

**Pima County Conservation Acquisition Commission
Meeting**

**Manning House
Thursday, November 13, 2008
2:00 p.m.**

MOTIONS

MOTION: Commissioner Johnson moved, seconded by Commissioner Sheridan to move into Executive Session to discuss item 2A and 2B. Motion approved 8-0 (Commissioners Corey, Shattuck and Wilson absent).

MOTION: Commissioner Hare moved, seconded by Commissioner Marian to direct staff to continue negotiating with Mr. Tate for the 116-acre Joshua and Caleb property located at the intersection of Thornydale Road and Pecos Way. Motion approved 7-0 (Commissioner Pettis left before vote; Commissioners Corey, Shattuck and Wilson absent).

MOTION: Commissioner Hare moved, seconded by Commissioner Prouty to direct staff to contact surrounding property owners adjacent to the 40-acre Preferred Marketing property located east of Sonoita Highway along Hilton Ranch Road to create an assemblage of properties adjacent to Bureau of Land Management property. Motion approved 7-0 (Commissioner Pettis left before vote; Commissioners Corey, Shattuck and Wilson absent).

DIRECTION TO STAFF

Provide a step-by-step auction process outline for the 320 acres of State Trust land on Tumamoc Hill.

Provide a copy of the monthly table summary of all acquisitions.

SUMMARY OF MEETING

The following is a summary of the November 13, 2008 meeting.

1. Roll Call

The Commission meeting began at 2:08 pm.

Commissioners Present

Trevor Hare
Jan Johnson, Vice Chair
James Marian
Rob Marshall
Chuck Pettis (left at 2:35pm)
Tim Prouty
Bill Roe, Chairman
Tom Sheridan

Commissioners Absent

Les Corey
Wanda Shattuck
Helen Wilson

MOTION: Commissioner Johnson moved, seconded by Commissioner Sheridan to move into Executive Session to discuss item 2A and 2B. Motion approved 8-0 (Commissioners Corey, Shattuck and Wilson absent).

2. Executive Session

Executive Session over at 2:50 p.m.

A. Pursuant to A.R.S. 38-431.03(A)(7), for discussion and direction on negotiations regarding the Northwest Joshua and Caleb property.

Motion taken during regularly scheduled meeting:

MOTION: Commissioner Hare moved, seconded by Commissioner Marian to direct staff to continue negotiating with Mr. Tate for the 116-acre Joshua and Caleb property located at the intersection of Thornydale Road and Pecos Way. Motion approved 7-0 (Commissioner Pettis left before vote; Commissioners Corey, Shattuck and Wilson absent).

B. Pursuant to A.R.S. 38-431.03(A)(7), for discussion on negotiations regarding the Southeast Grassland properties.

Commission noted staff's update during the regularly scheduled meeting.

3. Approval of the October 9, 2008 Meeting Summary

Meeting Summary approved.

4. Update on the 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe reported that due diligence costs average between \$14,000 to \$15,000 per month. The total Bond authorization expended is \$77.7 million, total bond authorization remaining of \$86.5 million, which is 53%.

The Commission requested that staff provide a copy of the monthly table summary of all acquisitions.

5. Preferred Marketing Property: Southeast Corridor Project Area: Highest Priority Private

Diana Durazo reported that the County received an application for the sale of a 40-acre property in the Southeast Corridor project area. The Preferred Marketing property is located east of Sonoita Highway along Hilton Ranch Road. Ms. Durazo said that the County was not supportive of pursuing due diligence due to the property's size, isolated location, and existing topographic features of the property that would limit significant development.

The Commission discussed the possibility of an assemblage of adjacent properties that would tie into Bureau of Land Management land in the area.

MOTION: Commissioner Hare moved, seconded by Commissioner Prouty to direct staff to contact surrounding property owners adjacent to the 40-acre Preferred Marketing property located east of Sonoita Highway along Hilton Ranch Road to create an assemblage of properties adjacent to Bureau of Land Management property. Motion approved 7-0 (Commissioner Pettis left before vote; Commissioners Corey, Shattuck and Wilson absent).

6. Updates

- Proposed Development Activities on Bond Parcels: Sherry Ruther provided a table of all current development activities on bond parcels.
- Sopori Ranch – The Board of Supervisors will hear this on December 2, December 9.

- Arroyo Grande Conceptual Land Use Plan: Oro Valley's Mayor and Council will hear this issue on November 19. Pima County is asking for something in writing from Arizona State Land Department on the transition process for the County.
- Laos Property (Altar Valley): No update.
- Boa Sorte Property (Brawley Wash): The seller contacted the County again over their 1,200 acre property in the Brawley Wash. They are still willing to work with us, but have not agreed on value.
- Habitat at 36th and Kino Property: KB Homes is currently understaffed and not able to move faster on this property. However, they are still willing to work with us.
- Tumamoc Hill: The auction is set for mid-February. The County is still trying to negotiate for the City to take ownership of the landfill found within the boundaries of the 320 acres of State Trust land the County will bid on.
- Bloom Property: Update under the Las Cienegas update.
- Los Morteros: No update.
- Avra/I-10 Wildlife Connection (TEP, Cascada, Union Pacific, ADOT): No update.
- Las Cienegas Enhancement and Saguaro National Park Boundary Adjustment Act S. 1341: According to Sean Sullivan a Senate committee bill was introduced, and the Bloom property is again included as part of it.
- Catalina/Tortolita Connection: Update provided under Arroyo Grande Conceptual Plan update.
- Rosemont Mine: There will be a public meeting tonight. Forest Service mediator came from the Udall Institute to improve the NEPA process. The goal is to start meeting regularly.
- 2009 Bond Election Update: The County Administrator's recommendations on the 2009 Bond projects will come out tomorrow in response to the Bond Advisory Committee's request.

8. Next Commission Meeting

The next Conservation Acquisition Commission meeting is scheduled for December 4, 2008 at 2:00 p.m. at the **Public Works Building, Conference Room C**.

9. Call to the Public

Beryl Baker spoke on the Tumamoc Hill auction and her concerns with the appraisal's low value and potential for other bidders. She also wanted the County to consider buying 20 acres north of Panorama Estates.

10. Adjournment

Meeting adjourned at 3:35 p.m.

Future Meeting Dates:

January 8, 2009	TBD
February 12, 2009	TBD
March 12, 2009	TBD
April 9, 2009	TBD
May 14, 2009	TBD
June 11, 2009	TBD
July 9, 2009	TBD