



COUNTY ADMINISTRATOR'S OFFICE

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C. H. HUCKELBERRY
County Administrator

March 12, 2004

Chuck Sweet, Manager
Town of Oro Valley
11000 North La Cañada Drive
Oro Valley, Arizona 85737

Re: **May 2004 Bond Implementation Plan**

Dear Mr. Sweet 

As we discussed in our recent meeting with Supervisor Day and Mayor Loomis, my staff has been consumed with some of the preparatory details necessary for the May 18, 2004 bond election. We have drafted bond implementation plan project sheets for your review and modification as desired. The projects provided cover most of those that would benefit Oro Valley, with the exception of the Public Safety Communications System, which is still in development. However, I expect it to be completed very shortly, at least in first draft form.

As discussed, we expect that implementation of Oro Valley projects, if approved by the voters in the May election, would be similar to those that benefitted Oro Valley from the 1997 election. As you know, we consulted with Oro Valley and all jointly agreed to redefine the scope of improvements at James Kreigh Park at the request of the Amphitheater School District. The Library expansion, even though it was not in the 1997 program, arose due to environmental constraints associated with another location, the net result being the now successful Oro Valley public library. In addition, the Oro Valley Cañada del Oro river park project was slightly delayed to allow Oro Valley to acquire additional funds through a Transportation Enhancement Grant that was supported by Pima County. Further, the Cañada del Oro river front park was advanced as requested, and finally, we agreed to segregate and allow Oro Valley to proceed with the first phase of La Cañada Drive improvements based on your substantial and significant contribution of funds to complete the first phase of La Cañada Drive.

Also enclosed please find a series of draft information sheets regarding each question in the bond issue and an overall project map. These should be considered drafts. Please let me know if, in reading project descriptions, there are corrections or clarifications that should be made. Once the final draft has been completed we can provide you with copies of these information sheets.

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We have enjoyed a cooperative relationship in executing public projects with Oro Valley in the past and expect that to continue in the future. We will do nothing to deviate from the Bond Implementation Plan ordinance without consultation and agreement from Oro Valley, and we further look forward to facilitating or allowing Oro Valley to directly implement the projects that you feel should be implemented directly by Oro Valley staff. Finally, we are sensitive to your needs to facilitate early acquisition of property to minimize and/or reduce cost escalation, and I believe we are also prepared to advance the Oro Valley Library expansion since such does not require significant building modifications of the existing Oro Valley Library.

Jim Barry and I look forward to your and your staff's comments on this matter. Our present plan is to have the Bond Implementation Plan ordinance before the Board for adoption on April 13, 2004.

Sincerely,



C.H. Huckelberry
County Administrator

CHH/jj

Attachments

c: Jim Barry, Executive Assistant to the County Administrator

Town of Oro Valley Priorities

1 - 17: Kelly Ranch

Location: The parcels are located at the intersection of Tangerine and Oracle, on the east side of Oracle.

Scope: Purchase in fee simple or acquire conservation easements on 5 parcels totaling 103 acres, which would be added to the boundaries of Catalina State Park. Pima County, Town of Oro Valley and Arizona State Parks would arrange for a land exchange.

Benefit: Preservation of these parcels will prevent urban encroachment on the sensitive natural resources of Catalina State Park, which surrounds these parcels on the north, east and south. Significant cultural and archeological resources that exist on the site will also be protected, and recreational and educational opportunities for the public will be created

Cost: \$5,000,000

Bond Funding: \$2,500,000

Other Funding: \$2,500,000 The Town of Oro Valley, with the close cooperation of Pima County, will seek this additional funding from Arizona State Parks. An additional option would be for the Town of Oro Valley to negotiate a lower selling price from the current owners. Bond funds will not be released until matching funds are acquired.

Project Duration:

Implementation Period:

Project Management: The Town of Oro Valley will assume the lead in negotiations with Arizona State Parks and the property owner. If full funding or an agreed upon lower cost are arranged, Pima County will manage the actual acquisition and assume the lead in negotiations with Arizona State Parks for a land exchange.

Future Operating and Maintenance Costs: O and M costs associated with this acquisition will be minimal and will be absorbed in the annual State Parks Operating Budget.

Town of Oro Valley Park

4.43: Naranja Town Site Park

Location: 600 Block W. Tangerine Road, South side of Tangerine, 1 1/4 miles west of La Canada Drive, Oro Valley (Parcel # 224018270)

Scope: Acquire 28 acres of private land

Benefits: Acquisition will provide 28 additional acres to the existing 212 acres proposed for the Naranja Town Site Park. The Naranja Town Site has been master planned as a regional park with a broad assortment of recreational and cultural improvements and amenities including baseball, softball, soccer and football fields, tennis center, basketball courts, skateboarding and rollerblading arena, bmx track, improved and primitive trails, community center, aquatics center and performing arts center. The additional land will allow for more trails, open space, expansion of some aforementioned amenities and the opportunity for a new cultural and technology center. The land is also vital for providing a primary access to the regional park facilities from Tangerine Road. All of these improvements will have regional appeal and use.

Cost: \$3,000,000
Right-of-Way \$3,000,000

Bond Funding: \$3,000,000

Other Funding: None identified at this time

Project Duration: Right-of-Way 12 Months

Implementation Period: Fiscal Year 2004/05

Project Management: Town of Oro Valley will acquire the land with County Bond Funds and be responsible for future master planning, development and operational expenses. An IGA is necessary to formalize the timing, release and conditions of the Bond Funds for the land acquisition.

Future O & M Impacts: O & M costs will be responsibility of Town of Oro Valley. The annual O and M costs of this project would be in the range of XXXXXX and will be funded through the Town's Parks Operating Budget/General Fund.

4.45: Oro Valley Public Library Expansion

Location: 1305 W. Naranja Drive, Oro Valley

Scope: The new 25,000 square foot library opened August 2002 with 15,000 square feet of finished space and an addition 10,000 square foot unfinished shell for future expansion. The scope of this project is to finish out the shell. Architectural plans and specifications have been completed.

Benefits: Features include an expanded learning center for children, a new state of the art teen zone, a multi-functional program room, new book stacks that will accommodate 30,000 more collections and expanded computer access for all ages. The Oro Valley Public Library is an Affiliate of the Tucson Pima Public Library System and is fully integrated with the main library and all branches. This library has become one of the highest used libraries in the system in its first year of use. It has and will continue to have regional appeal and usage. Fulfills the Strategic Plan of the library and the goals of the Library District Plan.

Cost: \$1,100,000

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|--------------------------------|-----------|
| Construction | \$710,000 |
| Computers/Technology | \$200,000 |
| Furnishings/fixtures/equipment | \$190,000 |

Bond Funding: \$1,100,000

Other Funding: Professional services (A & E) will be paid by Town of Oro Valley \$\$\$\$\$\$.

Project Duration: Construction plans and specifications will be ready to bid FY 2004/05.

| | |
|--------------|------------|
| Procurement | XXX Months |
| Construction | XXX Months |

Implementation Period: Fiscal Year 2004/05 and 2005/06

Project Management: Town of Oro Valley will provide all project management for design and construction, pursuant to an intergovernmental agreement between Pima County and the Town. Intergovernmental Agreements .

Future O & M Impacts: \$\$\$\$\$\$\$\$ All O & M expenses are to be split 50/50 between Town of Oro Valley and the County Free Library District, pursuant to an annual intergovernmental agreement.