal property; therefore, it is more costly to retire flood control debt using only the District tax base. Hence the common practice since 1984 has been to include flood control debt obligations as general obligations of the County and repay the debt through the combined secondary property tax base.

Water conservation is a relatively new category in this capital expenditure bond program. It has been appropriately included to provide general property taxation revenues to conserve the water resources of the County. Adequate water supplies have a direct impact on the general economic health of a community; hence the belief that general property taxation, as opposed to revenue bonds, could be used for very targeted, site-specific projects that are designed to enhance and protect the water resource base of the County.

FC-56 – Neighborhood Access/Drainage Improvements. Neighborhood access and minor drainage improvements were included in the last bond election. The projects funded have alleviated permanently what has been determined to be nuisance flooding. Very few improvements have actually removed improved property from a flood hazard zone. I have asked the Regional Flood Control District to review past expenditures for property value enhancement, i.e., removing real or improved property from flood hazards, hence improving the tax base. To the extent that such occurs, it would be appropriate to continue the program; however, there are a number of projects that simply remove nuisance flooding, i.e., impaired access or drainage maintenance problems that do little to improve or increase the tax base. It is for this reason I am not recommending any funding for this category in my October 2009 recommendation.

FC-58 – Santa Cruz River: Rillito to Cañada del Oro Confluence. This project is unique to the urban area since it involves the confluence of three large natural drainage river systems in Pima County. Much of the property in the area has been acquired or will be acquired by the County in conjunction with river preservation concepts and improvements to Silverbell Road. In addition, the confluence area provides a unique opportunity for riparian and habitat restoration within the urban area in an area ideally suited for enhancement of groundwater recharge. In my view, this is perhaps one of the most important riparian

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restoration projects that could be completed to provide regional conservation and water resource enhancement opportunities for the County; hence my recommendation in October 2009 to fund this project at \$5 million.

FC-14 – South Tucson: South Seventh Avenue (28 to 29 Street). No comment.

FC-17 – Pascua Yaqui Stormwater Improvements. The proposed improvements would protect vacant lands. This is not an effective use of funds, which are typically used for flood control management and protection of improved lands. Hence my recommendation is not to fund this project.

FC-42 – Green Valley Drainageway Nos. 3, 6, 9, 13 and 17. No comment.

FC- 44 – Reclaimed Water to Protect Cienega Creek. Perhaps the most important reclaimed waterline extension for conservation purposes is to extend a water source to the Cienega Creek. The Cienega Creek is the last low-level perennial stream in southern Arizona and is a unique water of Arizona. Given prior water rights, the Cienega water resources are subject to pumping exploitation, endangering surface water flows in the Cienega Creek. It is very important to develop alternative water sources for protecting surface waters of Cienega Creek and the numerous endangered aquatic species that depend on these perennial surface flows for their survival.

FC-50 – Columbus Wash. The Columbus Wash storm drain system was recommended for an additional \$6 million allocation. It has been funded in the past by the County; however, in consultation with the City of Tucson, there are few additional improvements that can be made at a reasonable cost within the basin; hence this project is recommended for removal from further consideration. The \$6 million recommended in my October 2009 recommendation was reallocated to the modified Pantano Wash project described below (FC-60).

FC-52 – Cañada del Oro Wash Floodplain and Open Space Acquisition. While I did not recommend funding for this project in either my recommendation of November 2008 or that of October 2009, I am now recommending a \$4 million allocation. This revised recommendation is based on the fact that the County has recently, because of a very favorable construction bidding climate, advertised for river park improvements from Thornydale Road on the Cañada del Oro Wash to La Cholla Boulevard. The Town of Oro Valley, using partially their funds, as well as previously authorized County bond funds, is completing an extension of the river park at Cañada del Oro from La Canada to Oracle Road and then along Big Wash to Tangerine Road. This area is dominated by very broad and undefined alluvial systems of the Cañada del Oro, requiring significant land acquisition to preserve and protect the braided riparian environment of the Cañada del Oro Wash and provide the connectivity to develop a river park and trail system for the entire Cañada del

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Oro Wash. The County is currently assessing the La Cholla alignment and bridge crossing of the Cañada del Oro Wash. It is for this reason that I have recommended \$4 million in funding for this project.

FC-53 – Chalk Wash in Oro Valley. No comment.

FC-60 – Pantano Wash: Craycroft Road to Grant Road. The Pantano Wash suffered significant damage during the flooding that occurred on July 31, 2006. This flooding was so significant that federal disaster funds were made available for certain bank stabilization and flood control repairs. These projects are underway and essentially will improve and protect the Pantano Wash from Speedway Boulevard to Grant Road, leaving unfunded protection and improvements from Grant Road to Craycroft Road at the confluence of the Rillito River, Tanque Verde Creek, and Pantano Wash. Therefore, I have modified my recommendation of October 2009 to include funding for the revised scope of the Pantano Wash flood repair and restoration project to utilize the \$6 million previously allocated and recommended for the Columbus Wash project.

PR-176 – Reclaimed Waterline Extensions. Given the uncertain location of these extensions and how the extensions could be integrated into the ownership of the reclaimed water system by the City of Tucson, which has historically been supported entirely by revenue bonds, I recommend that my original recommendation of October 2009 be rescinded. This project is different from the extension to the Cienega Creek. Given urban development patterns, it is likely that the extension to the Cienega Creek will be a single-source line, where ownership of the line by the County will not interfere or alter the regional reclamation distribution system owned and operated by the City of Tucson.

VIII. Parks and Recreation

It is likely that, given the significant park needs in the community, if a bond issue election does occur in November 2010, the project and program category with the highest level of funding will be for parks and recreation improvements, with the primary focus on increasing athletic field capacity for community youth. In addition, a number of community centers and other facilities will be funded in this category. Further, the importance of public-private-nonprofit partnerships cannot be understated. A number of projects, particularly more costly projects, are now recommended because of the involvement of public and nonprofit partners.

PR-83 – Sports Fields and Security. While this category was recommended in November 2008, it is not recommended in October 2009, primarily because of the generic nature of the request, i.e., not itemized by specific park. In addition, some of the improvements are

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categorized as deferred maintenance, something that should be accomplished within the budget appropriation process, not capital bonding.

PR-88 – Park ADA Compliance Upgrades. ADA compliance upgrades are standard practice and should be included in operational budgets, not in capital bonding.

PR-97 – Avra Valley Watchable Wildlife Site. I recommended this project in October 2009 primarily because of the importance of tourism and birding in the community. The natural Sonoran Desert setting surrounding the Tucson metropolitan area makes the region one of the primary destinations for birding tourism, yet there is no active County program to enhance and develop birding opportunities. Developing a watchable wildlife site at a wastewater treatment facility is the first step in combining the assets associated with reclaimed water and extensive revegetation and birding; hence I have recommended this project for inclusion in a future bond issue.

PR-137 – BAJA Seniors Sports Complex. This project is recommended primarily because of its public-private partnership characteristic, wherein the land for developing the park and sports complex for seniors will be donated by a private landowner; hence this appropriation is conditioned on the private donation occurring. Four million dollars should be sufficient to accomplish the intended purpose; if not, additional private fundraising should occur to raise the balance of funds necessary to develop the senior sports complex.

PR-140 – Ajo Detention Basin Park. This project was recommended in November 2008 but not in October 2009 primarily because of a lack of definition of enhancements proposed. Much of the site has been developed as an environmental restoration project with the remaining vacant land now under construction for soccer fields. Therefore, land available for additional development of park facilities within the basin is limited; hence my recommendation not to include the project at this time in a future bond issue.

PR-181 – Sahuarita Pool and Recreation Complex/YMCA. This project was recommended in an amount reduced from what I recommended in November 2008 and is less than identified resources required. The project is a three party cooperative project with the Town of Sahuarita, as well as the local YMCA. The developer of Sahuarita residential property has provided a very significant recreational complex for the properties within the development; however, such facilities are lacking for the balance of Sahuarita. Given the Town of Sahuarita's willingness to provide some matching funds for the project and the fundraising activity of the YMCA for a portion of the project, it is appropriate to include the project in the future bond issue at the amounts recommended in October 2009.

PR-277 – Pima County Softball Tournament and Recreation Park. The County recently reopened Mike Jacob Sports Park. The facility provides tournament softball services and

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has significant room for expansion of softball facilities; hence the \$5 million recommended in this category will be spent expanding Mike Jacob Sports Park.

PR-278 – River Park Acquisitions and Development Countywide. This project was not heard by the subcommittee. It was originally recommended at a substantially reduced amount from the October 2009 recommendation. A large number of various river park and development projects were recommended for the program. They vary from FC-60, PR-119, PR-124, PR-144, PR-147, FC-12, PR-130, PR-122, and PR-128. These projects as listed total \$28,900,000. To provide a more comprehensive view and to prioritize interconnecting the river park system and extending existing parks, I have recommended that these categories be combined into a single category: PR-278 – River Park Acquisitions and Development Countywide. I originally allocated and recommended \$15 million in October 2009. I am recommending that this amount be increased to \$20 million to more adequately cover all of the proposed projects and gaps in the river park system with the end result being to prioritize the extension, development, and connection of the Cañada del Oro, Santa Cruz, Pantano, and Rillito River Park systems.

PR-279 – Sports Fields Countywide. Also included within the various projects are similar requests from the City of Tucson and Pima County. I have chosen to consolidate those requests into one project for sports field development Countywide. In addition, I would recommend increasing the allocation by \$5 million, for a total of \$20 million. The projects should be selected from all sites within Pima County – both in and outside incorporated jurisdictions – with the primary purpose being to develop additional athletic field capacity, not necessarily by rehabilitating existing fields, but by adding new capacity in the system to accommodate primarily youth athletic field demand.

FC-7 – Canoa Ranch Ecosystem Restoration/Groundwater Replenishment. No comment.

FC-12 – Big Wash Linear Park and Cañada del Oro Wash Linear Park. This project falls in a similar category to river park acquisition and development; however, it is a sub-basin watershed to the Cañada del Oro Wash through Rancho Vistoso. The project should therefore receive an additional appropriation provided it extends the river park along Big Wash and connects to the existing Cañada del Oro River Park. Hence the improvement is not a gap river park development in the upper reaches of Rancho Vistoso. There must be an extension from the existing river park in the Cañada del Oro Wash into Big Wash for this project to receive funding.

PR-4 – Udall Park Expansion. No comment.

PR-5 – Jacobs Park Recreation Center. No comment.

PR-6 – Reid Park Zoo. No comment.

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PR-11 – Clements Senior Center Expansion. I am not recommending the Clements Senior Center Expansion primarily due to its extensive funding in the 2004 bond issue.

PR-13 – Southeast Regional Park (Esmond Station Regional Park). It should be noted that in the bond issue of 2004, an eastside park project, funded for a total of \$6 million, was included. To date, no activity has occurred with regard to an eastside park, primarily due to lack of site acquisition. The recommendation for the southeast regional park is made in the amount recommended in October 2009 based on the condition that the project proceed and not continue to be stalled.

PR-18 – El Pueblo Center Improvements. No comment.

PR-19 – Freedom Center Expansion. No comment.

PR-20 – Reid Park Improvements. No comment.

PR-28 – Lincoln Park Improvements. No comment.

PR-29 – Purple Heart Park Expansion. No comment.

PR-34 – Trails, Urban Pathways, and River Parks (City of Tucson). This project really is integrated into PR-278 and represents my continuing philosophy that subcategories of original bond programs for jurisdictional appropriation should not occur. The program should be funded Countywide with resource allocations made by specifically adopted policies and rules in the bond implementation ordinance.

PR-37 – Amphitheater Middle School Community Park Development. No comment.

PR-38 – Partnership Projects. Partnership projects are desired as I have indicated previously; however, the generic allocation to said projects is inappropriate. There should clearly be a partner involved in every bond appropriation to determine the widespread regional community support for the particular partnership project.

PR-42 – Quincie Douglas Center Expansion. Quincie Douglas was funded in the 2004 bond issue. The purpose of additional appropriation is unclear at this time.

PR-44 – Oury Recreation Center Improvements; PR-46 – Kennedy Park Improvements and Expansion; PR-47 – Reid Park Soccer Field Replacement; PR-51 – McCormick Park Improvements; PR-52 – La Madera Park Improvements. The park improvements and expansions are not clearly defined. The regional widespread benefits desired and identified as the priority funding direction in my October 15, 2009 memorandum to the Bond

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Advisory Committee, beginning on Page 3 of said memorandum regarding priority guidance for project selection do not exist for these smaller projects.

PR-71 – Urban Fringe Parks and Land Acquisition. This project/program was not recommended by me in November 2008 or October 2009 due to a lack of project specificity.

PR-77 – Shooting Sports Program Site Improvements. To promote the satisfaction of diverse recreational opportunities within the community, I am recommending a \$3 million appropriation to the Shooting Sports Program for specific site improvements. These site improvements must be very clearly defined and desired by the sport shooting recreational community.

PR-79 – Southgate South Sixth Avenue Park Development and Land Acquisition. This project, when originally recommended, was for property that was for sale and classified as distressed commercial property. Since that recommendation, the property has sold and is currently being redeveloped and revitalized as a commercial site; hence this project should be removed from further consideration.

PR-84 – Environmental Compliance. The nonspecific nature of the improvements caused the project to not be recommended.

PR-86 – Lawrence Community Center and Swimming Pool. No comment.

PR-87 – Park Facilities Renewal and Improvements. The nonspecific nature of the improvements caused the project to not be recommended.

PR-93 – Yaqui Park Community Center. I have recommended the Yaqui Park Community Center as an ongoing improvement to Yaqui Park improvements authorized in the previous bond issues; however, the park development at this location is severely restricted because the Tucson Diversion Channel bisects the park. Hence I will continue to recommend the improvements; however, I would also expect there to be review of the necessity of the community center and other park improvements and if not found to be necessary or are inappropriate due to the restrictive nature of Yaqui Park development, I would recommend that the funding be specifically applied to park and other community center type improvements within one half to no more than one mile from the site.

PR-95 – Flowing Wells and Kino Swimming Pool Renovations. No comment.

PR-96 – Model Airplane Parks. The Model Airplane Park is a new recreational program category for funding, similar to the Shooting Sports Program inclusion in the bond issues in

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1997 and 2004. Again, to satisfy diversity of recreational demand, it is appropriate to develop in a more formal way model airplane parks within Pima County.

PR-99 – County Ranch Improvements. No comment.

PR-103 – Rillito Racetrack Conversion into a Regional Soccer Tournament Complex and Site. I recommended both in November 2008 and October 2009 significant funding to create a regional tournament soccer complex at Rillito Park. The park and facilities are centrally located to the urban region and will provide a significant regional recreational asset, as well as a tool for economic development and tourism.

PR-109 – Curtis Park Skateboard Park and Improvements. No comment.

PR-110 – George Mehl Family Foothills Park. No comment.

PR-115 – Ted Walker Park Sporting Dog Training Site. Again, in satisfying the diverse recreational needs and opportunities, it is important to provide a park exclusively for dogs. While some areas of existing parks may be set aside for small dog parks, there is no comprehensive dog park and/or training site. I have directed that our Natural Resources, Parks and Recreation Department work with various dog interest groups to develop a comprehensive and regionally significant dog park and training site.

PR-116 – Lawrence Park Improvements. I have increased the allocation to the Lawrence Park Improvements since the partnership in developing the park is provided by the Pascua Yaqui Tribe, which has agreed to donate lands upon which to construct the park improvements. In addition, the southwest area is significantly short of park assets; more so than any other part of the region. Hence the need to fully fund, and hopefully expand, park improvement opportunities at Lawrence Park.

PR-119 – Canada del Oro River Park Corridor Acquisitions; PR-122 – Rillito River Park Corridor Acquisitions; PR-124 – Tanque Verde River Park Acquisitions; PR-128 – Pantano River Park Corridor Acquisitions; PR-130 – Santa Cruz River Park Corridor Acquisitions. Please see the discussion under PR-278.

PR-138 – Benson Highway Park Development and Land Acquisition. I recommended the land acquisition for a park site in this area. Since land is available and if delayed further, the situation experienced by the City of Tucson in finding a north side, as well as an eastside park site, may be repeated: simply that there are no significantly suitable or sized properties to develop an appropriate desired district park.

PR-141 – Robles Community Park. No comment.

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PR-144 – Rillito River Park: Interstate 10 to La Cholla Boulevard; PR-147 – Rillito River Park: La Cholla Boulevard to Oracle Road. See discussion of PR-278.

PR-151 – Robles Pass Trails Park Staging Area; PR-152 – Arizona Trail – Sahuarita Road Trailhead; PR-153 – Chalk Mine Trailhead: Public Access for Tortolita Mountain Park; PR-154 – Arizona Trail: Pistol Hill Road Trailhead; PR-165 – Tucson Mountain Park: King Canyon Trailhead. These are all hiking parks or trailhead staging areas for improving access to public lands. They should all be combined into one project entitled Public Natural Park Trail Access with a combined appropriation of \$2 million.

PR-185 – Coronado Middle School Athletic Fields Upgrades; PR-188 – Flowing Wells High School; PR-189 – Flowing Wells Junior High School; PR-196 – Hohokam Middle School; PR-239 – Corona Foothills School and Sycamore School Sports Fields; PR-246 – Old Vail Middle School Sports Fields Improvements; PR-259 – Tortolita Middle School; PR-264 – Hohokam Community Sports Fields and Hohokam Park. These projects are all part of various improvements or athletic field upgrades, as well as park improvements on various school district properties throughout Pima County. It is appropriate to partner with school districts for these facilities provided appropriate shared use agreements are completed to allow the public reasonable access to use and enjoy the improvements financed with County bonds. I have made a number of recommendations to fund these programs (PR-185: \$2.85 million; PR-188: \$1 million; PR-189: \$1.75 million; PR-239: \$1.85 million; PR-246: \$1.6 million; PR-264: \$3.9 million). My recommendations total \$12,950,000. The total of the school partnerships requested equal \$24,370,000. I would increase my recommendation for this general category to \$15 million with a specific allocation to be made based on detailed review with each school district regarding the improvement's appropriateness and having the facilities reasonably open to public access for significant periods of time. For simple purposes of keeping track of projects identified for consideration by the Bond Advisory Committee, I would combine all of the aforementioned school district partnerships into a single new category (PR-280) and recommend funding of \$15 million to this category.

PR-201 – Oury Pool Renovations. The scope renovations proposed are similar to other pool renovation projects recommended. I recommend funding of \$620,000.

PR-210 – Bureau of Reclamation Sports Park. For the development of a regional recreational and athletic field development for a regional park on Bureau of Reclamation property, in cooperation with the Town of Marana, I recommended \$5 million in 2008 and 2009. This recommendation is approximately one third of the estimated cost; however, I believe it would be appropriate to phase these improvements over time and provide supplemental funding in future bond issues to continue athletic field development and the location.

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PR-217 – James D. Kriegh Park Upgrades. No comment.

PR-219 – Hardy Road/Overton Property Acquisition. This project is essentially a duplicate of FC-52, which has been recommended for funding in the amount of \$4 million.

PR-220 – Adaptive Recreation Center Expansion. No comment.

PR-225 – El Casino Park. No comment.

PR-226 – JVYC/Ochoa Gym. No comment.

PR-228 – Lawrence Hiaki Pathway. No comment.

PR-231 – Arizona Veladrome Center. The Arizona Veladrome Center is another public-nonprofit partnership that has committed to raising private funding to assist in development of the Veladrome Center to be located on City of Tucson property at Udall Park. The recommendation of October 2009 is the amount deemed necessary, with appropriate matching funds being raised by private fundraising, and committed funds from the nonprofit sponsor, the Zuckerman Foundation.

PR-234 – Arivaca Junction Land Acquisition for Future Civic Needs. No comment.

PR-237 – Flowing Wells District Park Expansion. No comment.

PR-239 – Corona Foothills School and Sycamore School Sports Fields; PR-246 – Old Vail Middle School Sports Fields Improvements. See school district partnerships discussion under PR-185.

PR-255 – Land and Open Space Acquisition. The program category is generically described, and based on previous rejection of general program or project discussions, this project is not recommended.

PR-256 – Park Facility Revitalization and Safety Enhancements (City of Tucson). The same discussion of general park improvements relates to this item, as well as the discussion of PR-83, submitted by the County for safety and maintenance rehabilitation improvements of existing parks. The City of Tucson has the ability to have its own bond issue. Perhaps rehabilitation, repair, and replacement of existing park facilities is a more appropriate funding category for a City bond issue.

PR-259 – Tortolita Middle School. See the school district partnership discussion under PR-185.

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PR-262 – Altar Valley Watershed Restoration Project. The project generally is not a park project and more appropriately falls under the Flood Control and Water Conservation category. Given the lack of flood control damages demonstrated, it is difficult to justify any recommendation on the project; hence my recommendation of no funding.

PR-264 – Hohokam Community Sports Fields and Hohokam Park. See school district partnerships discussion under PR-185.

PR-266 – Pima County Southeast Regional Park (Fairgrounds) – Horse Racing. This project is recommended to replace the Rillito Park Horse Racing facility that is at the end of its useful life. With the horse racing referendum expiring in 2010, the facility should be relocated to the County Fairgrounds where the equestrian activities of other County uses are located. The cost estimate for developing horse racing facilities is patterned after County Fair horse racing facilities in Sonoita or Santa Cruz County.

PR-267 – Sentinel Park – A Mountain Park Improvement Project. No comment.

PR-268 – Sonoran Desert Park. The proposal is too vague and costly to be recommended.

PR-270 – Ormsby Park Expansion and Trail Connectivity. No comment.

PR-273 – Pima County Northwest BMX – Concrete Bowl Bike Park. The project is recommended to again satisfy the very diverse recreational needs of the community.

PR- 274 – Indoor Sports Complex Curtis Park (Formerly Kino Regional). This project is another public-private partnership with long-term operation by a nonprofit. The key feature of this project is developing an indoor basketball and volleyball complex to meet the regional recreational needs of these particular users.

PR-276 – Pima County Ice Skating Arena. Pima County recently advertised for proposals regarding developing an ice skating arena. Only one proposal was received, and it was rejected. Therefore, this project should be removed from further consideration.

The attached tables (Attachment 3) reorganize the projects according to the project groups discussed by the Committee previously. At the October 16, 2009 meeting, the Committee tentatively approved projects that fell within Group 1, which included projects where both the subcommittee's and my recommendations were the same; 48 projects totaling approximately \$116 million. These projects have been moved to the end of the workbook under Tentatively Approved Project Recommendations List. The remaining projects are grouped as follows:

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Group 2 Projects recommended by both the subcommittees and County Administrator, but at different funding levels.

Subset A County Administrator recommended more funding than the Subcommittee (8 projects)

Subset B County Administrator recommended less funding than the Subcommittee (28 projects)

Group 3 Subcommittee and County Administrator recommendations differ.

Subset A Projects the subcommittees have not heard but are recommended by the County Administrator (12 projects)

Subset B Projects the County Administrator did not recommend (77 projects)

The tables reflect my revised recommendations as discussed above.

CHH/mjk

Attachments

c: The Honorable Chairman and Members, Pima County Board of Supervisors

ATTACHMENT 1



Memorandum

Cultural Resources & Historic Preservation Office

DATE: November 17, 2009

TO: C.H. Huckelberry, County Administrator

FROM: Linda Mayro, Cultural Resources Manager

SUBJECT: **Recommended Future Historic Preservation Bond Projects as of 11/13/2009**

Your recently revised project and funding level recommendations as of 11/13/2009 are shown in the attached table below as well as Subcommittee recommendations and the most recent groupings and funding levels. This memo responds to your request for additional information on specific projects, and includes a recommendation to include protections and interpretation of some of the more vulnerable archaeological sites.

The Pima County Historic Preservation Program

The 1997 and 2004 county Bond authorizations totaling some \$26.3 million have allowed the development of a comprehensive historic preservation program focusing on the protection and preservation of many of the "last of the best" prehistoric and historic resources in the county defined as Priority Cultural Resources by the Sonoran Desert Conservation Plan.

The range of projects spans the county, with preservation efforts in urban and rural settings at prehistoric and historic archaeological sites, historic buildings and structures, and historic ranches and ranchlands. For a number of these projects, phasing of property acquisition, planning, and protections and rehabilitation has been necessary in the 1997 and 2004 programs, and is also reflected in the list of proposed future bond projects.

The current historic preservation bond program will be nearing completion in the next two years. As of November 2009, approximately 80 percent of all projects are completed. Remaining projects include establishing the northern segments of the Anza National Historic Trail, and rehabilitation at Fort Lowell, Steam Pump Ranch, and Canoa Ranch.

In addition to the many preservation efforts at historic buildings and ranches, archaeological site preservation is an essential component of the county's historic preservation program. The county is actively working on preservation projects at several archaeological sites and future projects are authorized by the Bond elections. The ongoing preservation projects focus on the county's important Hohokam sites that so far have survived destruction by modern development: Los Morteros in Marana, Honey Bee Village in Oro Valley, and Dakota Wash in southwest Tucson. An additional preservation project focuses on the historic Pantano Townsite, which now exists as an archaeological site near Cienega Creek southeast of Tucson. Future preservation projects are planned at the Valencia Site, and Tumamoc Hill.

Dep	ID	Grp	Historical and Cultural Resources Recommended Projects	Subcommittee Recommended	11/13/09 Co. Admin. Recommended
Group 1 – County Administrator Recommendation Same as Subcommittee					
HP	111	1	Steam Pump Ranch Rehabilitation	\$2,000,000	\$2,000,000
HP	115	1	Fort Lowell	\$5,000,000	\$5,000,000
Group 2A – County Administrator Recommendation Greater than Subcommittee					
HP	110	2A	Honey Bee Village Archaeological Preserve	\$250,000	\$300,000
Group 2B – Committee recommendation Greater than County Administrator					
PR*	80	2B	Canoa Ranch Historic Rehab (Parks and CR project)	\$14,900,000	\$5,000,000
Group 3A – New Projects not heard by Subcommittee					
HP	124	3A	Historic Pima County Churches	-	-
HP	125	3A	Ajo Curley School Gym + Ajo Plaza	-	\$1,300,000
HP	126	3A	Dunbar School Rehabilitation	-	\$1,500,000
HP	128	3A	Performing Arts Center	-	\$1,000,000
Group 3B – Projects NOT recommended by County Administrator					
HP	101	3B	Ajo Historic District Churches Façade/Roof Repairs	\$300,000	-
HP	102	3B	Anza National Historic Trail	\$2,000,000	-
HP	103	3B	Archaeological Site Acquisitions (moved to Open Space)	\$15,000,000	-
HP	104	3B	Canoa Ranch - Rehabilitation (partially funded in PR80)	\$5,000,000	-
HP	105	3B	Empirita Upper Ranch Buildings Rehabilitation	\$2,000,000	-
HP	106	3B	Historic Pima County School Houses	\$300,000	-
HP	107	3B	OS Repair and Rehabilitation of Historic Buildings	\$2,000,000	-
HP	108	3B	Site Interpretation/Preservation	\$2,400,000	-
HP	109	3B	Vail Area Historic Sites	\$500,000	-
HP	112	3B	Marana Church Rehabilitation	\$350,000	-
HP	122	3B	University Indian Ruin and Historic House Preservation	\$1,000,000	-
HP	123	3B	Palo Alto Ranch House & School Rehabilitation	\$500,000	-
HP	127	3B	Other COT Projects (Subcommittee recommended lump sum)	\$11,400,000	-
			Totals**	\$50,000,000	\$11,100,000

* PR= Natural Resources Parks & Recreation Project (Public Access & Recreation: Pond Restoration and Picnic Area, Utilities and Infrastructure, Development of Campground and Horse Corrals)

**Totals do not include PR-80

Alternative Recommendations:

All the projects in the above table are worthwhile and consistent with the criteria of: 1) building on past investments to complete rehabilitation of historic properties acquired through previous bond programs for use by the public; and 2) preserving historic properties threatened by development or deterioration. Given the need to very carefully define which projects should go forward in a limited bond election, another criterion to consider is that of urgency. For this reason, I offer the following changes to the above list to ensure that vulnerable properties are preserved and protected:

- Add: **HP-108** -Archaeological Site Interpretation/Preservation - \$2,000,000
- Delete: **HP-110** - Honey Bee Village as separate project; include in HP-108
- Add: **HP-109** - Vail Area Historic Sites (Old Post Office) - \$250,000

The table above shows that projects and funding recommended by the Conservation Acquisition Commission is significantly reduced from \$50 million to \$11.1 million, leaving six funded projects and 13 projects to be deleted or postponed. Should the above alternative recommendations be considered, total funding for the Historic Preservation Bond Program would be \$13,050,000, and increase of \$1.95 million. While this is an increase of about 15 percent, eight additional archaeological and historical sites could be protected for the purposes of conservation and to provide the public through access and interpretation greater opportunities to experience and understand our region's cultural heritage.

Bond No. HP-108 will allow the Historic Preservation Program to continue the important work of conservation and interpretation to preserve these irreplaceable heritage resources. The true worth of historic preservation will be understood best by future generations as they are informed and educated about Pima County's shared heritage. The following section describes the various tasks for each of these vulnerable sites if HP-108 were to be funded.

Bond No. HP-108 (\$2,000,000 estimated)

Site Interpretation/Preservation: Los Morteros, Pantano Townsite, Dakota Wash, Honey Bee Village, Coyote Mountains, Tumamoc Hill, and Valencia

Locations: Los Morteros, in Town of Marana; Pantano Townsite, in Cienega Creek Natural Preserve; Dakota Wash, in southwest Tucson; Honey Bee Village, in Town of Oro Valley, Coyote Mountains, at base of Coyote Mountains on the west side of the Altar Valley; Tumamoc Hill, in west-central Tucson; and Valencia, in southwest Tucson.

Scope: A diverse range of approaches and strategies is necessary to achieve success and accomplish the goals of the Pima County Historic Preservation Program. Some combination of the following tasks will be necessary to achieve conservation and interpretation goals at each of these County owned sites:

- **Planning** – to address the conservation and interpretation needs of each unique resource
- **Mapping** – to establish baseline information of the nature and extent of the resources at each site
- **Clean up** – remove trash from wildcat dumping, discard from casual day use, and effects of vandalism
- **Security and Access** – to protect the resources and provide access for county maintenance and, in some cases, public access, with boundary fencing, signage pedestrian gates and trails, and vehicle gates.
- **Conservation** – preserve and protect vulnerable resources from natural and/or human impacts, such as erosion.
- **Interpretation** – interpretive trails, signage, wayside exhibits.
- **Management/Maintenance** – management plan incorporating long-term strategies and policies to protect, maintain, and interpret the resources.

Benefits: The scope tasks will ensure the long term conservation and interpretation of the “last of the best” prehistoric and historic resources in the county. Improvements, facilities, amenities, and maintenance will enhance the conservation of the sites, each of which is a critical aspect of Pima County's cultural and historic landscape. Conserving the integrity of the sites will provide Pima County residents and visitors with unique cultural resources and an important aspect of heritage education.

1. Los Morteros - (\$350,000 estimated for site interpretation, trails, and signage)

Los Morteros is an important prehistoric Hohokam village situated on the west side of the Santa Cruz River within the Town of Marana. "Los Morteros" means "the mortars" and the site takes its name from the many bedrock mortar features on outcrops and boulders within the site, which were used to grind and mill corn, seeds, and other plant resources. Los Morteros is one of the largest Hohokam communities in the region and the Tohono O'odham consider it an ancestral site. The site was occupied between about A.D. 850 and 1300 and during much of this time Los Morteros was a large village and the center of an extended community of related sites along the Santa Cruz River. The Core of the village encompasses the zone of most intensive occupation, including a large ball court, many trash mounds and room blocks, and hundreds of pit houses.

Los Morteros also is a significant historic locus that provided the setting for important events in the history of the Tucson Basin and southern Arizona. In 1775, the Spanish expedition of Juan Bautista de Anza passed through the area, making a major encampment called the "Llano del Azotado" campsite in the area. This area is now part of the Juan Bautista de Anza Trail and Pima County is currently developing segments of the trail for public use. In 1858, the Butterfield Stage Station known as "Point of the Mountains" or "Pointer Mountain" was established at Los Morteros, near present day Oasis Street and Coachline Boulevard. This site later became part of the Maish and Ruelas homesteads during the Territorial period in southern Arizona history. Not long after Arizona became a state in 1912, the area became part of the extensive Post Farms agricultural development, bringing American and Yaqui farm workers to settle this area.

The county's 2004 Los Morteros site preservation bond supported the development of the Los Morteros Conservation Area, including planning to address security, access, clean up, and conservation needs of the property. Fencing and perimeter signage have been erected to protect the site, with vehicle gates for county maintenance and public access provided by pedestrian gates. Major clean up efforts have returned the county property to near pristine condition. An intensive mapping and GIS project documented the cultural resources and current conditions on the property to assist future management. Limited interpretive signage also is supported by the 2004 bond.

Work conducted for the 2004 site preservation brings the Los Morteros Conservation Area closer to achieving the final preservation, interpretation, and management goals than other county historic preservation projects. The completed work provides valuable "lessons learned" for planning and management of the other sites within HP-108. HP-108 will support development of an interpretation plan, with trails and signs, as well as a management and maintenance plan allow transfer of future management responsibilities to the county Natural Resources, Parks and Recreation Department.

Tasks

- Planning – to address the interpretation and management needs of the resource.
- Interpretation – improvements of interpretive trails, signage, wayside exhibits
- Management/Maintenance – management plan incorporating long-term policies to protect, maintain, and interpret resources

2. Pantano Townsite- (\$200,000 estimated for site protection, fencing, and signage)

The Pantano Townsite is a historic railroad era community that was originally established in 1880 by the Southern Pacific Rail Road (SPRR) on the south side of Cienega Creek. In 1887, flooding along the Cienega Creek prompted the removal of the Pantano Townsite to the north side of the creek. There the town was in existence until the mid 1950s, providing the SPRR with railroad facilities and growing to a peak population of about 500 in the 1920s, and slowly declining to a population of about 40 by World War II, and continuing to decline until the SPRR closed operations before 1956. All that is left at the townsite today are foundations of the houses and business that once occupied the site and related features and artifacts, all now a part of the archaeological record of this small western railroad town.

Tasks

- Planning – to address the security, conservation, and management needs of Pantano Townsite.
- Mapping – to establish baseline information of the nature and extent of the Townsite resources.
- Clean up – remove trash from wildcat dumping and discard from casual day use.
- Security and Access – boundary fencing and signage to secure the historic resources of the townsite; pedestrian access to the Townsite cemetery, which continues to receive regular visits from family members.
- Interpretation – improvements of interpretive trails, signage, wayside exhibits
- Management/Maintenance – management plan incorporating long-term policies to protect and maintain the resources.

3. Dakota Wash- (\$400,000 estimated for erosion control, site protection, fencing, and signage)

The Dakota Wash site is a prehistoric Hohokam village site located on the west side of the West Branch of the Santa Cruz River, in southwest Tucson along South Mission Road between Nebraska Street and Canada Street. The Dakota Wash site is the earliest settlement in the area, dating to A.D. 450. By A.D. 900, Dakota Wash had grown to a substantial village with a ballcourt and central plaza, but by A.D. 950 it was essentially abandoned and settlement shifted northward to another site. By A.D. 1150, the Dakota Wash experienced a resurgence of settlement and was an important Classic period Hohokam village. Pima County has already completed an intensive mapping and GIS project to establish baseline information of the nature and extent of the resources to aid in protection and management of the site. HP-108 will support erosion control and the remaining planning, clean up, security, and access tasks needed to ensure the conservation and management of this property.

Tasks

- Planning – to address the security, conservation, and management needs of Dakota Wash
- Clean up – remove trash from wildcat dumping and discard from casual day use. Some damage from illegal access and all terrain vehicles also needs to be addressed.
- Security and Access – boundary fencing to prevent unauthorized access and use of the property, vehicle gates to provide access for county maintenance, and security signage is needed.
- Conservation – Erosion control measures are needed to correct the unstabilized main channel of Dakota Wash and head cutting by small tributary drainages primarily on the north side of Dakota Wash.
- Management/Maintenance – management plan incorporating long-term policies to protect and maintain the resources.

4. Honey Bee Village - (\$350,000 estimated for site interpretation, trails, and signage)

Honey Bee Village is one of a group of prehistoric settlements in the Tucson Basin that were initially settled near the start of the Hohokam cultural sequence (around A.D. 450-600) and continuously occupied up to the thirteenth century. Honey Bee Village is within the Town of Oro Valley, and includes a 13-acre Core Area comprised of a cluster of 19 large mounds surrounding a possible plaza, a small ballcourt, and a walled enclosure that may have contained rooms or a special-use space. As many as 500 to 800 pit structures are present at the site along with many other cultural features. The Tohono O'odham Nation considers Honey Bee Village to be an important ancestral site and the village is a uniquely significant cultural resource that contains a critical reservoir of information about the prehistory of the Tucson Basin.

The 2004 Honey Bee bond supported a large-scale archaeological data recovery project that documented the site in advance of a private development project. Analysis and report writing is ongoing. In return, the 13-acre Core Area of the site was donated to the county and remains in county ownership. County sponsored clean ups at the site have returned the Core Area close to its original pristine condition. A boundary wall has been constructed around the Core Area and corrective measures have been taken to control erosion at the site. A preservation, interpretation, and management plan that was developed as part of the earlier work at the site will be implemented by HP-108.

Tasks

- **Planning** – to implement the existing preservation, interpretation, and management plan.
- **Interpretation** – implement the existing preservation, interpretation, and management plan, including interpretive trails and signage.
- **Management/Maintenance** – management plan incorporating long-term policies to continue implementation of the existing plan and provide continued protection and maintenance of the Core Area.

5. Coyote Mountains - (\$100,000 estimated for site protection and signage)

The Coyote Mountain Archaeological complex consists of 39 prehistoric sites situated in the bajada/lower mountain environments on the West Side of the Altar Valley approximately 35 miles southwest of Tucson. Located at the base of Kitt Peak, the Coyote Mountains villages and sites are considered to be ancestral sites by the Tohono O'odham. Settled since Archaic times, the bulk of the prehistoric occupation dates to the Hohokam Sedentary (A.D. 1100-1150) and Classic periods (A.D.1150-1450). During Classic times, the Hohokam community represented by these sites appears to have blossomed around a number of large habitation sites with compound walls and platform mounds. Additional sites include non-compound settlements, farmsteads, agricultural fields, rock art sites, and special activity sites. The complex represents a valuable source of information on the Hohokam settlement of the Altar Valley, a part of eastern Pima County for which information on past human land use is especially poor. HP-108 will support planning, mapping, clean up, security and access, and management/maintenance tasks needed to ensure the conservation and management of this property.

Tasks

- **Planning** – to address the security, access, and management needs of the resources.
- **Mapping** – to supplement previously completed baseline mapping of the nature and extent of the resources comprising the site complex.
- **Clean up** – remove trash from wildcat dumping, discard from casual day use, and vandalism.

- Security and Access – although the complex is remote and resource stewardship is provided by the adjacent King Ranch, some fencing may be needed, with perimeter signage to identify county ownership and cultural resources protection statutes, regulations, and policies; vehicle gates are needed for county maintenance.
- Management/Maintenance – management plan incorporating long-term policies to protect, maintain, and manage the resources.

6. Tumamoc Hill - (\$250,000 estimated for site protection, fencing, and signage)

Tumamoc Hill is one of the best known and studied trincheras or terrace hillside sites in the Sonoran Desert. Features consist of terraces, walls, petroglyphs, trails, bedrock mortars and metates, and approximately 150 small, circular structures. Radiocarbon dating and recent archaeological excavation indicate prehistoric village occupation as early as 300 B.C. and as late as A.D. 450. Extensive prehistoric rock pile agricultural fields cover the western and eastern bajadas of the Hill. Remains related to the Carnegie Desert Laboratory are found in many locations and systematic survey probably could document additional resources from earlier historic periods as well. Although the hill summit has witnessed considerable disturbance by construction of various communication antennae, most trincheras constructions themselves remain surprisingly undisturbed.

The county acquired the western slopes of Tumamoc Hill in 2009 and HP-108 will support the planning, mapping, clean up, security and access, and management/maintenance tasks needed to ensure the conservation and management of this property.

Tasks

- Planning – to address the conservation and interpretation needs of each unique resource
- Mapping – baseline information of the nature and extent of the resources at each site
- Clean up – remove trash from wildcat dumping, discard from casual day use, and vandalism
- Security and Access – boundary fencing; vehicle gates; signage
- Conservation – preserve and protect vulnerable resources from natural and/or human impacts
- Interpretation – signage, wayside exhibits
- Management/Maintenance – management plan building on the UofA plan incorporating long-term policies to protect, maintain, and interpret resources

7. Valencia Site - (\$350,000 estimated for site protection, fencing, and signage)

The Valencia Site will go to auction on 11/24/2009 from the Arizona State Land Department, and Pima County is likely to become the owner and steward of this site. This site was reclassified for conservation purposes under the Arizona Preserve Initiative and has receive matching grant funds for the acquisition. It is a major Hohokam village site with well over 1,000 dwellings, a ballcourt, public plazas, and a number of cemeteries and mounds. It is the focal site within a Hohokam site complex containing several village localities and a string of related small sites along the east bank of the Santa Cruz River, all of which were probably linked by a single canal system. Included are all sites in the reach of the river between the north end of the San Xavier District of the Tohono O'odham reservation and Irvington Road on the east side of the river. Best known among this site complex are Valencia Vieja, a large Tortolita phase (A.D. 450 to 700) village with over 300 houses and a central plaza, and the Valencia site itself dating from A.D. 700 to 1200. The site is listed on the National Register of Historic Places, and considered an ancestral village by the Tohono O'odham.

Tasks

- Planning – to address the conservation and interpretation needs of each unique resource
- Mapping – to establish baseline information of the nature and extent of the resources at each site
- Clean up – remove trash from wildcat dumping, discard from casual day use, and vandalism
- Security and Access – boundary fencing; pedestrian access and trails; vehicle gates; signage
- Conservation – preserve and protect vulnerable resources from natural and/or human impacts
- Interpretation – signage, wayside exhibits
- Management/Maintenance – management plan incorporating long-term policies to protect, maintain, and interpret resources

Bond No. HP-109 - Vail Area Historic Sites

Rehabilitation and Adaptive Use of the Vail Old Post Office (\$250,000 estimated)

This fragile, single-story adobe building is the oldest surviving building in the town of Vail, and the owners have expressed a willingness to provide a perpetual preservation easement to Pima County on the property in exchange for application of future bond funds.

The Old Vail Post Office is prominently situated near the Union Pacific railroad tracks at the intersection of Old Vail Road and Colossal Cave Road. Constructed in the late 1890s, the 1,100 sq ft. building is now in private ownership. Emergency stabilization was completed in 2007 to prevent collapse using a \$2,000 grant from Tucson-Pima County Historical Commission, and local private donations of funds and labor valued at more than \$5,000. It is eligible for listing in the National Register of Historic Places. The current owners plan to rehabilitate the building for a suitable commercial use that may include a visitor's center for the town of Vail. A Building Condition Assessment (BCA) for was completed in 2005, and a preliminary cost estimate was set at \$250,000 for the following tasks.

Tasks

- Professional Architectural Design Services
- Foundation and structural stabilization and repairs, including the roof.
- New corrugated metal roof
- Drainage, foundation drains, and grading
- Extensive masonry and adobe repairs
- Restoration of doors and windows
- New under ground electrical service
- New water and waste supply
- Installation of a small bathroom

ATTACHMENT 2



COUNTY ADMINISTRATOR'S OFFICE

PIMA COUNTY GOVERNMENTAL CENTER
130 W. CONGRESS, TUCSON, AZ 85701-1317
(520) 740-8661 FAX (520) 740-8171

C.H. HUCKELBERRY
County Administrator

November 9, 2009

Ms. Anne Gibson
Governing Board Member
Vail School District
13801 E. Benson Highway
Vail, Arizona 85641

Re: **Vail Area Bond Improvement Projects**

Dear Ms. Gibson:

It was a pleasure to meet with you; Claudia Anderson; and Calvin Baker, Superintendent of the Vail School District, to discuss the proposed bond issue and possible projects for the Vail area.

As you know, in my October 2009 recommendation to the Bond Advisory Committee (BAC), I did not include the Eastside Governmental/Community Center, which would include a library, pool, park, Sheriff Substation, and other public use buildings. This project is identified as FM-108 and has a BAC subcommittee funding recommendation of \$21.8 million. It was omitted from my October 2009 recommendation due to vagueness regarding the facility's location.

As you know, the Vail area contains extensive State Trust Land holdings, and locating and acquiring property from the Arizona State Land Department has been problematic and time consuming in the past. Also, the governmental center, if it provides County services such as Treasurer, Recorder, Assessor, Sheriff, public health, and libraries, serves all residents of Pima County and needs to be located on the fringe of the urban area such that both incorporated and unincorporated residents have access to the services provided. Based on no agreed upon location and difficulty acquiring State Trust Lands for this purpose, I omitted this project from my recommendation.

Ms. Anne Gibson
November 9, 2009
Page 2

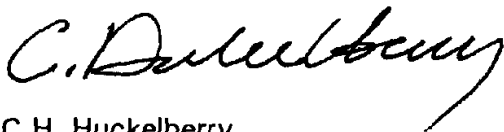
Pursuant to our discussion, I will amend my recommendation to reinstate funding of \$10 million for this project, similar to my November 2008 recommendation using County property south of the Pima County Fairgrounds, which appears to be ideally suited to provide joint services to both Pima County and the Vail School District. To the extent possible, we will plan and locate improvements adjacent to the newly acquired Vail High School site. The original project cost estimate contained \$1.8 million for land acquisition; obviously those funds will not be necessary for this project.

As I indicated to you, development of governmental/community centers usually occurs in a phased bond approval process where the initial buildings constructed serve priority services such as a Sheriff's Substation, community center, park, and library, with the facilities designed to accommodate future expansion. Typically, in a second phase expansion, a pool and other amenities are added based on community desire and support for the project.

I have directed our Facilities Management Director to begin conceptual planning for development of the governmental center to include functions for County services such as Assessor, Treasurer, Recorder, Sheriff Substation, public health clinic, library, park, and athletic field amenities. This planning will take place in consultation with the Vail School District so that, to the extent possible, similar services and utility development costs can be shared.

I would very much appreciate your thoughts on this matter. As always, I would urge you to continue to communicate with the BAC at future meetings during their deliberations regarding what to include/not include in a future bond issue. It is always possible the BAC could increase the funding allocation for this project from that which I will recommend.

Sincerely,



C.H. Huckelberry
County Administrator

CHH/mjk

c: The Honorable Chairman and Members, Pima County Board of Supervisors
Larry Hecker, Chair, Pima County Bond Advisory Committee
Reid Spaulding, Director, Facilities Management Department
Rafael Payan, Director, Natural Resources, Parks and Recreation Department
Diana Durazo, Special Staff Assistant to the County Administrator

ATTACHMENT 3

BOND ADVISORY COMMITTEE WORKBOOK

County Administrator October 2009 Recommendations Comparison

Question Category	Total Subcommittee Recommendation	Total County Admin Recommend October 2009
Open Space, Historic & Cultural Conservation	\$369,650,000	\$149,550,000
Public Health, Libraries, & Community Facilities	360,101,570	185,195,000
Public Safety & Justice	30,475,000	52,000,000
Flood Control & Water Conservation	55,500,000	19,000,000
Parks & Recreation	286,666,000	190,450,000
Total General Obligation Bonding	\$1,102,392,570	\$596,195,000

Group 2	Subcommittee	County Admin
Subcategory A - County Admin recommendation GREATER than Subcommittee		
Open Space, Historic & Cultural Conservation	\$0	\$0
Public Health, Libraries, & Community Facilities	18,600,000	26,000,000
Public Safety & Justice	8,000,000	12,000,000
Flood Control & Water Conservation	0	0
Parks & Recreation	23,176,000	27,150,000
Total General Obligation Bonding	\$49,776,000	\$65,150,000

Subcategory B - County Admin recommendation LESS than Subcommittee		
Open Space, Historic & Cultural Conservation	\$337,800,000	\$138,750,000
Public Health, Libraries, & Community Facilities	195,261,570	124,000,000
Public Safety & Justice	0	0
Flood Control & Water Conservation	20,000,000	9,000,000
Parks & Recreation	57,152,000	26,500,000
Total General Obligation Bonding	\$610,213,570	\$298,250,000

Group 3	Subcommittee	County Admin
Subcategory A - Projects not heard by Subcommittee but recommended by County Admin		
Open Space, Historic & Cultural Conservation	\$0	\$3,800,000
Public Health, Libraries, & Community Facilities	0	9,000,000
Public Safety & Justice	0	40,000,000
Flood Control & Water Conservation	0	6,000,000
Parks & Recreation	0	57,000,000
Total General Obligation Bonding	\$0	\$115,800,000

Subcategory B - Projects not recommended by County Admin		
Open Space, Historic & Cultural Conservation	\$24,850,000	\$0
Public Health, Libraries, & Community Facilities	120,045,000	0
Public Safety & Justice	22,475,000	0
Flood Control & Water Conservation	31,500,000	0
Parks & Recreation	126,538,000	0
Total General Obligation Bonding	\$325,408,000	\$0

Tentatively Approved Recommendations Summary	Subcommittee	County Admin
Open Space, Historic & Cultural Conservation	\$7,000,000	\$7,000,000
Public Health, Libraries, & Community Facilities	26,195,000	26,195,000
Public Safety & Justice	0	0
Flood Control & Water Conservation	4,000,000	4,000,000
Parks & Recreation	79,800,000	79,800,000
Total General Obligation Bonding	\$116,995,000	\$116,995,000

BOND ADVISORY COMMITTEE WORKBOOK

Table 1 - Open Space, Historic & Cultural Conservation			Subcommittee	County Admin	
Dept	ID	Recommended Projects	Recommendations	October 2009	Committee Comments
GROUP 2					
Subcategory B - County Admin recommendation LESS than Subcommittee					
FC	2	Floodprone and Riparian Land Acquisition	\$10,000,000	\$5,000,000	
HP	103	Archaeological Site Acquisitions: Marana Mounds, Valencia Site, Cocoraque Butte	15,000,000	1,500,000	
HP	108	Site Interpretation/Preservation	2,400,000	2,000,000	
HP	109	Vail Area Historic Sites	500,000	250,000	
OS	1	Davis Monthan Approach Corridor Open Space Acquisitions	10,000,000	5,000,000	
OS	2	Habitat Protection Priorities & Associated Lands	213,750,000	110,000,000	
OS	3	Community Open Space	71,250,000	10,000,000	
PR	80	Canoa Ranch Historic Rehab & Master Plan (Parks and CR project)	14,900,000	5,000,000	
Total			\$337,800,000	\$138,750,000	

GROUP 3			Subcommittee	County Admin	Committee Comments
Subcategory A - Projects not heard by Subcommittee but recommended by County Admin					
HP	124	Historic Pima County Churches (\$650,000)	-	-	
HP	125	Ajo Curley School Gyn & Town Plaza	-	\$1,300,000	
HP	126	Dunbar School Rehabilitation	-	1,500,000	
HP	128	Performing Arts Center Rehabilitation	-	1,000,000	
Total			\$0	\$3,800,000	

Subcategory B - Projects not recommended by County Admin					
HP	101	Ajo Historic District Churches Façade/Roof Repairs	\$300,000	-	
HP	102	Anza National Historic Trail	2,000,000	-	
HP	104	Canoa Ranch Historic Rehab (partially funded in PR80)	5,000,000	-	
HP	105	Empirita Upper Ranch Buildings Rehabilitation	2,000,000	-	
HP	106	Historic Pima County School Houses	300,000	-	
HP	107	OS Repair and Rehabilitation of Historic Buildings	2,000,000	-	
HP	112	Marana Church Rehabilitation	350,000	-	
HP	122	University Indian Ruin/House Rehab	1,000,000	-	
HP	123	Palo Alto Ranch House & School Rehab	500,000	-	
HP	127	Other COT Recommended Projects (sub com. recomm. lump sum)	11,400,000	-	
Total			\$24,850,000	\$0	

BOND ADVISORY COMMITTEE WORKBOOK

Dept	ID	Table 2 - Public Health, Libraries & Community Facilities Recommended Projects	Subcommittee Recommendations	County Admin October 2009	Committee Comments
GROUP 2					
Subcategory A - County Admin recommendation GREATER than Subcommittee					
FM	54	Pima County Animal Care Center (PACC) Improvements	\$15,000,000	\$22,000,000	
PR	235	Freedom Park Adult Learning Center	3,600,000	4,000,000	
Total			\$18,600,000	\$26,000,000	

Subcategory B - County Admin recommendation LESS than Subcommittee					
FM	9	Green Valley Government Center Master Plan Implementation	\$8,000,000	\$2,000,000	
FM	11	Pima County Community College Healthcare Campus	45,000,000	40,000,000	
FM	34	LSB - Asbestos Abatement and Fire Sprinklers	8,197,000	2,000,000	
FM	35	West Valencia Branch Library	6,225,000	6,000,000	
FM	84	Marana Health Center Expansion	4,000,000	3,000,000	
FM	96	Art of the American West - Tucson Art Museum	10,500,000	5,000,000	
FM	97	Theresa Lee and Tuberculosis Clinic Relocation	7,792,000	4,000,000	
FM	107	Tucson Children's Museum	6,000,000	5,000,000	
FM	108	East Side Government/Comm. Ctr: Library, Pool, Park, Sheriff	21,800,000	10,000,000	
PR	75	Green Valley Performing Arts/Learning Center III	16,397,570	16,000,000	
CD	1	Affordable Housing Program	30,000,000	15,000,000	
CD	2	Neighborhood Reinvestment Program	30,000,000	15,000,000	
CD	3	Pima County Comprehensive Housing Center	1,350,000	1,000,000	
Total			\$195,261,570	\$124,000,000	

Group 3 on Next Page

BOND ADVISORY COMMITTEE WORKBOOK

GROUP 3			Subcommittee	County Admin	Committee Comments
Subcategory A - Projects not heard by Subcommittee but recommended by County Admin					
FM	109	Pima Air and Space Museum - Cold War Hangar	-	\$4,000,000	
FM	110	Elections Equipment	-	5,000,000	
Total			\$0	\$9,000,000	

Subcategory B - Projects not recommended by County Admin					
FM	6	Las Artes Dust Control and Fire Suppression System	\$500,000	-	
FM	39	North Marana Library & Multi-Generational Community Center	29,400,000	-	
FM	62	New Facility for Fleet Services Department	8,660,000	-	
FM	72	New Pima County Nursing Home and add Adult Day Care	68,800,000	-	
FM	73	Pima Motorsports Park	280,000	-	
FM	74	Southern Arizona Kart Club	600,000	-	
FM	79	Colossal Cave Mountain Park	535,000	-	
FM	86	Kino Sports Complex North Side Maintenance Facility	550,000	-	
FM	92	Ajo Country Club and Golf Course	370,000	-	
FM	102	Picture Rocks Community Center Expansion	1,600,000	-	
CD	4	Affordable Housing (Marana Request)	1,250,000	-	
CD	5	Neighborhood Housing Stock Retention Fund (Marana Request)	750,000	-	
CD	7	Affordable Housing Land Acquisition (S. Tucson)	5,000,000	-	
CD	8	Targeted Neighborhood Reinvestment (S. Tucson)	1,000,000	-	
CD	9	Targeted Neighborhood Reinvestment (Marana Request)	750,000	-	
Total			\$120,045,000	\$0	

BOND ADVISORY COMMITTEE WORKBOOK

Dept	ID	Table 3 - Public Safety & Justice Recommended Projects	Subcommittee Recommendations	County Admin October 2009	Committee Comments
GROUP 2					
Subcategory A - County Admin recommendation GREATER than Subcommittee					
FM	15.3	Superior Court 8th Floor Tenant Improvement (Alternative 3)	\$8,000,000	\$12,000,000	
		Total	\$8,000,000	\$12,000,000	

GROUP 3			Subcommittee	County Admin	Committee Comments
Subcategory A - Projects not heard by Subcommittee but recommended by County Admin					
FM	112	Joint Municipal and Justice Courts Facility	-	\$40,000,000	
		Total	\$0	\$40,000,000	

Subcategory B - Projects not recommended by County Admin					
FM	53	Northwest Regional Justice Center	\$20,700,000	-	
FM	99	Drexel Heights Sheriff's Sub-Station	1,775,000	-	
		Total	\$22,475,000	\$0	

BOND ADVISORY COMMITTEE WORKBOOK

Table 4 - Flood Control & Water Conservation			Subcommittee Recommendations	County Admin October 2009	Committee Comments
Dept	ID	Recommended Projects			
GROUP 2					
Subcategory B - County Admin recommendation LESS than Subcommittee					
FC	52	Canada del Oro Wash Floodplain and Open Space Acquisition	\$5,000,000	\$4,000,000	
FC	58	Santa Cruz River: Rillito and CDO Confluence	15,000,000	5,000,000	
		Total	\$20,000,000	\$9,000,000	

GROUP 3			Subcommittee	County Admin	Committee Comments
FC	ID	Projects not heard by Subcommittee but recommended by County Admin			
FC	60	Pantano Wash: Craycroft to Grant	-	\$6,000,000	
		Total	\$0	\$6,000,000	

Subcategory B - Projects not recommended by County Admin			Subcommittee	County Admin	Committee Comments
FC	ID	Projects not recommended by County Admin			
FC	14	South Tucson: S 7th Ave (28th to 29th St)	\$2,500,000	-	
FC	17	Pascua Yaqui Stormwater Improvements	6,000,000	-	
FC	42	Green Valley Drainageways #3, 6, 9, 13, and 17	3,000,000	-	
FC	53	Chalk Wash in Oro Valley	1,000,000	-	
FC	56	Neighborhood / Access Drainage Improvements	10,000,000	-	
PR	176	Reclaimed Waterline Extensions	9,000,000	-	
		Total	\$31,500,000	\$0	

BOND ADVISORY COMMITTEE WORKBOOK

Dept	ID	Table 6 - Parks and Recreation Recommended Projects	Tier	Subcommittee Recommendation	County Admin October 2009	Committee Comments
GROUP 2						
Subcategory A - County Admin recommendation GREATER than Subcommittee						
PR	13	Southeast Regional Park (Esmond Station Regional Park)	2	\$2,350,000	\$2,400,000	
PR	93	Yaqui Park Community Center	1	2,000,000	2,350,000	
PR	103	Rillito Racetrack - Conversion	1	12,250,000	14,000,000	
PR	116	Lawrence Park Improvements	1	1,250,000	3,000,000	
PR	138	Benson Highway Park Development & Land Acquisition	1	5,326,000	5,400,000	
Total				\$23,176,000	\$27,150,000	
Subcategory B - County Admin recommendation LESS than Subcommittee						
PR	137	BAJA Seniors Sports Complex	1	\$5,000,000	\$4,000,000	
PR	181	Sahuarita Pool and Recreation Complex /YMCA	1	12,652,000	6,000,000	
PR	210	Bureau of Reclamation Sports Park	2	17,500,000	5,000,000	
PR	231	Arizona Velodrome Center	3	5,000,000	3,500,000	
PR	277	Pima County Softball Tournament and Recreation Park	2	10,000,000	5,000,000	
FC	12	Big Wash Linear Park and CDO Wash Linear Park	3	7,000,000	3,000,000	
Total				\$57,152,000	\$26,500,000	

Group 3 on Next Page

BOND ADVISORY COMMITTEE WORKBOOK

GROUP 3			Tier	Subcommittee	County Admin	Committee Comments
Subcategory A - Projects not heard by Subcommittee but recommended by County Admin						
PR	278	River Park Acquisitions and Development Countywide		-	\$20,000,000	Projects to be included.
PR	279	Sports Fields Countywide		-	20,000,000	
PR	280	School District Partnerships		-	15,000,000	Projects to be included.
PR	281	Public Natural Park Trail Access		-	2,000,000	Projects to be included.
		Total		\$0	\$57,000,000	
Subcategory B - Projects not recommended by County Admin						
PR	11	Clements Senior Center Expansion	3	\$2,500,000	-	
PR	34	Trails, Urban Pathways and Riverparks (City of Tucson)	3	4,000,000	-	
PR	37	Amphi Middle School Community Park Development	2	870,000	-	
PR	38	Partnership Projects	3	5,950,000	-	
PR	42	Quincie Douglas Center Expansion	1	1,000,000	-	
PR	44	Oury Recreation Center Improvements	2	900,000	-	
PR	46	Kennedy Park Improvements and Expansion	1	800,000	-	
PR	47	Reid Park Soccer Field Replacement	3	750,000	-	
PR	51	McCormick Park Improvements	2	500,000	-	
PR	52	La Madera Park Improvements	2	500,000	-	
PR	71	Urban Fringe Parks and Land Acquisition	2	8,000,000	-	
PR	83	Sports Fields & Security	2	5,473,000	-	
PR	84	Environmental Compliance	2	5,000,000	-	
PR	87	Park Facilities Renewal and Improvements	2	4,000,000	-	
PR	88	Park ADA Compliance Upgrades	2	4,000,000	-	
PR	99	County Ranch Improvements	2	620,000	-	
PR	119	CDO River Park Corridor Acquisitions	2	2,600,000	-	
PR	122	Rillito River Park Corridor Acquisitions	2	900,000	-	
PR	124	Tanque Verde River Park Corridor Acquisitions	2	1,000,000	-	
PR	128	Pantano River Park Corridor Acquisitions	2	4,300,000	-	
PR	130	Santa Cruz River Park Corridor Acquisitions	1	600,000	-	
PR	140	Ajo Detention Basin Park	1	2,200,000	-	
PR	144	Rillito River Park - I-10 to La Cholla	2	3,000,000	-	
PR	147	Rillito River Park - La Cholla to Oracle Road	1	2,000,000	-	
PR	151	Robles Pass Trails Park Staging Area	2	750,000	-	
PR	152	Arizona Trail – Sahuarita Road Trailhead	3	700,000	-	
PR	153	Chalk Mine Trailhead-Public Access for Tortolita Mtn Park – Phase One	2	750,000	-	
PR	154	Arizona Trail – Pistol Hill Road Trailhead	3	475,000	-	
PR	165	Tucson Mountain Park – King Canyon Trailhead	2	300,000	-	
PR	196	Hohokam Middle School	1	1,750,000	-	
PR	219	Hardy road/Overton Road Property Acquisition	1	6,000,000	-	
PR	220	Adaptive Recreation Center Expansion	2	12,000,000	-	
PR	225	El Casino Park	2	850,000	-	
PR	228	Lawrence Hiaki Pathway	1	500,000	-	
PR	234	Arivaca Junction Land Acquisition for Future Civic Needs	1	175,000	-	
PR	255	Land and Open Space Acquisition	3	6,000,000	-	
PR	256	Park Facility Revitalization & Safety Enhancements (COT)	3	6,975,000	-	
PR	259	Tortolita Middle School	2	2,850,000	-	

(Working Copy as of 11/19/20)

BOND ADVISORY COMMITTEE WORKBOOK

GROUP 3			Tier	Subcommittee	County Admin	Committee Comments
Subcategory B - Projects not recommended by County Admin						
PR	262	Altar Valley Watershed Restoration Project	1	3,500,000	-	
PR	268	Sonoran Desert Park	1	17,000,000	-	
PR	270	Ormsby Park Expansion and Trail Connectivity	2	3,500,000	-	
FC	7	Canoa Ranch Ecosystem Restoration/Groundwater Replenishment	2	1,000,000	-	
Total				\$126,538,000	\$0	

BOND ADVISORY COMMITTEE WORKBOOK

Dept	ID	Table 1 - Open Space, Historic & Cultural Conservation Recommended Projects	Subcommittee Recommendations	County Admin October 2009	Committee Comments
Tentatively Approved Recommendations					
HP	111	Steam Pump Ranch Rehabilitation	\$2,000,000	\$2,000,000	
HP	115	Historic Ft. Lowell Park - Master Plan Implementation	5,000,000	5,000,000	
Total			\$7,000,000	\$7,000,000	

Dept	ID	Table 2 - Public Health, Libraries & Community Facilities Recommended Projects	Subcommittee Recommendations	County Admin October 2009	Committee Comments
Tentatively Approved Recommendations					
FM	1	One Stop Career Center	\$4,500,000	\$4,500,000	
FM	8	Arizona Sonora Desert Museum - Education Facility Phase III	2,000,000	2,000,000	
FM	45	Sahuarita Branch Library	6,675,000	6,675,000	
FM	48.2	Joyner-Green Valley Library Renovation and HVAC	1,660,000	1,660,000	
FM	49	Columbus Library Expansion and Remodeling	2,100,000	2,100,000	
FM	51	Flowing Wells Library	2,910,000	2,910,000	
FM	77	Fairgrounds Infrastructure Improvements	3,000,000	3,000,000	
FM	104	Catholic Comm Services - Sahuarita-Green Valley Clinic	700,000	700,000	
FM	105	Catholic Comm Services - Vail Area Clinic	700,000	700,000	
FM	106	Catholic Comm Services - Quincy Douglas Center	700,000	700,000	
PR	106	New Tucson Girl's and Boy's Chorus Building	1,250,000	1,250,000	
Total			\$26,195,000	\$26,195,000	

Dept	ID	Table 3 - Public Safety & Justice Recommended Projects	Subcommittee Recommendations	County Admin October 2009	Committee Comments
Tentatively Approved Recommendations (No Projects)					

Dept	ID	Table 4 - Flood Control & Water Conservation Recommended Projects	Subcommittee Recommendations	County Admin October 2009	Committee Comments
Tentatively Approved Recommendations					
FC	44	Reclaimed Water to Protect Cienega Creek	\$4,000,000	\$4,000,000	
Total			\$4,000,000	\$4,000,000	

BOND ADVISORY COMMITTEE WORKBOOK

Dept	ID	Table 6 - Parks and Recreation Recommended Projects	Subcommittee Recommendation	County Admin October 2009	Committee Comments
Tentatively Approved Recommendations					
PR	4	Udall Park Expansion	\$4,000,000	\$4,000,000	
PR	5	Jacobs Park Recreation Center	4,000,000	4,000,000	
PR	6	Reid Park Zoo	3,750,000	3,750,000	
PR	18	El Pueblo Center Improvements	2,000,000	2,000,000	
PR	19	Freedom Center Expansion	2,000,000	2,000,000	
PR	20	Reid Park Improvements	2,000,000	2,000,000	
PR	28	Lincoln Park Improvements	1,500,000	1,500,000	
PR	29	Purple Heart Park Expansion	1,500,000	1,500,000	
PR	77	Shooting Sports Program Site Improvements	3,000,000	3,000,000	
PR	86	Lawrence Community Center and Swimming Pool	6,500,000	6,500,000	
PR	95	Flowing Wells and Kino Swimming Pool Renovations	1,500,000	1,500,000	
PR	96	Model Airplane Parks	1,500,000	1,500,000	
PR	97	Avra Valley Watchable Wildlife Site	750,000	750,000	
PR	109	Curtis Park Skateboard Park and Improvements	1,600,000	1,600,000	
PR	110	George Mehl Family Foothills Park	4,000,000	4,000,000	
PR	115	Ted Walker Park Sporting Dog Training Site	2,500,000	2,500,000	
PR	141	Robles Community Park	1,630,000	1,630,000	
PR	185	Coronado Middle School Athletic Fields Upgrades	2,850,000	2,850,000	
PR	188	Flowing Wells High School	1,000,000	1,000,000	
PR	189	Flowing Wells Junior High	1,750,000	1,750,000	
PR	201	Oury Pool Renovations	620,000	620,000	
PR	217	James D. Kriegh Park Upgrades	1,000,000	1,000,000	
PR	226	JVYC/Ochoa Gym	1,000,000	1,000,000	
PR	237	Flowing Wells District Park Expansion	1,200,000	1,200,000	
PR	239	Corona Foothills School & Sycamore School Sports Fields Improvements	1,850,000	1,850,000	
PR	246	Old Vail Middle School Sports Fields Improvements	1,600,000	1,600,000	
PR	264	Hohokam Community Sports Fields and Hohokam Park	3,900,000	3,900,000	
PR	266	PC Southeast Regional Park (Fairgrounds) - Horse Racing Facility	6,500,000	6,500,000	
PR	267	Sentinel Park - A Mountain Park Improvement Project	2,500,000	2,500,000	
PR	273	Pima County Northwest BMX - Concrete Bowl Bike Park	1,300,000	1,300,000	
PR	274	Indoor Sports Complex Curtis Park - formally Kino Regional Park	9,000,000	9,000,000	
		Total	\$79,800,000	\$79,800,000	