



NOTICE AND AGENDA OF REGULAR MEETING OF THE PINAL COUNTY OPEN SPACE AND TRAILS ADVISORY COMMISSION (OS&T)

Pursuant to Arizona Revised Statutes § 38-431.02, notice is hereby given to the members of the Pinal County Open Space and Trails Advisory Commission (OS&T) and the general public that the OS&T will hold a regular meeting open to the public at 6:00 p.m. on Tuesday, July 14, 2015 in the Emergency Operations Center (EOC), Pinal County Administrative Complex, Building F, 135 N. Pinal Street, Florence, AZ 85132. Members of the OS&T will attend either in person or by telephone conference call.

The OS&T may go into executive session for purposes of obtaining legal advice from the county's attorney(s) on any of the agenda items below pursuant to Arizona Revised Statutes § 38-431.03(A)(3).

The agenda for the regular meeting is as follows:

Regular Meeting

- I. Call to Order – OS&T Chairman
- II. Roll Call – OS&T Chairman
- III. Discussion/Approval/Disapproval of Meeting Minutes:
 - April 14, 2015
- IV. Call to the Public (For information only)

This is the time for public comment. Members of the OS&T may not discuss items that are not on the agenda. Therefore, action taken as a result of public comment will be limited to directing staff to study the matter or scheduling the matter for further consideration and decision at a later date. Please note that time, place, and manner restrictions may be imposed.

- V. Director's Report (Attached)
- VI. Old Business (None)
- VII. New Business
 - a. Work session to discuss the Peralta Regional Park conceptual plan. (OS&T Director)
 - b. Discussion/Recommendation(s) on the proposed lease of the Randolph Park parcel to the Future Forward Foundation to develop a community vegetable garden.
 - c. Discussion/Recommendation(s) on proposed Parks Development Impact Fees (OS&T Director)



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- d. Discussion/Recommendation(s) of proposed phasing plan for Tortolita Mountain Park trail implementation. (OS&T Director)
- e. Presentation/Discussion on Public Education Campaign being undertaken by the Pinal Partnership Open Space and Trails Subcommittee. (OS&T Director)

VIII. Discussion of Possible future agenda items

- a. CAP Recreational Trail Draft Master Plan
- b. Peralta Regional Park Draft Master Plan
- c. Discussion/action on Advisory Commission Strategic Plan

IX. Adjournment – OS&T Chairman

Persons with disability may request a reasonable accommodation, such as a sign language interpreter, by contacting Kent Taylor at 520-866-6910 or kent.taylor@pinalcountyz.gov. Requests should be made as early as possible to arrange the accommodation.

PINAL COUNTY OPEN SPACE AND TRAILS ADVISORY COMMISSION (OS&T)

(PO NUMBER 232097)

Regular Meeting

9:00 p.m.

Tuesday, April 14, 2015

EOC Room - Building F

135 N. Pinal St., Florence, Arizona

INDEX:

Director's Report, pp. 3-5

New Business

- a. Presentation and recognition of the Superstition Area Land Trust (SALT) Trail Builders Crew. (OS&T Director), pp. 5-12
- b. Discussion/Election of OS&T Chairman and Vice Chairman pursuant to Article V: Officers and Duties, Section 3. A of the Pinal County Open Space and Trails Advisory Commission ByLaws. (OS&T Chairman), pp. 12-15
- c. Presentation/discussion from the Pinal County Community Development and Public Works Directors. (OS&T Chairman), pp. 15-40
- d. Work session to discuss the development of strategic direction for the OS&T including the possible development of a strategic plan. (OS&T Chairman), pp. 40-44

Discussion of Possible future agenda items, pp. 44-55

- a. CAP Recreational Trail Draft Master Plan
- b. Palta Regional Park Draft Master Plan
- c. Tortolita Regional Park implementation phasing plan
- d. Approve final Strategic Plan
- e. Conservation Funding Strategy

Adjournment - OS&T Chairman, pp. 55-56

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PINAL COUNTY, ARIZONA

1 RUEHL: Welcome to the Pinal County Open Space and
2 Trails Advisory Commission. I now call this meeting to order
3 on this Tuesday, April 14, 2015. So I will take roll call at
4 this time. Mr. Carnes?

5 CARNES: Present.

6 RUEHL: Ms. D'Abella.

7 D'ABELLA: Present.

8 RUEHL: Mr. Standage.

9 STANDAGE: (Inaudible).

10 RUEHL: Ms. Butler.

11 BUTLER: Present.

12 RUEHL: Ms. Johnson.

13 JOHNSON: Present.

14 RUEHL: Mr. Brown.

15 BROWN: Here.

16 RUEHL: Mr. Bristow.

17 BRISTOW: (Inaudible).

18 RUEHL: Mr. Vogler.

19 VOGLER: Here.

20 RUEHL: And Mr. Kavathas is on -

21 KAVATHAS: On the phone.

22 RUEHL: He's on the phone. Okay. Thank you. The
23 first thing we have is our minutes. Everybody has electronic
24 copy of the minutes sent to them. Does anyone have any
25 additions or corrections to the minutes from our January 13,

1 2015 advisory commission?

2 D'ABELLA: Madam Chair.

3 RUEHL: Yes Gina.

4 D'ABELLA: I recall us setting a goal during our
5 strategic planning process and I didn't see that necessarily
6 in the minutes.

7 TAYLOR: Madam Chair and Member D'Abella, I don't
8 think we captured any of those final notes because we haven't
9 - hadn't finalized those goals yet, so that was part of the
10 follow-up process that we had on the agenda for today. So
11 they wouldn't necessarily be captured in the minutes, and it'd
12 be captured with our work session work for the strategic plan.

13 RUEHL: Okay. Thank you.

14 TAYLOR: And, and we'll have some follow-up on that
15 in a minute, a few minutes, I'm sure.

16 RUEHL: Anything else? Any corrections or additions
17 to the minutes from January? Is there a motion to approve to
18 the minutes of January 13, 2015?

19 ??: I make a motion to approve the minutes from
20 January 13, 2015, please.

21 RUEHL: Is there a second?

22 ??: (Inaudible).

23 RUEHL: Is there any further discussion? So the
24 minutes will stand approved. Oh, I'm sorry, all in favor?

25 COLLECTIVE: Aye.

1 RUEHL: Opposed? Okay, the minutes will stand as
2 approved. Now's the time that we have our call to the public.
3 This is the time for public comment and if there's anyone that
4 would like to speak to the Commission, now is your
5 opportunity. Anyone? Okay. There being none, we will move
6 onto old business - or do you have anything that you want to
7 bring up for the Director's Report, Mr. Taylor?

8 TAYLOR: Thank you, Chair. Yes, a couple, a couple
9 of items just really quick. So - and a couple pages back I
10 think I, on the Director's Report, second page, under other,
11 meeting minutes, just some changes in the way and the process
12 we're doing things moving forward - at least we're going to
13 try - moving forward. This is similar to what the Planning
14 and Zoning Commission uses. We're going to go to a
15 transcription service for our minutes, so basically what that
16 means is that we're going to capture the audio on this and we
17 hand it over to somebody who transcribes that. So a couple of
18 process changes. When you want to speak, if you would just
19 make sure and identify yourself before you speak, because
20 again, it's going to go offsite and they're not going to know
21 who the heck that is unless you identify yourself. And then
22 just remember as a transcription service, this will pick up
23 everything that you say, including all the ums and uhs, that
24 you - and captures that in the minutes, so think about that as
25 you're speaking sometimes. Other than that, I didn't have

1 anything really to call out on the Director's Report. I'm
2 open for any questions, if there's any questions on that.

3 BUTLER: This is Commissioner Butler. I do have a
4 question. It looked like we may be - the department may be
5 over budget at this point, and does that mean you'll have to
6 cut back on later quarters to get back in line? I just was
7 wondering what the affects of that might be.

8 TAYLOR: Member Butler, no. Actually I'm not over
9 budget, just for the record. I'm actually under budget. But
10 we - the County is having some difficulties in our finances,
11 if you've been reading any of the newspaper accounts of the
12 recent Board meetings, so we're - we have some financial
13 challenges ahead of us. Earlier this year, in February, the
14 Board asked us to - for all departments - to trim two percent
15 off of their existing fiscal 14-15 year budgets, so all of us
16 are having, all departments are having to do that. And moving
17 forward, and what the Board will be discussing tomorrow as
18 kind of a final number, so departments can start putting their
19 budgets together, the current discussion is for next fiscal
20 year of a cut anywhere from four to seven percent off of the
21 existing budget. So it's not - and it's not just my
22 department, it's all departments. So it's across the board.
23 I'm sorry, yeah, general fund. There are some departments
24 that don't have general - that don't operate out of the
25 general fund. Our department is one that does, so it would be

1 any department, a general fund department.

2 BUTLER: Thank you.

3 TAYLOR: You're welcome.

4 RUEHL: Anything else? Anything else, Kent, for
5 you?

6 TAYLOR: I didn't have - no ma'am, I didn't have
7 anything else to highlight off of that.

8 RUEHL: Okay. Since there's no old business, we
9 will move on to new business on the agenda. And Kent, I will
10 let you present item (a) and the new business in our
11 presentation. Of those that I am very proud of, the
12 Superstition Area Land Trust Trail Builders.

13 TAYLOR: Thank you, Chair. So I'm actually going to
14 come up and present for this. So what you were watching as
15 you came in, the pictures you were watching, were some
16 photographs from what we have called the Lost Gold Mine Trail
17 Realignment Project. Historic - some historical background
18 for everyone, so the Lost Gold Mine Trail, the map you see
19 runs from basically from the Peralta Road Alignment on the
20 east, across the boundary, across State Trust Land, across -
21 adjacent to the National Forest boundary; across Cloudview
22 Drive and then up and over through some National Forest to the
23 Broadway Road Trailhead. This trail was made possible in the
24 late '90s and early 2000s from a lot of interested community
25 members. SALT was a big partner, along with the County and

1 making sure that this trail was constructed. And, it's about
2 nine miles non-motorized multi-use, non-motorized trail. Gets
3 a lot of activity, especially from the Cloudview Trailhead,
4 which for those of you not familiar with the area, is about
5 right there. There's a lot of use in that Cloudview area,
6 both for the Lost Gold Mine Trail and the Hieroglyphic Trail,
7 which goes up into the Tonto National Forest. In 2013,
8 actually before there was an actual, actual Open Space and
9 Trails Department, we started as a - from a staff perspective,
10 engaging with SALT to strengthen that partnership as far as
11 maintaining and taking care of the Lost Gold Mind Trail. SALT
12 had historically had a trails - trail building crew, that
13 maintained that. County really didn't have a department that
14 had any oversight or any involvement in that. We thought it
15 was a wonderful opportunity to strengthen that partnership and
16 increase the trail maintenance on that trail. So we reached
17 out to SALT and said hey, let's get together, let's talk about
18 this. That came to fruition in July of 2013. We actually
19 went before the Board and signed a trail maintenance agreement
20 with SALT, so kind of identified our responsibilities from the
21 County's perspective and the SALT Trail Builders Crews from
22 their perspective on what we were expecting of each other in
23 this partnership, and formalized that agreement. And later
24 that fall, we began those - began the onsite evaluation of the
25 trail. So I connected with Duane Dunning who was the trail

1 supervisor for the SALT trail crew. We went out and did an
2 assessment of the trail, the trail conditions, noting where it
3 is needed maintenance more than others, where we had some
4 alignment issues that we could address within our footprint.
5 And one of the really telling pieces from that visit, that
6 first visit - and it had been probably eight years since I've
7 been on that trail - was we were - the trail gets most of its
8 use between those two points. The section between here and
9 here, on State Trust Land that we actually manage and own the
10 right-of-way for, and then on into the forest boundary, had
11 minimal use, and really looked like from the perspective of
12 what we look at from trail building perspective, the alignment
13 was probably not chosen based on what was sustainable as far
14 as building, it was chosen because it hugged the State land
15 boundary and had the most minimal impact on the State Trust
16 Land, is how that probably got done. But the trail conditions
17 on that west side were poor, and that's probably a good
18 description. Both Duane and I, we walked it both - I think we
19 - after we were done walking that, both of us had sore ankles
20 for a week. Lots of rocks in there, the trail had basically,
21 basically become the drainage corridor for any water coming
22 off the mountain, was hitting the trail corridor and cutting
23 the trail out all along that section. And it's about a two
24 mile section, give or, give or take. So what we did is the
25 County - I put that into my work plan for this fiscal year.

1 We had - we hired a contractor in the fall to come out and
2 within, again, within our footprint that we have in the right-
3 of-way, and said we need to realign this trail within this
4 footprint, and build it in a way that is sustainable and that
5 we anticipate will get increased use on that west side. So
6 we, we had that done, we had it staked and I can tell you
7 there were 1250 - 250 stakes that went across that two mile
8 section. You saw some of the stakes as the photos were going
9 through. When Duane and I met with the contractor in late
10 October after he was done with the realignment and getting it
11 ready for construction, we walked that full two mile section
12 and I remember we had a discussion coming back, we're like
13 okay the SALT trail crew's going to take this on, you know
14 what, what's realistic, what do we think's going to be done
15 this year? And I think both of us, Duane and myself, we were
16 - I think we were - would have been ecstatic if we got half of
17 that trail constructed. Well, not only did the trail crew
18 construct half of it, they constructed the whole thing. So,
19 so two-plus miles of new trail - and this is constructing the
20 full trail and the full trail footprint, as well as what I
21 loosely term revegging, which is obliterating the old trail in
22 some sections so we don't have people going both ways on the
23 new trail and on the old trail. But just to give you an idea,
24 so in two thousand - last fiscal year, before we had this
25 project, the SALT trail crew put in about 390 hours of trail

1 maintenance work on the Lost Gold Mine, which is a pretty
2 phenomenal amount from - in any respect. This year, in order
3 to compete this project, that Trail Crew put in 888 hours of
4 work, and the way I value, so I have a website that I go to
5 that values volunteer labor, that puts us at - and Duane I'm
6 sure you did this on purpose - that puts us at \$20,000.76,
7 trail maintenance that we had provided by these volunteers.
8 So what I wanted to do is I wanted to recognize the trail
9 crew, or part of the trail crew, and have them come up and you
10 can all introduce them. We'll get a photo. And then I've got
11 something special for the trail crew. So, this really is -
12 and in the trail world it's not unusual to have these
13 partnerships, with volunteer organizations to help do trail
14 construction and maintenance - this is a prime example of how
15 public/private partnerships can happen. It's good for the
16 users, it's good for the County, and these guys love it, and
17 I'm glad they love it, because we don't have to pay for that
18 labor - not much anyhow. So, if I could, I can bring up them
19 and introduce. I've got - with us from the SALT is Duane
20 Dunning. Duane is the chief trail crew builder - I don't
21 know, what is your official title?

22 DUNNING: Leader.

23 TAYLOR: Leader.

24 DUNNING: Yes.

25 TAYLOR: And I will tell you that I work with a lot

1 of volunteers in what I do. I'm also a volunteer. If I could
2 just copy him and duplicate him about 15 or 20 times, I would
3 be a really happy camper. So Duane is wonderful to work with,
4 super organized, and you know, we go over things once and it's
5 done and it's always done right. So also from the SALT Board,
6 Bonnie Knowlton, correct?

7 KNOWLTON: Yes.

8 TAYLOR: And then Bill McKenzie, he's one of those
9 guys that was in the picture, I think. Yeah, only dirtier,
10 right?

11 MCKENZIE: Yeah.

12 TAYLOR: So I just thought we should give them a
13 round of applause and thank them.

14 [Applause.]

15 TAYLOR: Did you want to say anything before?

16 DUNNING: No, you know, Kent asked to bring some of
17 the crew in, I sent out - I've got about 25 volunteers - I
18 sent the email out, I got 24 no thank you's, and I told - Kent
19 inquired I think yesterday or today, you know, if I had some
20 people coming and I said well these guys, they like to go out
21 and dig in the dirt in the desert, they're a little shy about
22 coming out to public meetings. But -

23 TAYLOR: So, so as staff sat down and said well, you
24 know, what, you know what are we going to do for these guys?
25 You know, we could do a plaque, no, no, that's not good. So

1 appropriately, I want to keep these guys working for a long
2 time. So I was out helping these guys and (inaudible). And
3 I've got, I've got actually more in my office (inaudible), and
4 so (inaudible). So I was, I was working with them and I think
5 I went out with them in January. I used a pick that they had
6 and so the pick part was about this long. So they've worn out
7 that much of the pick, so -

8 DUNNING: That's because the (inaudible).

9 TAYLOR: So, so since I want to keep them working,
10 I, I - we purchased a few additional McLeods, which is a great
11 trail tool for them, some picks. I went to a lunch, their end
12 of the year lunch a couple weeks ago. One of the gentlemen
13 said man, I went through three pairs of gloves, so we got some
14 gloves. And so what do you do when you wear out trail gloves?
15 Duct tape. We even get a few extra, few extra (inaudible)
16 with some duct tape. We - yeah, we just thought that this was
17 a much better appreciation of the work they do and we know
18 that next year I'll have some more work for them to do. Yeah.
19 So again, thank you very much for all your help. So I think
20 we need a, I think we need a photo. Stand up there, and then
21 you guys all stand up behind them, yeah, you guys get your
22 photo because I'm going to try to get the (inaudible).

23 ??: You get in there.

24 TAYLOR??: No, she can get in it.

25 ??: Kent, you should be in it.

1 TAYLOR: No.

2 ??: Cyndi ought to be in here. We're her people.

3 TAYLOR: There you go. Good, that's great.

4 Fantastic.

5 [Small talk about loading appreciation gifts.]

6 RUEHL: Thank you guys. What a great season you

7 had. And that wasn't the only trail they worked on this

8 season.

9 TAYLOR: But it is the most important one.

10 RUEHL: Well, like Kent said, you know, this is the,

11 a really great example of a private/public partnership, and

12 how we get things done in this County. They've been

13 maintaining that trail for lots and lots of years. Well they

14 put it in to begin with in the late 90s, like, like Kent said,

15 and they've been maintaining it. They also maintain the Silly

16 Mountain Trail for Apache Junction and they're going to be -

17 now they're entering into a contract with the National Forest

18 Service to maintain the Hieroglyphics Trail too. So these

19 guys just can't get enough. These are all retired guys, and

20 women out there. I don't know how they do it. Moving onto

21 the second item under New Business, it is time, per our

22 bylaws, to nominate and elect a chair and a vice-chair for a

23 one year term, beginning today to the - this Advisory

24 Commission. So, I will open it up if we have any nominations

25 for either.

1 BROWN: Madam Chair.

2 RUEHL: Yes. Gordon.

3 BROWN: This is Gordon Brown. I'm of an opinion if
4 it ain't broke, don't fix it. I would, I would re-nominate
5 Cyndi and Gina, so.

6 RUEHL: Thank you, Gordon. This is Commissioner
7 Ruehl. Thank you, I appreciate that. I am going to have to
8 take a little bit of a backseat this next year. It's been
9 interesting being the first chair, but I will have to decline
10 the nomination, but thank you anyway for your, your support.

11 TAYLOR: Chairman Ruehl.

12 RUEHL: Yes.

13 TAYLOR: And Commissioners, so even though it's the
14 same agenda item, so we should make those nominations
15 separate, so one for Chair and one for Vice-Chair.

16 BROWN: Madam Chair?

17 RUEHL: Yes, Gordon.

18 BROWN: I would nominate Gina D'Abella for Chair.

19 D'ABELLA: Is there any - this is Commissioner Gina
20 D'Abella - is there anybody else that would love to chair this
21 Committee? Are you sure? Positive? Okay, I accept the
22 nomination.

23 ??: Well, someone could second that.

24 CARNES: I'll second it. Commissioner Carnes, I
25 will second it.

1 RUEHL: Are you shaking your head? All in favor of
2 electing Commissioner Gina D'Abella as Chair of the Advisory
3 Commission, say aye.

4 COLLECTIVE: Aye.

5 RUEHL: Opposed? Congratulations Ms. D'Abella. We
6 now have a Chair in place. Thank you very much for serving in
7 that capacity.

8 TAYLOR: So Madam Past Chair, your job is done.

9 RUEHL: Thank you very much.

10 TAYLOR: Yep, Gina it's all yours.

11 D'ABELLA: Okay, I need a nomination for Vice-Chair
12 then.

13 RUEHL: This is Commissioner Ruehl. I would like to
14 nominate Mary Johnson for Vice-Chair.

15 BUTLER: I'll second that nomination. This is
16 Commissioner Butler.

17 D'ABELLA: All in favor say aye.

18 JOHNSON: Before we go - this is Mary Johnson. I
19 just want to be very candid, there is one meeting I can't
20 attend, and it's this next one in July, so if anyone, you
21 know, has any issues with that, you know, I just want to be
22 very honest up front. So - and maybe I can do it
23 telephonically, but I'm not sure at this point.

24 D'ABELLA: Are there any other discussions on the
25 nomination of Mary for Vice-Chair? Okay, seeing none, we have

1 a motion, we have a second, and all in favor?

2 COLLECTIVE: Aye.

3 D'ABELLA: Opposed? Okay, motion passes. Thank you
4 for stepping up, Mary. Okay. Next item on the agenda, we
5 have a presentation from our Pinal County Public Works
6 Director, Louis Anderson.

7 PATEL: Thank you Madam Chair, Members of the
8 Commission. I am not Louis Anderson. This is Himanshu Patel,
9 the Director of Community Development of Pinal County.

10 D'ABELLA: Okay.

11 PATEL: Although Mr. Anderson will be going shortly
12 after I do. So thank you for your time this evening. What
13 I'd like to do is share with you a little bit about what's
14 happening with one of our newest department in Pinal County.
15 This is the Community Development Department, and the
16 structure of this department was directly linked to enhancing
17 customer service, improving quality of our efficiency, and
18 being able to allow for a centralized control to how
19 development and preservation and engineering, and code
20 compliancy, and building safety all is under one operation.
21 And so as part of that, our department mission is to guide the
22 development through, throughout the Pinal County, through
23 effective planning, design review, develop construction plan
24 approval, our code compliancy, in addition to environmental
25 health. Because one component of our department now as part

1 of Community Development is delegations from ADEQ in
2 relationship to our aquifer and our wastewater programs that
3 the County manages. So it's directly fitted with how
4 development is associated with when it comes to water and
5 wastewater needs. So just briefly regarding the
6 functionalities of the department, you can see we've
7 structured this department into seven different divisions.
8 The public - the Building Safety Division, ultimately that's
9 kind of where the development kind of sees the final end of a
10 particular product, kind of taking raw land and ultimately
11 seeing a building constructed or a particular facility
12 constructed. And so it starts off under the Planning
13 Division, as the project moves along. Once it moves along it
14 goes into the Engineering Division and then it comes into a
15 building permit. The area of public health and welfare and
16 safety falls into the Code Compliance Division, in which they
17 are directly linked to assisting with compliancy issue,
18 whether it's zoning issues or planning-related issues to help
19 with use and abatement. Our Customer Service Division aka One
20 Stop Shop, which is where our customers come in, where we help
21 facilitate the permitting process, if there's a permit they
22 need or a particular service that they need from a particular
23 County. And then briefly I discussed the aquifer protection.
24 That is where we deal with the onsite wastewater treatment
25 facilities, aka septic program. And I'll briefly talk about

1 some of the expansion that we're looking at into this
2 particular program. And then that's the administration and
3 financial support side of it. The next slide just gives you a
4 little overview of all the staff that are part of our entire
5 department. We have a total of 42 staff providing the full
6 array of services related to Community Development in Pinal
7 County. Just highlight a few projects that we're working on.
8 Now this department in its official stage started last June, I
9 guess, sometime last summer, and so I've been the director
10 since July and this is what we're kind of moving towards, and
11 the strategic goals that have been set forth by our Board of
12 Supervisors. So a couple of important projects that have some
13 direct correlation with the services that you are in charge of
14 helping be advisory, is one is our impact fee update. We are
15 currently actively going through a development impact fee
16 program update. This is a - this is a particular project that
17 the County in 2006 decided that in order for growth to pay its
18 fair share, we need to have an impact fee program, and that's
19 directly correlated with new growth. And so in 2006, the
20 County established an impact fee program identifying three
21 levels of services that they wanted to assess impact fee on.
22 One, being transportation or streets, the second being public
23 safety, and then the third being open space and trails. So
24 since its inception we've been assessing three categories of
25 impact fees and as - and Ken will certainly get into the

1 details of how the open space and trails aspects of those fees
2 have been utilized or are being planned to be utilized, and,
3 and the - Kent has also been serving as our - on our technical
4 advisory committee to help formulate the new program. The new
5 program is a complete kind of rewrite of - from what we've
6 done in the past. We are restructuring the ways we are
7 implementing our what's known as IFAs, which are impact fee
8 areas. Currently we have seven impact fee areas. So if
9 you're in a - if you're doing a project throughout the County,
10 depending on where you - where that project is, the fee could
11 be, you know, different, based on what that area needs, right?
12 So the new program is being redirected to focus on a County-
13 wide program. So for example, in the open space and trails
14 component of our impact fees that we collect, it's going to be
15 a County-wide. So regardless, if you're doing a project in
16 the south part of the County, or north part of the County, the
17 fee calculation components are all going to be the same. The
18 person assessing that is going to get charged the same,
19 because what we've established is the CIP associated with the
20 open space and trails and parks projects are County-wide
21 benefits, they're not just benefitting an area, just one
22 particular area. These are County-wide projects that need to
23 be enjoyed and utilized by the public at large, and not to a
24 specific area. That's a little different when it comes to
25 transportation impact fees, because once you impose a fee on

1 streets, it needs to have a direct correlation with the users
2 of that street, and that typically is more geographically
3 located. So within the, the new impact fee areas as it
4 relates to open space and trails and parks, we are no longer
5 going to have a variety of different impact fee areas, it's
6 all going to be covered under one IFA, but - a copy of our
7 draft report should be released very soon here and the stage
8 that we are at currently is we are in the drafting stage. We
9 will then go to the Board of Supervisors for the notice of
10 intent, and that is on 120 day review period, public hearing
11 process, so we don't anticipate that this new program won't be
12 implemented until sometime late fall/early winter time. But
13 it is a new way of looking at how we're implementing this
14 program and for the most part we see a very - a cleaner
15 approach, and a more beneficial approach, and a more
16 proportionately shared distribution to cost as it relates to
17 growth. And so I think you'll be - as you get more
18 information on that and you start seeing what, what that fee
19 is, and how it's going to start being collected, and then
20 appropriated through Kent's department as it relates to the
21 parks and open - the types of projects that you will be
22 involved in advising, and some of the special master plans
23 that you're working on, those are also eligible-type projects
24 that can be funded through impact fees. Two important special
25 area plans that the County's going to be working on. So one

1 of the strategic goals that the County Board of Supervisors
2 established was that we're a different - we're a little unique
3 County compared to other counties in Arizona. In parts of our
4 county we've urbanized, right? And there's a substantial
5 amount of our County that's still in a rural environment,
6 because a majority of the population - or roughly 50 percent
7 of the population - is still in unincorporated Pinal County.
8 The rest is distributed within the cities and towns. So we
9 have to take a little unique approach when it comes to
10 planning, because we have to take a more aggressive approach
11 to areas that are of what we're designating is special areas,
12 and they are unique because well one, we've allowed them to be
13 unique, because through the entitlement process. And they
14 require and demand a higher level of service, and which the
15 County does not have the resources or the statutory
16 responsibility to provide. And so in areas like San Tan
17 Valley, I'm sure you've heard time and time again, you know,
18 we're inundated with 90,000 in population. Well we got
19 difficulties in transportation, we've got difficulties in how
20 land use has been planned out. We've - most of our people go
21 into Maricopa County and work, they don't even - there's no
22 employment opportunities, at least not primary employment
23 opportunities. So there are parts of Pinal County that the
24 Board has really wanted us to focus on and we want to do some
25 special area plans throughout the County. One of them's been

1 the San Tan Valley that's been identified, so our department's
2 going to be taking the lead in developing that special area
3 plan. The other important asset that we have in the County is
4 as we have begun in the last several years started to take
5 more direct ownership and operations is our Pinal Airpark.
6 That is a, that is a infrastructure that has incredible
7 opportunities for employment and other types of uses. So
8 we're going to be a special area plan for that area because
9 it's directly correlated with a lot of big projects that are,
10 that are at least being talked about - the UP Rail Line, the
11 Inland Port, that are part of the UP Rail that's in the
12 southern part there, as well as our Pinal Airpark, and the
13 opportunities to really redevelop that airport primarily for
14 car - you know, aviation-type. Never getting into passenger-
15 type, that's not the intent there, and that's not - it doesn't
16 have the resources to accommodate that. So that's an
17 important project that we are working on and in collaboration.
18 When I speak about these projects, it's not just independent
19 to our department, it's in collaboration with Kent's
20 department, in Kent's one man, 1.5 man department, and
21 certainly Louis' department, and our economic development
22 department. So it's a real good collaborative team that we've
23 put together, at least Greg has put together, and so we really
24 enjoy working together. We're going through some zoning text
25 amendment that you'll be seeing coming forth in the probably

1 3-4 months to clean up our regulations, because there are
2 things that we need to do to enhance how we practice our
3 zoning, and our languages that are part of subdivision and
4 zoning regulation. We've deployed a new marketing-type
5 website to help enhance services, a one-shop area where people
6 can now even put in e-plan reviews. So you don't even have to
7 come into our offices, you can sit back and relax and enjoy
8 your cup of hot coffee, whatever you want, and through your
9 internet submit your plans. And so we're going to be - we
10 actually have rolled that out three months ago, and so we've
11 currently integrated three permit types, but we're going to
12 formulate our entire array of services through that. The
13 water/wastewater program, really quick. Right now, we just do
14 onsite wastewater. The one other thing that we're looking at
15 is to possibly get a delegation agreement for the main line
16 water extension program, which is currently just managed by
17 ADEQ. So what we want to do is have a full array of services
18 here, rather than someone needing to go to Phoenix and get
19 their water line extensions done. They can come to our
20 department and be able to get those permits. We are enhancing
21 our development review in inspection programs. We are working
22 on several new and revised regulatory side, in collaboration
23 with Public Works Department. We're doing a revising of our
24 subdivision design manual, and all of these will be part of a
25 public process, so this is not something done internally and

1 then it's just rolled out. The public will get a opportunity
2 to provide input and provide feedback. Drainage ordinance,
3 we're revising that. We were very weak on our drainage side
4 of regulatory, and that's a critical side that we need to
5 start enforcing and also manage, and being able to design and
6 help people design appropriate drainage as it comes to their
7 particular property. Floodplain ordinances. We're rolling
8 out a storm water management program and Louis can talk a
9 little bit about that. That's directly related with our
10 floodplain - our flood district. So those are some of the
11 highlighting points of the projects that we're working on and
12 I just wanted to thank you for the opportunity to give you a
13 few minutes of update on what's happening with Community
14 Development and if at any point you have questions or even
15 offline when you decide you have, you have come up with a
16 question, feel free to call me or email me. Appreciate the
17 opportunity. Be happy to answer any questions. Thank you
18 Madam Chair.

19 ??: Madam Chair, I have a question. So, this is
20 interesting that you - that within your department you are
21 responsible for the drainage ordinances and the floodplain
22 ordinances?

23 PATEL: We will be a - our department will play a
24 role when it comes to permitting. The drainage ordinance and
25 the floodplain ordinance are directly linked with the Flood

1 District that we have, and the staff that are assigned to
2 that. But when it comes to managing, for example, a building
3 permit is being sought by - through our department. We have
4 to then insure that that applicant is meeting the criterias
5 through the requirement of insuring that they provide a
6 drainage report related to their property, and how are they
7 going to mitigate the drainage when it comes to development of
8 their property. So our department, in collaboration with
9 Flood District Division of Public Works, work hand-in-hand for
10 both the permit review, the inspection and compliancy.

11 ??: So specific - one specific question I have is
12 then how do you deal with permitting in areas that are not in
13 Pinal's Flood Control District, but rather the agricultural
14 flood control districts?

15 PATEL: If they are going to be seeking or
16 impacting, going through and requesting a building - excuse me
17 - a building permit, regardless of where it's at, the County's
18 regulations apply. So the flood districts that are part of
19 ag, they don't have regulations regarding drainage and - it's
20 the underlying governance of our County that regulates the
21 drainage side. So.

22 ??: Okay, thank you. I, I have a white paper for
23 you to review some day about riparian and protection.

24 PATEL: I think I've seen it.

25 RUEHL: Good. Love your comments on it. I'll be in

1 contact with you.

2 PATEL: Okay. Thank you.

3 ??: I have one other question, if I may. The
4 impact fees. Do you - in your draft, on your update, do you
5 have a certain percentage, is that how impact fees work is by
6 percentage? And a certain percentage of the project goes to
7 Open Space and Trails, for instance?

8 PATEL: Well, at the end it quantifies that. But
9 what happens is we come up with a number based on capital
10 needs - say the County's five year capital or ten year capital
11 needs; capital projects that have been identified through the
12 master plan that was prepared; and then that capital projects
13 are then linked to what are we anticipating in the next five
14 or ten year projections. So if there's a \$100 million capital
15 program for parks and Open Space and Trails, we factor that
16 into the growth rate, what is our projected growth for next
17 five years, or next ten years, and it comes with a - comes out
18 - the system will shoot out a number saying here's how much
19 growth needs to pay. And so it could be \$200, \$300, \$400, per
20 unit. So per home that's - per building permit that's issued.
21 For residential it'll say this is how much we need to assess
22 for parks, for impact fees.

23 ??: That's just if there's a certain projects with
24 a certain package, with a certain projected cost on the table.
25 That's how that's determined?

1 PATEL: No, for example currently, even today, so if
2 you have a home that's being built, let's say in San Tan
3 Valley, or in Gold Canyon, or wherever, that's in the County's
4 jurisdiction, we will look at which area that home is being
5 built. If it's in IFA 1, 2, 3, 4 or 5, and then that home
6 will be assessed the already adopted current parks Open Space
7 Trail impact fee, and right now it's 200?

8 TAYLOR: \$272 per dwelling unit.

9 PATEL: Yeah. So currently we charge \$272. What
10 I'm proposing is that through our new program or reevaluation,
11 that number may change, you know, and that's what the - that's
12 why these studies are done every three to five years to
13 reevaluate capital needs.

14 ??: Okay. Thank you.

15 PATEL: Thank you very much.

16 BROWN: Himanshu.

17 PATEL: Yeah.

18 BROWN: Before you get away. With the - looking at
19 the drainage studies, and by the way, that's some pretty
20 sophisticated stuff you're talking about. But the - this is
21 more in the theoretical, is what my comprehension of the
22 drainage studies and I'm hoping you can reassure me - is that
23 in a explosive growth, you do a drainage survey, a drainage
24 study, and you - it's largely historical. How much water have
25 you gotten, and how much comes down the hill, and reaches this

1 property. But at the time they're doing that drainage study,
2 that's vacant property. Now in the later time, that could be
3 covered with impermeable surface, meaning more development,
4 which changes what your drainage study would have been had you
5 known what was going on. And, like in San Tan Valley, you had
6 all that going on. You had one that - you had a whole bunch
7 (inaudible) drainage study, unaware of each other and how each
8 other would affect each other, you know, when they all come.
9 They're all viewing it as vacant, and then all of a sudden
10 they're all there. So that - I'm wondering how you address
11 that, and then the most desirable places to put the homes is
12 usually at the base of the hills, you know, and that's where
13 the recharge area is. So instead of being recharged, it ends
14 up going down the, the flood water retention area and over
15 into Maricopa County in a lot of cases. But how do you -
16 rather than paying people to dump in an aquifer that's
17 probably not the same aquifer that they drew the water out of
18 - and how that works I've never understood why that works that
19 way - but, but how do you, how do you recharge the aquifer
20 when you put impermeable surface over the - over where the
21 recharge normally takes place? That's a lot of questions, I
22 know.

23 PATEL: Yeah, no, and it's - I don't have the full
24 answer. I mean, and I guess if I did, then we wouldn't have a
25 lot of these engineers that work for us. But yeah, some of it

1 we're going to have to defer to - one thing is important,
2 Commissioner, is that when we are looking at projects, we
3 shouldn't look at it just independent of one another. It's
4 got to look at it on a regional perspective. And I'm sure
5 we've done a pretty poor job on that. I'm not too - if
6 there's problem areas, I'm sure there's been some poor areas
7 that we haven't properly looked at, but from my perspective, I
8 think a regional analysis should be done, and in areas that do
9 affect us, we definitely do require onsite retention, you
10 know, because that's one of the things, is if you're going to
11 affect drainage, you're going to have to accommodate it on
12 your own property and not have impact onto adjacent -

13 BROWN: Right. Except that it doesn't, it doesn't
14 recharge the aquifer there, and a lot of them are detention
15 areas. So you got to, got to have it come in where it comes
16 in, and go out where it comes out, but nobody can predict what
17 volume is going to be coming in and going out. When I look at
18 the mountains and see there was gullies - I'm a great noticer
19 of the obvious something cut those gullies, so that's - so -
20 but I like what you, what you had to say. It's - and maybe,
21 maybe Louis will be better to answer it, but, but maybe if it
22 was analyzed at build-out rather than the way it is currently,
23 you know?

24 PATEL: Right.

25 BROWN: Yeah.

1 PATEL: And, and, you know, there's, there's an
2 opportunity where we may have to, and possibly incorporate it
3 into our programs where going back to an areas and looking at
4 regional solutions, because we know that there are problem
5 areas, we can't just continue to, to address the problem areas
6 independently, we're going to have to look at them on a
7 regional perspective.

8 BROWN: Thank you.

9 D'ABELLA: Any other questions for Mr. Patel?

10 BUTLER: Yes, this is Commissioner Butler. I'd like
11 to know a little bit more about the impact fees. It's my
12 understanding that the ones that were collected are designated
13 to the areas where they were collected. Will that part still
14 stand when we're doing a County-wide same fee, or will those
15 fees be usable everywhere, the new ones collected, and how
16 does it affect the ones we've already collected?

17 PATEL: The way I'm envisioning this and I think you
18 have a clear understanding, is that they're going to be
19 County-wide. So because these projects are so regional that
20 we're, we're gonna in essence say if we collected an IFA-1 or
21 2, now under the new program it's just bundle them together
22 and we're going to be able to - you're probably going to have
23 a greater bang for being able to do a larger project, you
24 know? Because these are regional projects that were initially
25 identified in the master plan, are still being supported in,

1 in this study.

2 BUTLER: And what about the old fees, that have been
3 collected? Are they still designated to their areas, or do
4 they get thrown into the County bucket?

5 PATEL: I'm under the understanding that they're
6 going to be put into the -

7 TAYLOR: Commissioner Butler, that's my
8 understanding as it stands right now, is that you know, once
9 we get through this process if, if the Board's in agreement
10 and then - and consolidating the parks and trails and open
11 space impact fees into one County-wide pot, that the
12 previously-collected ones that were by impact fee areas, would
13 also be pooled into that same, into that same pot, going -
14 moving forward. So from what I've seen, you know, initially,
15 is that it does allow us increase flexibility to address those
16 items that the Board has highlighted as our, as our priority
17 areas, so that we can, we can start using those funds in a
18 more flexible manner on those projects, so.

19 PATEL: And we do have, just to add on what Kent
20 said, the County has a different legislation compared to
21 cities and towns, and so the County's legislation in regards
22 to impact fees is a little more flexible than it is for cities
23 and towns. So.

24 BROWN: And that - I know the devil's always in the
25 details, but I, I see a lot of opportunity there, you know,

1 like I think - so maybe I'll describe the way I think and then
2 you can tell me if I'm wrong. Is that with this flexibility,
3 say like looking at the area, roughly half - 400,000 people in
4 Pinal County, round figure - half of them live in a
5 municipality, the other half live in a, in a County
6 governance. So that's - you got half of, half of 400,000 is
7 200,000, and you've got over 90,000 in San Tan Valley. So
8 that's - so that's 90 out of the - in an urbanized County,
9 County area. That's a substantial portion to where the impact
10 fees there, what the usage is there, you're up against
11 destroying, destroying if it's overused. So, so like if you
12 have a trail in a highly urbanized area there or a regional
13 park or whatever, there's a, there's a limit to where it could
14 be affective and then you've got to encourage the people to go
15 to other areas and make other trips, which isn't that hard, I
16 don't think, because like I've seen horse people will not want
17 to go to the same place all the time. I imagine it's the same
18 with mountain bikers. But would it be - in specifics, would
19 it, would it enable impact fees collected in a - where a lot
20 of them would be collected in San Tan Valley and been able to
21 be used in another area where you probably wouldn't have the
22 growth to get a lot of impact fees, but people from San Tan
23 Valley would definitely enjoy going to. Am I seeing the
24 opportunity correctly?

25 PATEL: You are seeing it correct. That's exactly

1 our intent under the new program.

2 ??: Okay. All right.

3 PATEL: And especially - just sorry to add, sorry -
4 because a large part of our capital improvement plan for the
5 open space and trails, it's a lot of acquisition, you know, in
6 some case there's land acquisition involved, and so it's a -
7 these are larger projects that have a greater benefit to the
8 County as a whole rather than geographic area.

9 D'ABELLA: I think we all agree with that on this
10 Commission.

11 PATEL: Thank you very much.

12 D'ABELLA: Thank you. Sorry, I thought Louis
13 Anderson was going first, but now we have Louis Anderson, the
14 Director of Public Works presenting.

15 ANDERSON: Thank you, Chair, Commissioners. Thank
16 you for your time, I appreciate that. Yes, as Gina,
17 Commissioner D'Abella said, that I'm Louis Anderson, Public
18 Works Director. I've been with Pinal County about two years.
19 I've learned a lot in those quick two years. Under Public
20 Works, I didn't put the org chart in, my partner in crime,
21 Himanshu Patel told me that I had way too many slides, so I
22 cut back some of the org charts and some of those things.
23 Public Works, it consists of engineering, our Flood Control
24 District, transportation, the two airports that we have in
25 Pinal County, our Flood Control District, Emergency Management

1 which is this really cold location here. I hope everybody's
2 cool enough. We're going to have to do something about that.
3 And recycling and a few other things that go with that. I'm
4 just gonna - I like pictures, so I'm going to talk about some
5 of the collaboration that Himanshu has talked about. But in
6 our new leadership with Mr. Greg Stanley and Himanshu, myself,
7 Kent and our economic development folks, we've got a more
8 collaborative approach to leadership, as well as working with
9 our County citizens, so internally we've kind of taken down
10 some of those barriers and working more collaboratively
11 together. And as he was thankfully answering some of those
12 Flood Control questions, we do an engineering review each of
13 those plans and evaluate and actually go back to the engineer
14 that's submitting the plans and try to make corrections,
15 because we do see things that come in that will inundate other
16 properties. And as you did say, Gordon, we did make a lot of
17 mistakes in San Tan, and we're working through those. We've
18 allocated \$25 million in transportation in the San Tan Valley
19 area in the last, you know, couple of months, which we're
20 going to enhance Hunt Highway. There's a lot of drainage
21 aspects to that. We have a lot of drainage issues in Hunt
22 Highway, along there, as well as the Gary Road connector, so
23 with that, I'll start with the photos, talk about some of the
24 things we've done with Kent's group and Himanshu's group. In
25 Public Works, here's a photo of three trailheads that we

1 constructed in 2012. Many of you probably have been out to
2 some of these sites. Florence-Kelvin Highway Trailhead, the
3 Freeman Road Trailhead, and the Tiger Mine Road. The Mount
4 Lemmon Realignment was - allowed us to move the Mt. Lemmon
5 roadway away from the American Flag Post Office, which was
6 very good for the historic preservation of this facility, and
7 it also relieved the traffic and put pedestrians at the
8 trailhead. This is another project we worked with with Kent
9 and our maintenance crew down in the Mammoth/Oracle area. The
10 proposed Kelvin Bridge. We have \$7.5 million allocated to
11 replace the historic Kelvin Bridge, and part of that plan is
12 to utilize the existing bridge as a trail for the Arizona
13 Trail. We'll have equestrian access as well. With that
14 existing bridge, we will have the underpass to allow folks to
15 get from the trailhead to the bridge, and also in the design,
16 a park, parking and trailhead structure that we're working
17 with BLM on. Flood Control projects. Essentially support are
18 open space and trails plan. We just acquired 30 acres up in
19 the Hopi Hills, with - it will be a retention basin. We,
20 also, when doing a flood control project, environmental and
21 cultural resource assessment is conducted, insuring that
22 there's no negative impacts and we avoid those negative
23 impacts at most costs. We look for alternatives in our Flood
24 Control projects, and we try to mitigate in our planning for
25 impacts that cannot be avoided. Something of note is that

1 Pinal County has 41 percent of the FEMA special hazard area is
2 within State Trust Land. So really important to note that we
3 only have about 16 percent of private land in Pinal County.
4 Is that right? 40 percent of that land is State Trust Land,
5 so in Planning and Development one of the big partners is
6 State Trust Land, and helping them to identify development
7 strategies that will allow for Open Space and Trails and
8 conservation. Next slide please. West Pinal Park. Here's
9 another collaboration with Mr. Taylor and his group. In West
10 Pinal, we were able to do some road grading and we maintained
11 the roadways out there, helped install the kiosks and signage,
12 removed the old signage posts and the heavy trash, keep an eye
13 on the litter. Removed an unsafe barbecue pit. We also - I
14 don't know, there was maybe 50 or 100 large picnic - was it -
15 how many?

16 TAYLOR: 50.

17 ANDERSON: We - our crews went in and removed all of
18 the old picnic tables and then assisted with the installation
19 of the new. And we've also got a park host out there now and
20 needed water, so we've helped facilitate ADEQ's permit and as
21 well as the water access for our host out at that park with
22 our folks in Public Works Maintenance. Next slide please.
23 Dudleyville. Playground equipment was installed by Public
24 Works staff. We are currently doing a flood study of that
25 region. We have a problem with flooding of the park, as well

1 as the parking lot. We have done some minor improvements and
2 we've recently received comments back from our consultant on
3 some mitigation strategies, which we weren't exactly ecstatic
4 about, nor was our park's director, so we're going back and
5 making some adjustments to that. But long term, it's going to
6 be able to be a year-round park where we'll have parking and
7 not flooding out that area. Next slide. Oracle. In Oracle,
8 we removed and disposed of unsafe skate park accessories. We
9 have graded the entry at the Liberty Park and after the rains,
10 removed unsafe equipment from utility poles, and assisted with
11 playground equipment installation. This is the Oracle Park.
12 Recently also down there we've worked on a baseball diamond
13 and done some, done some work for that area. Trail
14 maintenance. We've worked on the Arizona National Scenic
15 Trail, with a contractor for the trailhead cleanups.
16 Unfortunately people don't take as nice of care of those as
17 they should and we do find ourselves out there more often than
18 not. Installed the trailhead signage, repair and replace of
19 the vandalized material at the Florence-Kelvin Trailhead, and
20 our parks director also found where the hiding post was for
21 all the garbage, and the kids were just pitching them up at
22 the top of the hill, so up at the top of the hill, down below,
23 there was just, it was just loaded. And then Lost Gold Mine
24 Trail. The cleanup of illegal dumping multiple times. Our
25 Public Works staff, as well as Community Development and our

1 Parks Director have been in discussions with BLM, Arizona
2 State Land Department, Arizona Game and Fish, in reference to
3 the candidate of the desert tortoise and it becoming
4 protected. So we've done some research and some briefings
5 with experts. ASU has also started to work with this
6 potential, some of the big landowners, State Land, and we're
7 exploring options and funding sources to benefit the County
8 and the Desert Tortoise. We're also working on adding a GIS
9 layer updates with specific habitats to our GIS system here
10 within the County. And with that, did you have something,
11 Kent, to add to that?

12 TAYLOR: No sir.

13 ANDERSON: Mr. attorney? You guys have any
14 questions? That's the end of my presentation and pictures and
15 -

16 JOHNSON: I just wanted to add a comment, because
17 having worked in this field for a number of years, oftentimes
18 I used to say we need other departments more than they need
19 us, and it's nice to see the level of support here at the
20 County for Open Space and Trails because it's an integral
21 piece and you guys have the equipment and the expertise, and
22 it's nice you all work together to do really good things for
23 the County. Obviously the slides were great and again I
24 commend you and your staff, and the whole group for working
25 together and helping to support Open Space and Trails, because

1 we really do need help from other departments, more often than
2 those departments need help from us. So thank you.

3 ANDERSON: Thank you Vice Chair.

4 D'ABELLA: Thank you so much. Anybody else have any
5 - Cyndi?

6 RUEHL: I have a question, Mr. Anderson. On that
7 one slide you say that 41 percent of our FEMA special flood
8 hazard and insurance is within our - within Open Spaces,
9 within State Trust Land, and that you're developing strategies
10 with State Land Department. So I'm wondering like how's that
11 going? I'm wondering what - how does that work? I don't mean
12 to be facetious, I'm just wondering how that works, if there
13 really is a discussion with State Land, or -

14 ANDERSON: Right, no there is and we actually met
15 with State Land. It's been since prior to the new governor,
16 and so the State Land Commissioner left and went to ASU, who's
17 now working on the Sonoran desert tortoise, as you, you
18 probably -

19 RUEHL: No.

20 ANDERSON: Currently there's an interim
21 commissioner, and no commissioner. But prior to that we did -
22 we were meeting with State Land on a quarterly basis to try to
23 facilitate discussions on how these areas are going to
24 develop. It does - it wasn't a great meeting, I wouldn't say,
25 and it's going okay. At least they know we're there and those

1 are some of the things. Mr. Taylor attends those meetings,
2 Mr. Patel attends those meetings, and Mr. Stanley as well as
3 myself. And we're, we're - we make - we did discuss
4 potentially establishing a meeting - or re-establishing the
5 quarterly meetings, however right now we're considering
6 holding off until a commissioner is in place. And then re,
7 reinvigorate those discussions with, with the State Land
8 Department.

9 RUEHL: Good luck.

10 ANDERSON: They're in - we made it.

11 RUEHL: Really, it's important to have that, yes.

12 TAYLOR: And Madam Chair, could I add something? So
13 just a dovetail on what Louis said as far as some of those
14 collaborative efforts, he mentioned quarterly meetings with
15 State Land. We've also reinstated since Greg took over, Mr.
16 Stanley took over as County Manager - reinstated quarterly
17 meetings with the Tucson Field Office of the BLM. Or I guess
18 they're not quarterly, they're every - three times a year when
19 we can get them in the room. But there is - and again, it
20 includes the County Manager, Louis, Himanshu and myself, and
21 then anybody else from those respective areas that might be on
22 a specific project. But I can, you know, I can tell you just
23 from those efforts and opening those lines of communication,
24 that I know Louis has gotten some responses that we were stuck
25 on, because we've been able to open those dialogues, and we're

1 hoping for the same kind of results with State Land. I think
2 we'll agree with Louis, it'll probably wait until we have a
3 new Commissioner and then we'll see what that direction is.
4 But those were the type of efforts working together that
5 we're, you know, trying to move things forward within each of
6 our departments.

7 D'ABELLA: Are there any other questions for Mr.
8 Anderson? Seeing none, thank you so much.

9 ANDERSON: Thank you.

10 D'ABELLA: Thank you. Okay, next on our agenda is
11 to discuss our work session, the development of strategic
12 direction of the Open Space and Trails Commission, including
13 the possible development of a strategic plan. And I know we
14 started this process the last couple of quarterly meetings
15 with the help of a facilitator who could not be here today.
16 And so moving forward I know we discussed one goal that was in
17 relation to awareness, public awareness, getting 60 percent, I
18 think, is the number we discussed, increase in aware - or
19 awareness of the Open Space and Trails master plan. I don't
20 actually have how we worded that. Does anybody have those
21 notes written? I - it was something to the effect of by the
22 next poll, if there should be one, in the spring of 2016 that
23 we have 60 percent of those polled knowing that there's an
24 Open Space and Trails Master Plan. Does that sound about
25 correct?

1 TAYLOR: Madam Chair can I interject just really
2 quickly so then you guys, maybe based on this, you guys can
3 discuss what your next steps are with regards to this agenda
4 item. Mr., Mr. Frazier who has been helping us facilitate
5 through that strategic planning process, was called out of
6 town to deal with some vendor issues and was, I think, getting
7 into Phoenix about now. So he was not able to be here. I
8 know that prior to - in the last few weeks I know he was
9 working with Commissioner Ruehl - and Chairman Ruehl at that
10 time - coming up with some worksheets and other study and work
11 material on your strategic plan, which would probably include
12 all the notes and all that. But he just was unable to get
13 those to us to - in order to - in a timely manner for you guys
14 to review prior to the meeting. So, it's really up to you
15 guys how you want to proceed. You know, we don't have those
16 documents and we don't have the, the notes on what work's been
17 done. You know, my recommendation would be that that's
18 postponed until the next agenda item, but of course that's up
19 to you guys to decide how you want to proceed.

20 BROWN: Well, Madam Chair, with regard to that and
21 Kent, maybe I'm misreading it - to me that issue is a
22 formalization to do it as a group. If there's anybody on this
23 Commission that isn't already doing what they can to do that,
24 and won't be continuing to do that, I'm not aware of it. I do
25 it whenever I get a chance. And so I don't, I don't know see

1 why sooner isn't better than later, you know.

2 TAYLOR: I'm not exactly sure what you're relating
3 to, Commissioner Brown.

4 BROWN: Public, public awareness was the goal that
5 was set.

6 TAYLOR: I was -

7 BROWN: And to formalize that as a Commission goal
8 would be taking what (inaudible) this Commission is already
9 doing or is likely to be doing, and saying they're going to do
10 it collectively as a goal for this group, in addition to doing
11 it separately, and maybe, maybe the sooner we do that, the
12 better.

13 TAYLOR: Yeah. Well I would say that agenda item is
14 for our work session item, so you currently, as a Commission,
15 have not voted on any strategic goals as an action item, nor
16 is that agendized for tonight.

17 BROWN: Right. But what I'm say, what I'm saying is
18 that - okay. I would like to have it on the next agenda, you
19 know, as a voting issue.

20 TAYLOR: We will, we will add that, we will add that
21 -

22 BROWN: But I wanted to - as you know I sometimes
23 do, I was (inaudible) in a viewpoint into it, and that's just
24 a formalization of what we're already going to be doing, you
25 know, that's - in my opinion, you know.

1 D'ABELLA: Thank you, Commissioner Brown. I brought
2 it up simply because it was the only thing that we had
3 discussed and kind of solidified from our last quarterly
4 strategic planning process, and I too would like to see it on
5 the agenda to continue with that process, because we - it took
6 us six months to get one goal.

7 BROWN: And what I was working in there was please
8 don't (inaudible) until we have a formal vote before you start
9 doing that.

10 D'ABELLA: Yeah. Maybe one thing that we could do
11 is prior to the next quarterly meeting, we could work with
12 maybe the work papers that you were starting to work on with
13 Mr. Frazier, Commissioner Ruehl, and get that out maybe to the
14 Commissioners to digest prior to it being on the agenda so
15 that they have some type of working document that could help
16 with, you know, the facilitation of the process once we have
17 the meeting.

18 TAYLOR: Yeah, Chairman, that was I think the
19 intent.

20 D'ABELLA: So we will -

21 TAYLOR: And I will - so my first (inaudible) or
22 first phone call tomorrow will be to Mr. Frazier to let him
23 know to contact you as Chair because he will be having those
24 discussions with you.

25 D'ABELLA: Okay, so then do you feel we then should

1 table the rest of this discussion until we have that
2 information before us?

3 JOHNSON: This is Mary Johnson. That would be my
4 recommendation. Without having any documentation in front of
5 me, I think it'd be difficult to kind of wing it - for me,
6 personally. That's my opinion.

7 D'ABELLA: Okay. Anybody have anything to add to
8 that? Okay. So we will move on. The next agenda item,
9 number 8, discussion of possible future agenda items. Well,
10 obviously our strategic planning process is on there, and
11 there are five total future agenda items before you. Are
12 there any others that you would like to see on a future
13 agenda?

14 BROWN: Well, this is Commissioner Brown. There is
15 an issue that came up and I think Kent is probably aware of
16 it. Is with the San Tan Mountain Regional Park, it is an
17 objective of Pinal County to assume management of a park that
18 sits wholly in Pinal County. But going back, that park has
19 had a turbulent history, and the County Supervisors for
20 Maricopa County had been aware of what people in that area
21 think it's their park. But now there's new, new people in all
22 the positions, but I think they understand (inaudible).
23 Because Maricopa County was doing some park planning that was
24 without input from the people in the area there and the
25 people, as candidly as they possibly could, said stop doing

1 that. And I'm just wondering what kind of support is - I know
2 we're getting (inaudible), but I just wanted you to formalize
3 it, or to let people know it - the support for telling
4 Maricopa County that's going to be our park and these are the
5 stakeholders there, and don't be planning our park. What's
6 happened with that. That's a future agenda item I was
7 proposing.

8 TAYLOR: I will add that to our future agenda item.
9 I can - I - just as a point of clarity, we have an existing
10 agreement with Maricopa County. They have full operational
11 control of that park under the -

12 BROWN: No they don't.

13 TAYLOR: Yes they - under the agreement. And if
14 you, if you look at the performance report that I submitted
15 with my Director's report, you'll see an item on there that
16 alludes to and working on an updated management agreement with
17 Maricopa County, and you'll see the status of where we're at
18 from staff's perspective with regards to conversations with
19 Maricopa County on updating that management agreement. So if
20 you look at the Director's report that's in there, we're
21 having discussions with Maricopa County, there's lines of
22 dialogue are open. So I can, I can tell you that's
23 progressing.

24 BROWN: Okay, that's - yeah.

25 D'ABELLA; Also there might be an update in July on

1 the Palo Verde Regional Park, possibly, because I believe
2 you're going to (inaudible).

3 TAYLOR: It would probably be within my Director's
4 report, getting over that right now. So we potentially could
5 have a contractor on board by that time.

6 D'ABELLA: Potentially.

7 TAYLOR: Maybe, yes.

8 D'ABELLA: Any other future agenda items that
9 anybody would like to address?

10 BUTLER: Madam Chairman, yes. This is Commissioner
11 Butler. Mr. Taylor and I discussed a couple of mining-related
12 environmental impact statements that may be coming out that
13 we'll need to address, so I know he has those on the possible
14 agenda, but.

15 ??: Not on here. It's not on the list.

16 TAYLOR: Just, just to be clear, that would be the
17 Asarco Tailings Facility, and I think that's in my Director's
18 Report. The Asarco Tailings Facility. The second item is the
19 Resolution Copper project, and related tailings storage
20 facility with regards to that project. Is that correct,
21 Commissioner Butler?

22 BUTLER: Yes.

23 TAYLOR: Thank you.

24 D'ABELLA: Were you going to say something
25 Commissioner Johnson?

1 JOHNSON: We just had a question for legal. This is
2 Mary Johnson. Would we have needed to make a motion to table
3 item (d) on that last agenda?

4 TAYLOR: No, I think you can just continue it to the
5 next agenda.

6 JOHNSON: Okay. Thank you.

7 D'ABELLA: Okay, so what we have on possibly future
8 agenda items, is the CAP Recreational Trail Draft Master Plan,
9 the Peralta Regional Park Draft Master Plan, the Tortolita
10 Regional Park implementation phasing plan, approve final
11 Strategic Plan, conservation funding strategy. So are all of
12 those what we want on the next agenda for July?

13 TAYLOR: Chair, just to remind you that that's a
14 discussion of possible future agenda items.

15 D'ABELLA: I know, that's why I just - I want
16 clarification. I know we need to work on our Strategic Plan,
17 we've discussed that. The conservation funding strategy, I
18 personally feel should be discussed. And as far as the CAP,
19 Peralta and Tortolita, that might be a -

20 TAYLOR: Those will be project-specific depending on
21 where we're at in the planning process on each of those, each
22 of those projects, except for item (c). In my, my - I
23 anticipate at this, I'll be bold - I anticipate at this time
24 that I will have for you a discussion about the implementation
25 of Tortolita Regional Park and how we go forward with that and

1 a proposed implementation strategy.

2 D'ABELLA: Okay.

3 TAYLOR: If that sounds exciting. So that, that's
4 my, that's my goal. That's on my work, that's on my work plan
5 and something I anticipate having ready in July. And if
6 something comes along and derails that, then obviously that
7 would be pushed back. But that's, that's my goal because
8 that's part of my - looking to be a part of my work plan for
9 fiscal whatever, 15-16.

10 D'ABELLA: So, the strategic planning process has
11 historically taken us some time during our agenda, so that
12 could potentially take at least an hour of time for the next
13 meeting, so having not a heavy other agenda item, other than
14 maybe the conservation funding strategy, because that's
15 something that the committee - the Open Space and Trails
16 Committee's been working on. It seems like it could only help
17 out with the master plan. So how does - does that sound
18 agreeable to everybody as far as a future agenda? Okay. If
19 there are no other comments, do I have a motion for
20 adjournment? Yes.

21 JOHNSON: One possible segue, and we probably should
22 have - I thought it might be covered in the presentation, but
23 I thought one of the things we talked about at the last
24 meeting, and maybe Mr. Patel or Louis can answer this, is I
25 thought one of the items we'd talked about last meeting that

1 this was going to cover this evening was the process that
2 takes places when a developer comes to the table here at the
3 County, and there's issues related to open spaces, flooding,
4 or you know, streets, that type of thing, and I think it was
5 more for this Commission, more related and maybe it could be
6 quickly answered here tonight as a segue to your discussion -
7 maybe it can't - but when the developer comes to the table,
8 you know, how does staff, you know, insure that the open space
9 and trails and the master plans that are in place are, are -
10 just kind of walk us through that. Do you, do you have
11 monthly developer meetings, or weekly or? Sorry.

12 D'ABELLA: So do they - are they familiar with the
13 Open Space and Trails master plan, is that your question? Is
14 that part of the process?

15 JOHNSON: No, that wasn't necessarily - my question
16 was from a staff perspective, just how do you address the
17 developers and all the different departmental needs or master
18 plans, because I'm sure they're aware of it, as much as, you
19 know, when the developer - speaking from past experience, we
20 used to have development team meetings, where fire, police,
21 public safety, engineering, everyone was at the table walking
22 through a set of plans. And I think that was one of the
23 things this Commission, as I understood, wanted to hear about
24 that process.

25 D'ABELLA: Thank you for the question.

1 PATEL: Yeah, Madam Chair, Members of the
2 Commission, Himanshu Patel. To answer the question, well when
3 we're talking about - depending on the type of project, so
4 we're talking about an area that wants to go through an entire
5 re - or entitlement process, so they want to take, you know,
6 5,000 acres of property and possibly master plan were
7 integrated into both residential, commercial, industrial.
8 When we're talking about large scale projects, that's exactly
9 what our staff does through our, through our department, you
10 know, to insure that when they make submittal - well first,
11 advise them that we have these policies in place and these
12 master plans in place. If they're not aware, then we
13 certainly make that clear to them. For them to be -
14 familiarize with themselves, identify when we have concept
15 review meetings. We have concept review meetings with
16 individual applicants, identifying with them the areas that
17 they need to focus on in terms of what our policies have been
18 set, whether it's through parks, open space, master plan, or
19 our comprehensive plan, our general plan. And so through that
20 process, we do provide the applicant direct information as to
21 what we have identified as our planning for the specific area.
22 Once they make submittal, and they go through a multiple stage
23 of making submittals. So they'll do a preliminary submittal
24 where we go through and do a cursory review, and then that is
25 distributed to all the various departments and the

1 stakeholders that are part of our team to analyze their
2 particular application, and, and those comments are gathered
3 and then relayed back to the applicant. When we get down to
4 the ground level, for example, at the time of a planned unit
5 development, that's the zoning side, so we insure that they're
6 in compatibility with what we have identified in terms of our
7 policies in our master plan. When we then take it down, once
8 someone is in - and title it through zoning, we then, you
9 know, subsequent, the following the year they come through a
10 plat process, we again reiterate it through the process in
11 which what has already been entitled through the zoning
12 process and try to line up their plats to insure that they're
13 meeting that regulation as part of their zoning. So there - a
14 project could go through taking a concept and then getting
15 through, you know, like say a plat could be a five year, six
16 year, ten year horizon, and so in some cases here's what
17 happens, is that they may have gotten their entitlement in
18 2005. So now we can't hold them to new regulations or new
19 requirements, and so we run into those issues a lot too, and
20 so what we try to do is if they want to make any changes,
21 that's when we are able to then start making appropriate
22 changes to better fit our master planning. So, so yes, we do
23 have a, a process in place through our planners, and then Kent
24 is involved as part of the review side of things. This also
25 goes down to projects that involve site plans. So, you know,

1 whether they're nonresidential projects that trigger site
2 planning process. So we have a concept review committee that,
3 that helps oversee that and provide input both to the
4 applicant, and then provide comments back to the applicant, so
5 Mr. Anderson?

6 ANDERSON: Yes, thank you. Commissioner, as well,
7 the economic development focus that we have here in the
8 County. We have one individual who's our economic development
9 manager and we've started to compile a team - Himanshu, myself
10 and others - that will meet with potential investors to Pinal
11 County, bringing jobs, industrial, as well as other types of
12 operations, and we'll sit down and discuss with the applicant
13 some of the things that - some of the requirements that they
14 may encounter, water issues, where's the most appropriate
15 location for the type of business and compatibility. Just
16 recently we developed a team - myself, Mr. Kanavel, air
17 quality director and there's another - but to identify a
18 checklist for our economic development team to be able to
19 provide to potential investors or businesses, so we're trying
20 to get it even earlier in the frontend before we have a
21 conceptual design, and even just at infancy, so -

22 D'ABELLA: So for clarification, Open Space and
23 Trails master plan's on that checklist.

24 ANDERSON: Absolutely.

25 D'ABELLA: (Inaudible).

1 JOHNSON: And I apologize the delay in my thought
2 process, I just through of that as we were wrapping it up and
3 I thought well as long as we had these gentlemen here, maybe
4 we could solidify that question from last time and not add it
5 to a future agenda. So sorry about that.

6 D'ABELLA: Thank you, I appreciate you bringing that
7 up, because that was one of the main reasons why we wanted to
8 reach out to the development department and Public Works was
9 to insure that it was on that checklist.

10 PATEL: Yeah, if I could add, please, if there's
11 areas that we need to pay closer attention to, or sensitive
12 areas, certainly, you know, that has been identified through
13 the parks master plan, it's a red flag to our folks that hey,
14 we've got to get Kent involved, and so make sure that we
15 capture and be able to emphasize the importance of how we want
16 to develop or design that area of a particular project, so.

17 ??: How does it become a red flag?

18 PATEL: Well because all of our entire mapping
19 system has been triggered. So our entire - if you, if you
20 have an APN on a piece of property, it's superimposed with all
21 these layers. With land use layers, open space, trails master
22 plan, so it's already captured as part of our entire - like if
23 you go onto our website, you'll see the various mapping tools
24 that we have, it's, it's identified in there.

25 ??: Great.

1 D'ABELLA: Okay. So if there's a layer in there,
2 just, you know, in our interest here, the open space and
3 trails - so if there's a layer in there and you see there's a
4 proposed trail going through the middle of this project, then
5 that's the red flag. Because it's on, on the GIS layer.

6 PATEL: Exactly. Oh yeah, hold on, Kent wants to -

7 TAYLOR: Yeah I can, I can add to that. And so I
8 commonly get requests from Community Development and from
9 Public Works on project - new projects or existing projects,
10 and say okay we're showing a trail corridor along this, this
11 particular thing, how, how do you want to address this as we
12 deal with this developer? So that's - or this project or
13 whatever it is, so yeah, that's, that's part of the process.

14 D'ABELLA: Okay. Thank you for clarifying that. If
15 there are no other comments or suggestions, is there a motion
16 on the table -or is there mot - somebody want to motion for
17 adjournment?

18 BUTLER: I have one other possible agenda item, and
19 I guess based on the information and interest of the Committee
20 in the impact fees, and if that is a public process, is that
21 something we might want to be aware of so that we could
22 support, make comments on, so -

23 TAYLOR: Yeah, I already had made a note that -

24 BUTLER: Okay. Thank you. I figured you probably
25 had.

1 TAYLOR: Actually because this will, this will go to
2 the Board prior to our next meeting - right Himanshu - so as
3 soon as it goes to the Board, I'll forward that information to
4 you and it'll have that report - the draft - it'll have our,
5 what are we calling that, our impact fee?

6 PATEL: Yeah, the draft -

7 TAYLOR: Draft report.

8 PATEL: Report, yeah.

9 TAYLOR: Will be part of that agenda item that goes
10 to the Board. So I'll forward you that information once it
11 hits the street.

12 D'ABELLA: And therefore if we feel the need to let
13 our Supervisors know our support for that change in the impact
14 fee structure.

15 TAYLOR: We could have that as an agenda item in
16 July. Yes.

17 BUTLER: Okay, it will - it won't be -

18 TAYLOR: I think, yeah, I think the timing will
19 work.

20 BUTLER: Okay.

21 TAYLOR: And again, Commissioner Butler, I did make
22 a note of that already.

23 BUTLER: Thank you.

24 TAYLOR: You're welcome.

25 D'ABELLA: Okay. Anything else? Or is there

1 anybody who would like to motion adjournment?

2 ??: (Inaudible)

3 D'ABELLA: I know, right? We're, we're used to
4 leaving like an hour -

5 ??: I motion to adjourn this meeting. This is
6 Commissioner Ruehl.

7 ?? Second. Commissioner Brown.

8 D'ABELLA: All in favor?

9 COLLECTIVE: Aye.

10 D'ABELLA: Opposed? Meeting is adjourned.

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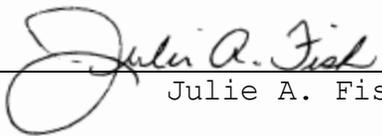
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Julie A. Fish

Page Break, Director's Report and Attachments



Date: July 14, 2015

To: Open Space and Trails Advisory Commission

Cc: Greg Stanley, County Manager

From: **Kent Taylor, Open Space and Trails Director** 

RE: Director's Report-July 2015

Attachments: CAP Trail update, 3rd Quarter OS&T PCPM Report, FY 15/16 OS&T SBP, FY14/15 Park and Trail Revenue and Expense Report

2-5 Year Priorities

San Tan Mountain Regional Park

- Pinal County staff has been meeting with staff of Maricopa County and Queen Creek to discuss updates and improvements to the existing management agreement for San Tan Mountain Regional Park. These discussions have centered around the future roles and responsibilities of each jurisdiction while maintaining the focus on protecting and preserving the resource value of the park.
- Public involvement will be an integral part of this process. Public meetings and presentations will be scheduled as soon as possible in order to get input/feedback on proposed changes to the management agreement.

Tortolita Mountain Park

- See agenda

CAP Recreational Trail

- See attached update.
- Staff recently reviewed and returned a draft Recreation Agreement with the Bureau of Reclamation (BOR). Pinal County first requested the development of this agreement in September of 2013 and submitted a draft plan of development in April of 2014. The draft agreement will now proceed through the BOR legal review. An executed agreement is necessary before any trail development/construction can be authorized.

Regional Park #4-Palo Verde

- Staff will be working with "on-call" consultants to finalize a scope of work for the master plan for this park. We anticipate beginning that planning process within the first two months of this fiscal year.

Regional Park #5-Peralta

- See agenda item

San Pedro River

- The Board of Supervisors held a work session on June 24th to review the Transportation Improvement and Maintenance Program (TIMP) which included the Redington Road project. The Transportation Advisory Committee (TAC) has recommended the project to move forward as originally proposed. The

Board of Supervisors will approve the TIMP at a future BOS meeting (tentatively scheduled for August 26, 2015)

Existing Park and Trail Inventory

West Pinal

- We purchased 6 new ramadas for the remaining 6 camp sites which were missing ramadas. We anticipate having these installed prior to our next camping season.

Dudleyville

- Our first Adopt-a-Park project was completed at this park on April 30th.

Oracle (two parks)

- Staff is still doing local outreach in the area in an attempt to recruit Adopt-a-Park volunteers for our two parks here.

Randolph

- See agenda item.

Arizona National Scenic Trail

- Staff has not heard about any update to the expected release date for the draft Environmental Impact Statement for the Ripsey Wash Tailings Storage Facility.
- The OS&T Department partnered with the Economic Development Department to assist with the re-printing of the Arizona Trail Association Gateway Community brochures. These brochures highlight the communities adjacent to the trail and are distributed to local vendors at no charge to the vendor.

Lost Goldmine Trail

- In addition to the trail builder crew, SALT has begun a Trail Steward Program which includes the Lost Goldmine Trail. This program puts volunteers out at the trailheads and on the trail to answer questions, report problems and interact with trail users.

Other

County Budget

- FY 15/16 Open Space and Trails Department budget is \$385,489, which is a 5.9% reduction from FY 14/15. Included in this budget is \$120,000 of one time funding for the master plan for Palo Verde Regional Park. The County budget situation continues to be a challenge.
- Included with this report is a brief revenue/expense breakdown for our existing park and trail inventory.

Oracle Dark Sky

- OS&T staff has been assigned to work with the Oracle Dark Sky committee. This group was instrumental in getting Dark Sky designation for Oracle State Park. The committee would now like to spread that success across the county, where feasible.
<http://www.weasner.com/ODSC/index.html>

Director

- Mr. Taylor has been appointed by the Governor's Office as a representative on the Arizona Outdoor Recreation Coordinating Commission (AORCC). AORCC serves in an advisory capacity to the Arizona State Parks Board and:

- Reviews statewide outdoor recreation and lake improvement plans;
 - Reviews budget proposals for the use of Land and Water Conservation Fund (LWCF) surcharges, State Lake Improvement Fund (SLIF) for planning and administration;
 - establishes criteria and policies for the equitable distribution of funding, and
 - Reviews applications for eligible projects and determines the amount of funding for each project to be funded from the LWCF, SLIF and OHV Recreation Fund.
-
- Mr. Taylor will be part of a panel presentation at the upcoming Arizona Parks and Recreation Conference, August 12, 2015. Session title is "Planning and Building the CAP Trail". The panel includes Pima County, Marana and Don McGann from McGann and Associates.



CAP Recreational Trail Master Plan

OS&T Commission Update July 2015

This master plan process was stalled for a month or so while staff and our consultant worked through a variety of issues with the Bureau of Reclamation. We have since resolved those issues and have begun to move forward towards development of a Draft Master Plan.

Still to come:

- 1) Draft Plan presented to OS&T Commission
- 2) Public Meetings
- 3) Board of Supervisors Work session presentation
- 4) Board of Supervisors for approval

All planning documents are posted on the County website here:

<http://www.pinalcountyz.gov/OpenSpaceTrails/ParkTrailPlanning/Pages/CAPRecTrail.aspx>

There is also a "comment" button on this page where citizens and interested parties can provide feedback.

Pinal County Performance Management Quarterly Report

FY 2014-2015: 3rd Quarter

| Status (FY15 Target to YE Est) | | | | |
|--------------------------------|----|----|----|-----|
| Q1 | Q2 | Q3 | Q4 | YTD |

OPEN SPACE AND TRAILS

R
SBP % increase in facility use fees collected

| | Q1 | | Q2 | | Q3 | | Q4 | FY15 YTD | Status (FY15 Target to YE Est) | | | | |
|-------------|--------|--------|--------|--------|--------|--------|--------|----------|--------------------------------|----|----|----|-----|
| | Actual | YE Est | Actual | YE Est | Actual | YE Est | Actual | Actual | Q1 | Q2 | Q3 | Q4 | YTD |
| FY15 Target | 0.00% | 10.00% | 0.00% | 10.00% | 0.00% | 10.00% | | 0.00% | | | | | |
| 10.00% | 0.00% | 10.00% | 0.00% | 10.00% | 0.00% | 10.00% | | 0.00% | | | | | |

This is an annual measure. Through the 3rd Quarter, we have collected 80% of our goal (goal=\$4,800) in revenue. We currently collect use fees for two locations, the Dudleyville Multi-Generation Center and at West Pinal (Kortsen) Park for camping fees. We anticipate that we will meet our target for this Fiscal Year.

R
SBP % increase in grant funding received

| | Q1 | | Q2 | | Q3 | | Q4 | FY15 YTD | Status (FY15 Target to YE Est) | | | | |
|-------------|--------|--------|--------|---------|--------|---------|--------|----------|--------------------------------|----|----|----|-----|
| | Actual | YE Est | Actual | YE Est | Actual | YE Est | Actual | Actual | Q1 | Q2 | Q3 | Q4 | YTD |
| FY15 Target | 0.00% | 20.00% | 0.00% | 268.00% | 0.00% | 268.00% | | 0.00% | | | | | |
| 20.00% | 0.00% | 20.00% | 0.00% | 268.00% | 0.00% | 268.00% | | 0.00% | | | | | |

This is an annual measurement. We have been fortunate to apply for and receive over \$90,000 in grant funding this year. Successful grant applications received are:
 1) \$30,000 in Recreational Trail Program funding for trail maintenance on the Arizona National Scenic Trail
 2) \$50,000 (value) Received a technical assistance grant award from the National Park Service Rivers, Trails and Conservation Assistance Program to help us develop a master plan for a proposed regional park (Peralta Regional Park)
 3) \$10,214 from the San Carlos Apache Tribe/San Apache Gold Casino Resort for the water system improvements at Dudleyville Park.

R
SBP % increase in volunteer hours provided

| | Q1 | | Q2 | | Q3 | | Q4 | FY15 YTD | Status (FY15 Target to YE Est) | | | | |
|-------------|--------|--------|--------|--------|--------|--------|--------|----------|--------------------------------|----|----|----|-----|
| | Actual | YE Est | Actual | YE Est | Actual | YE Est | Actual | Actual | Q1 | Q2 | Q3 | Q4 | YTD |
| FY15 Target | 0.00% | 25.00% | 0.00% | 25.00% | 0.00% | 39.00% | | 0.00% | | | | | |
| 25.00% | 0.00% | 25.00% | 0.00% | 25.00% | 0.00% | 39.00% | | 0.00% | | | | | |

This is an annual measure. We have currently exceeded our annual target for this measure, and have an increase of 39%. (This amounts to a total of 2014 volunteer hours YTD).

Our prime volunteer season begins in October and ends in April and we do not anticipate any other large volunteer projects for this Fiscal Year. The majority of volunteer hours provided are at the following facilities, Lost Goldmine Trail, Arizona National Scenic Trail and West Pinal (Kortsen) Park.

R
SBP % of neighborhood park inventory locally and/or 3rd party managed

| | Q1 | | Q2 | | Q3 | | Q4 | FY15 YTD | Status (FY15 Target to YE Est) | | | | |
|-------------|--------|--------|--------|--------|--------|--------|--------|----------|--------------------------------|----|----|----|-----|
| | Actual | YE Est | Actual | YE Est | Actual | YE Est | Actual | Actual | Q1 | Q2 | Q3 | Q4 | YTD |
| FY15 Target | 0.00% | 20.00% | 0.00% | 20.00% | 0.00% | 0.00% | | 0.00% | | | | | |
| 20.00% | 0.00% | 20.00% | 0.00% | 20.00% | 0.00% | 0.00% | | 0.00% | | | | | |

This is an annual measurement. We are working on a lease/partnership agreement for one park location, Randolph. While we anticipate this project moving forward we do not believe we will be completed during this fiscal year.

The year end estimate has been adjusted to reflect the above.

R
SBP % of neighborhood park maintenance/safety checklists completed within designated timeframes

| | Q1 | | Q2 | | Q3 | | Q4 | FY15 YTD | Status (FY15 Target to YE Est) | | | | |
|-------------|--------|--------|--------|--------|---------|--------|--------|----------|--------------------------------|----|----|----|-----|
| | Actual | YE Est | Actual | YE Est | Actual | YE Est | Actual | Actual | Q1 | Q2 | Q3 | Q4 | YTD |
| FY15 Target | 80.43% | 80.00% | 89.36% | 85.00% | 100.00% | 90.00% | | 89.63% | | | | | |
| 80.00% | 80.43% | 80.00% | 89.36% | 85.00% | 100.00% | 90.00% | | 89.63% | | | | | |

SBP - In SBP

R - Result

O - Output

D - Demand

S - Statement

E - Efficiency



OT - On Track

NOT - Not On Track

| Status (FY15 Target to YE Est) | | | | |
|--------------------------------|----|----|----|-----|
| Q1 | Q2 | Q3 | Q4 | YTD |

OPEN SPACE AND TRAILS

We have been successful in driving improvement in this process through a change in maintenance structure at the beginning of this fiscal year. Early this fiscal year we contracted for maintenance and yard care work at our Dudleyville location. This has led to improved service at this location and allowed us to focus our part time staff on the two Oracle parks. The end result has been better service at all three locations and at a reduced cost.

We anticipate ending the fiscal year at a 90% completion rate which exceeds our target of 80%.

R SBP % of Regional Trail Miles maintained annually

| FY15 Target | Q1 | | Q2 | | Q3 | | Q4 | FY15 YTD | Status (FY15 Target to YE Est) | | | | |
|-------------|--------|--------|--------|--------|--------|--------|--------|----------|--------------------------------|----|----|----|-----|
| | Actual | YE Est | Actual | YE Est | Actual | YE Est | Actual | Actual | Q1 | Q2 | Q3 | Q4 | YTD |
| 50.00% | 0.00% | 50.00% | 0.00% | 50.00% | 0.00% | 61.00% | | 0.00% | | | | | |

This is a measurement which will be reported annually and targets only those regional miles that Pinal County manages. This amounts to approximately 54 miles.

Due to weather conditions, the majority of our trail maintenance occurs in the months of October through March. Through March of this year we have completed maintenance on approximately 33 miles of trail, which is 61% of our inventory.

This performance is possible due to two primary factors, 1) We have maintenance agreements in place with two non-profit groups. The Superstition Area Land Trust (SALT) assists with maintenance on the Lost Goldmine Trail and the Arizona Trail Association (ATA) assists with maintenance on the Arizona National Scenic Trail. Also this year, we were successful in securing a \$30,000 maintenance grant which allowed us to add an additional 13 miles of trail maintenance for the Arizona National Scenic Trail.

We have exceeded our identified target for the year, and we do not anticipate any additional miles being maintained this fiscal year.

R SBP Objective 2.4: % increase in Regional Park Acreage by 2017

| FY15 Target | Q1 | | Q2 | | Q3 | | Q4 | FY15 YTD | Status (FY15 Target to YE Est) | | | | |
|-------------|--------|--------|--------|--------|--------|--------|--------|----------|--------------------------------|----|----|----|-----|
| | Actual | YE Est | Actual | YE Est | Actual | YE Est | Actual | Actual | Q1 | Q2 | Q3 | Q4 | YTD |
| 10.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | | 0.00% | | | | | |

Currently Pinal County has approximately 10,198 acres of regional park acreage within the County, all of which is located within San Tan Mountain Regional Park, which is managed by Maricopa County.

While we do not anticipate adding any regional park acreage this fiscal year, we have 2 projects that will help us reach our 2017 target.

First, we have begun the master plan process for Regional Park #5 (Peralta). We anticipate that this process will be about 12-18 months to complete.

After the master plan is complete we can then begin working with the Bureau of Land Management on implementation of that plan through their Recreation and Public Purposes Act process.

Second we will begin soliciting for contractors to work with us to develop a master plan for Regional Park #4 (Palo Verde) beginning late this fiscal year, or early next fiscal year.

R SBP Objective 2.4: % increase in Regional Trail miles acquired by 2017

| FY15 Target | Q1 | | Q2 | | Q3 | | Q4 | FY15 YTD | Status (FY15 Target to YE Est) | | | | |
|-------------|--------|--------|--------|--------|--------|--------|--------|----------|--------------------------------|----|----|----|-----|
| | Actual | YE Est | Actual | YE Est | Actual | YE Est | Actual | Actual | Q1 | Q2 | Q3 | Q4 | YTD |
| 49.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | | 0.00% | | | | | |

While we do not anticipate adding any regional trail miles this fiscal year, we have begun the planning process for the CAP recreational trail.

This trail is an integral part of our larger trail master plan and we anticipate being able to work towards implementing portions of this trail in the not too distant future.

We currently have approximately 118 miles of regional trail in Pinal County (Arizona National Scenic Trail and the Lost Goldmine Trail). Pinal County is only responsible for operations and maintenance of about 54 miles of this. The remaining miles are managed by our partner agencies the Forest Service and Bureau of Land Management.

S SBP San Tan Mountain Park operational framework approve by Board of Supervisors by December 31, 2014

| Q1 | Q2 | Q3 | Q4 | FY15 YTD | Status (FY15 Target to YE Est) |
|----|----|----|----|----------|--------------------------------|
|----|----|----|----|----------|--------------------------------|

SBP - In SBP

R - Result

O - Output

D - Demand

S - Statement

E - Efficiency

Below

Falling

Meets

Above

Exceeds

OT - On Track

NOT - Not On Track

| Status (FY15 Target to YE Est) | | | | |
|--------------------------------|----|----|----|-----|
| Q1 | Q2 | Q3 | Q4 | YTD |

OPEN SPACE AND TRAILS

| FY15 Target | Actual | YE Est | Actual | YE Est | Actual | YE Est | Actual | Actual | Q1 | Q2 | Q3 | Q4 | YTD |
|-------------|--------|--------|--------|--------|--------|--------|--------|--------|----|----|----|----|-----|
| | NOT | | NOT | | NOT | | | NOT | | | | | |

As of March 31, 2015 we had still not received comments back to us regarding the updated agreement provided to Maricopa County. In recent conversations with Maricopa County, they anticipated having comments back to us soon, hopefully by May 1st.

E
SBP

Open Space and Trails Department budget per capita

| | | Q1 | | Q2 | | Q3 | | Q4 | FY15 YTD | Status (FY15 Target to YE Est) | | | | |
|-------------|--------|--------|--------|--------|--------|--------|--------|--------|----------|--------------------------------|----|----|----|-----|
| FY15 Target | Actual | YE Est | Actual | YE Est | Actual | YE Est | Actual | Actual | Actual | Q1 | Q2 | Q3 | Q4 | YTD |
| \$0.69 | \$0.00 | \$0.69 | \$1.03 | \$1.03 | \$0.00 | \$1.03 | | \$0.00 | | | | | | |

The population estimate for this year is 396,237 (Impact Fee calculation, December 2014). The department budget for this FY is \$409,746, which includes \$120,000 one time expense for master plan development.

SBP - In SBP
 Below

R - Result
 Falling

O - Output
 Meets

D - Demand
 Above

S - Statement
 Exceeds

E - Efficiency
OT - On Track

NOT - Not On Track



Open Space and Trails Department STRATEGIC BUSINESS PLAN FY 2015/2016

COUNTY VISION

Pinal County Government leads through innovation and collaboration which results in vibrant, safe, sustainable communities.

COUNTY MISSION

Pinal County Government protects and enhances its citizens' quality of life by driving economic development and providing efficient, effective, needed services through talented, motivated employees.

DEPARTMENT MISSION

The mission of the Open Space and Trails Department is to provide outdoor leisure, recreation, environmental, cultural and natural resource management services to Pinal County residents and visitors so they can have access to, understanding and enjoyment of the natural assets of Pinal County.

SUMMARY OF MAJOR SERVICES PROVIDED:

- Regional Open Space, Trail and Park Planning
- Park and Trail Maintenance and Repair
- Open Space, Park and Trail Construction/Development
- Ordinances and Policies
- Park and Trail Permits
- Developer Submitted Park and Trail Plan Reviews
- Regional Recreation Services

COUNTY PRIORITY ALIGNED TO:

Strategic Priority 2: Economic Development

Objective 2.4: Prioritize critical state and federal lands identified in the Pinal County Open Space and Trails Master Plan which results in a 10% increase in regional park acreage and 49% increase in regional trail miles acquired by 2017.

ISSUE STATEMENTS:

Issue 1: Pinal County Open Space and Trails Plan

The increasing public expectation of the need for regional park and trail development will, if not addressed, result in:

- Higher cost and/or inability to acquire the resources at a later date
- Lost economic development opportunities (tourism, etc)
- Decreased customer satisfaction

Issue 2: Regional Service Focus

The increasing demands to provide municipal “recreation” services and/or services/products which are not an integral part of the of Pinal County Open Space and Trails Master Plan will, if not addressed, result in:

- Longer OS&T Plan implementation
- Less regional services available
- Inefficient use of limited resources

2-5 YEAR STRATEGIC GOALS:

Strategic Goal 1 – Operationally Self-Sufficient (Issues 1, 2)

The Pinal County Open Space and Trails Department will become an operationally self-sufficient department that is driven by a focused mission/purpose in order to manage facilities and resources efficiently, as evidenced by:

- By 2016, the department will generate an amount equal to 33% of its annual budget expenditures from non-General Fund resources such as fees, grants, volunteers etc.
- By 2016, 40% of neighborhood park inventory transferred to local and/or 3rd party management and operation

Strategic Goal 2 – Recreational Opportunities (Issue 1, 2)

Pinal County residents and visitors will experience an increase in countywide regional park and trail opportunities, as evidenced by:

- By 2017, 10% increase in regional park acreage (open and accessible to the public) within Pinal County
- By 2017, 49% increase (from 61 to 91) in the miles of county regional trails acquired

Strategic Goal 3: Park and Trail Maintenance and Safety

By 2016, Neighborhood park users will benefit from safe and well maintained facilities as evidenced by:

- 80% of parks maintenance/safety checklists will be completed in the designated timeframes.

ANNUAL PERFORMANCE MEASURES:

| MEASURE TYPE | MEASURE DESCRIPTION | Annual Target FY 2014 | Annual Target FY 2015 | Annual Target FY 2016 |
|--------------|--|-----------------------|-----------------------|-----------------------|
| Result | % increase in facility use fees collected | N/A | 10% | 10% |
| Output | \$ of grant funding received (Measured when grant funding is received, not awarded) | N/A | 20% | TBD |
| Result | % increase in volunteer hours provided | N/A | 25% | 10% |
| Result | % of neighborhood park inventory locally and/or 3 rd party managed | 20% | 20% | 20% |
| Result | % neighborhood park maintenance/safety checklists completed within designated timeframes | 60% | 80% | 80% |
| Result | % of Regional Trail Miles Maintained annually | 50% | 50% | 50% |
| Statement | San Tan Mountain Park operational framework approved | | | |

| | | | | |
|------------|---|--------|--------|-----|
| | by Board of Supervisors by December 31, 2015 | | | |
| Efficiency | \$ Open Space and Trails Department budget per capita | \$0.69 | \$1.06 | TBD |
| Result | % increase in Regional Park Acreage by 2017 (County Strategic Plan Result Measure) | N/A | 10% | 10% |
| Result | % increase in Regional Trail Miles acquired by 2017 (County Strategic Plan Result Measure) | N/A | 49% | 49% |

REVENUE BY FUND:

| Programs/Activities | Total Budget |
|----------------------------|---------------------|
| General Fund | \$11,100 |
| | |
| | |

EXPENDITURES BY FUND:

| Programs/Activities | # of Full Time Employees | # of Part Time Employees | Total Budget |
|----------------------------|---------------------------------|---------------------------------|---------------------|
| General Fund | 1 | 2 | \$385,489 |
| | | | |
| | | | |
| General Fund Total | | | \$385,489 |

FY 14/15 Park and Trail Revenues and Expenditures

| | | | |
|------------------------------|----------|----------|------------------|
| Dudleyville | | | |
| User Fees | \$1,940 | | |
| Operating Expenses | | \$13,068 | |
| Volunteer (hours/\$value) | | | (2/\$40) |
| | | | |
| Oracle (2 Parks) | | | |
| User Fees | 0 | | |
| Operating Expenses | | \$12,954 | |
| Volunteer (hours/\$value) | | | (0/\$0) |
| | | | |
| Regional Trails | | | |
| User Fees | 0 | | |
| Operating Expenses | | \$5,485 | |
| Volunteer (hours/\$value) | | | (1,835/\$41,309) |
| Grant Revenue | \$30,000 | | |
| | | | |
| West Pinal | | | |
| User Fees | \$2,500 | | |
| Operating Expenses | | \$7,598 | |
| Volunteer (hours/\$value) | | | (381/\$8,592) |
| | | | |

Notes:

Figures are end of year estimates for comparison purposes.

Expense figures do not include "one time" deferred maintenance project costs and some carryover from FY13/14.

Deferred Maintenance project total FY 14/15 (appx) \$55,700

Page Break,

Item VII (a)

Work session to discuss Peralta Regional Park Concept Plan

Proposed Peralta Regional Park Public Open Houses

Contact: Kent Taylor (520) 866-6910
kent.taylor@pinalcountyyaz.gov

Could a Large Regional Park be in Pinal County's Future?

Nearly 10 years ago, Pinal County began looking at important trails and open space areas from San Manuel to Maricopa. This study is now reflected in the Open Space and Trails Master Plan (OSTMP) adopted in 2007. In 2009 the OSTMP was included in the County's Comprehensive Plan Revision.

To continue its commitment to trails and open space, in 2013 the County Board of Supervisors created the Open Space and Trails Department. The Board appointed an Advisory Commission, and identified six items from the OSTMP as starting points for implementation of the master plan.

One of those six items includes proposed Regional Park number 5 (RP#5), now being referred to as Peralta Regional Park.

Depending on public input, this proposed park will offer exceptional open space and outdoor recreation opportunity that could include hiking, equestrian riding, mountain biking, rock climbing, dark sky watching, picnicking and camping.

"Pinal County is living up to its motto 'wide open opportunity'," stated District 5 Supervisor Todd House. "I would invite everyone interested to come to our open house and offer their input on this proposed Peralta Regional Park. This would be a great asset for both residents and visitors alike."

Staff of the Pinal County Open Space and Trails Department are holding public open houses to present information, concepts and maps for Peralta Regional Park, and gather public input on proposed master plan elements.

The proposed Peralta Regional Park is 480 acres of Bureau of Land Management (BLM) land identified on their land disposal list under the Recreation and Public Purposes Act (R&PP). Pinal County submitted an R&PP application for RP#5 to BLM in September 2014. The proposed park is also totally surrounded by Arizona State Trust Land and in close proximity to the Superstition Wilderness Area and Peralta Trailhead managed by the United States Forest Service (USFS). Consequently, BLM, Arizona State Land Department (ASLD) and USFS are key interested parties, as is Arizona Game & Fish Department (AG&F), the Superstition Area Land Trust (SALT) who are partners with Pinal County to maintain the nearby Lost Goldmine Trail. In addition, the City of Apache Junction (AJ) manages and maintains nearby trails, and the International Mountain Bike Association (IMBA), who represents one of the fastest growing

segments of outdoor recreational use, are also involved, as is a representative from the Pinal County Open Space and Trails Advisory Commission and other County residents and recreation user groups.

“In December 2014, a working group of key stakeholders was convened by the Pinal County Open Space and Trails Department with assistance from the National Park Service Rivers, Trails and Conservation Assistance program,” said Kent Taylor, Pinal County Open Space and Trails Director. “This working group helped to initiate discussions about recreation opportunities and viable options for the proposed Peralta Regional Park.”

The working group is comprised of representatives from area organizations, user groups, and state and federal agencies, to offer information and expertise on matters regarding management of public land and recreation. The goal of the group is to help frame issues, opportunities, options and limitations related to the proposed park and to prepare for public meetings and other information and outreach about this planning effort. All meeting notes and other information related to the planning process are posted on the County website at:

<http://pinalcountyyaz.gov/OpenSpaceTrails/ParkTrailPlanning/Pages/PeraltaPark.aspx>

Outreach continues to others who may be interested in this process or this proposed park. This public open house is to gather more concept information before the planning process shifts to drafting the plan for more public review and comment in fall 2015. Following the June meeting, the next working group meeting will be September 10, 2015, at 10:00 AM in Apache Junction. The public is welcome and encouraged to attend. For more information contact Kent Taylor at kent.taylor@pinalcountyyaz.gov.

Residents and interested parties can submit comments several ways:

Via email:

kent.taylor@pinalcountyyaz.gov

Via the Pinal County website at:

<http://www.pinalcountyyaz.gov/OpenSpaceTrails/ParkTrailPlanning/Pages/PeraltaPark.aspx>

Via snail mail:

Open Space and Trails Department
PO Box 2793
Florence, AZ 85132

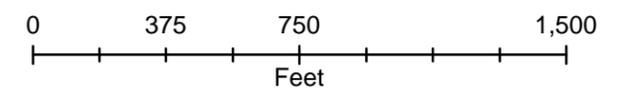
Next Open House

Tuesday July 14, 2015 5-6PM
Pinal County Complex, Florence Arizona
Emergency Operations Center
135 N. Pinal Street
Florence, AZ 85132

Proposed Peralta Regional Park Concept Plan

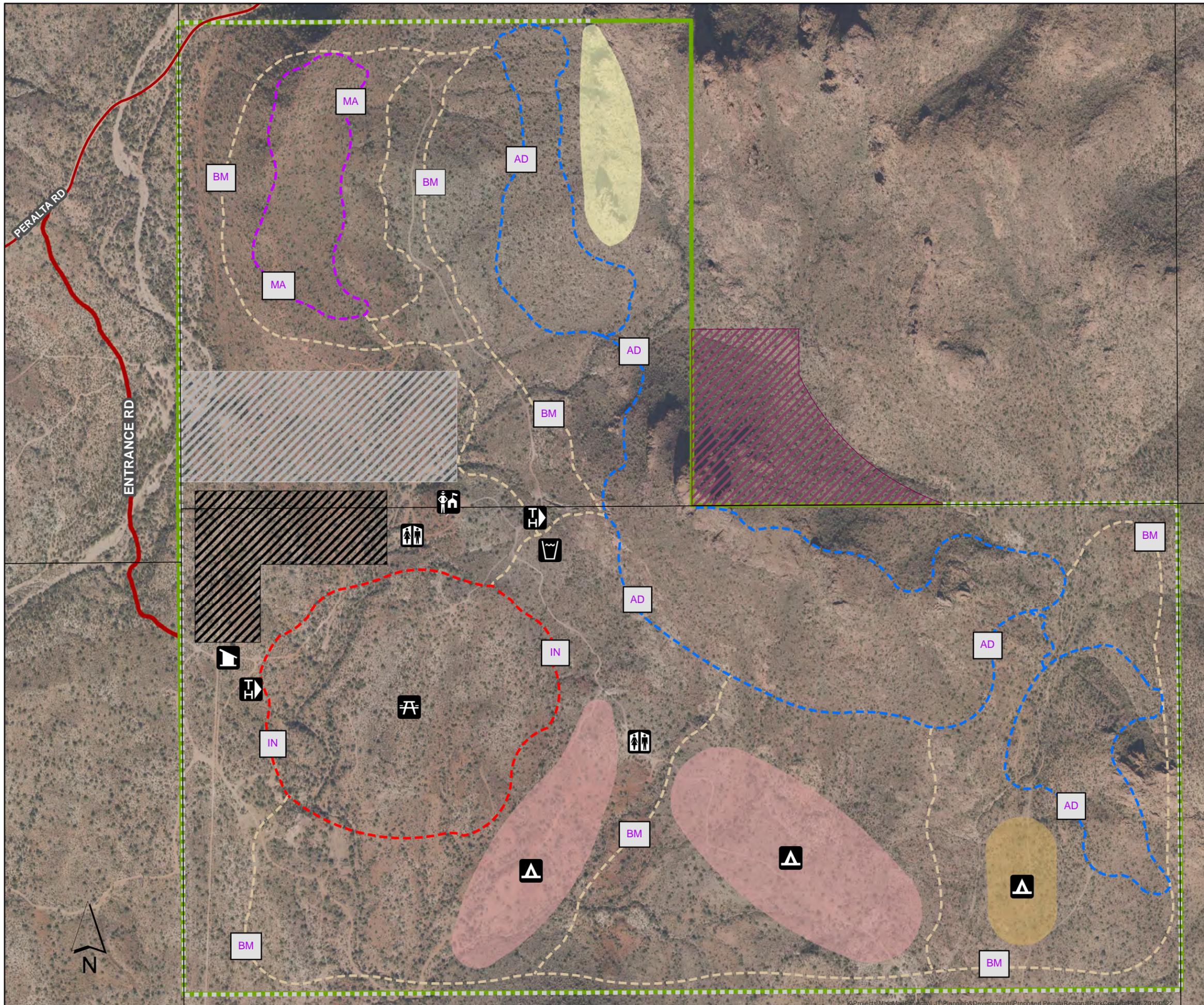
Legend

-  Camping
-  Drinking Water
-  Iron Ranger
-  Picnic Area - Individual Sites (10-15 +/-)
One group site.
-  Restrooms (Vault Style)
-  Trailhead
-  Volunteer Park Host
-  AD - Advanced Trail
-  MA - Moderate/Advanced Trail
-  BM - Beginner/Moderate Trail
-  IN - Interpretive Trail
-  Climbing Area
-  Car/Tent Camping - Individual Sites (15-20 +/-)
One group site.
No Elec/Water, No RV's.
-  Primitive Camping - Walk In Only (5 +/-)
-  Proposed Park Boundary
-  Parking (Phased)
-  Mining Claim
-  Possible Future ASLD Acquisition
-  Section Line
-  Fence Boundary



* ALL TRAILS - Non Motorized, Multi Use, Natural Surface

June 2015



Page Break,

Item VII (b)

Randolph Park Lease

Randolph Park

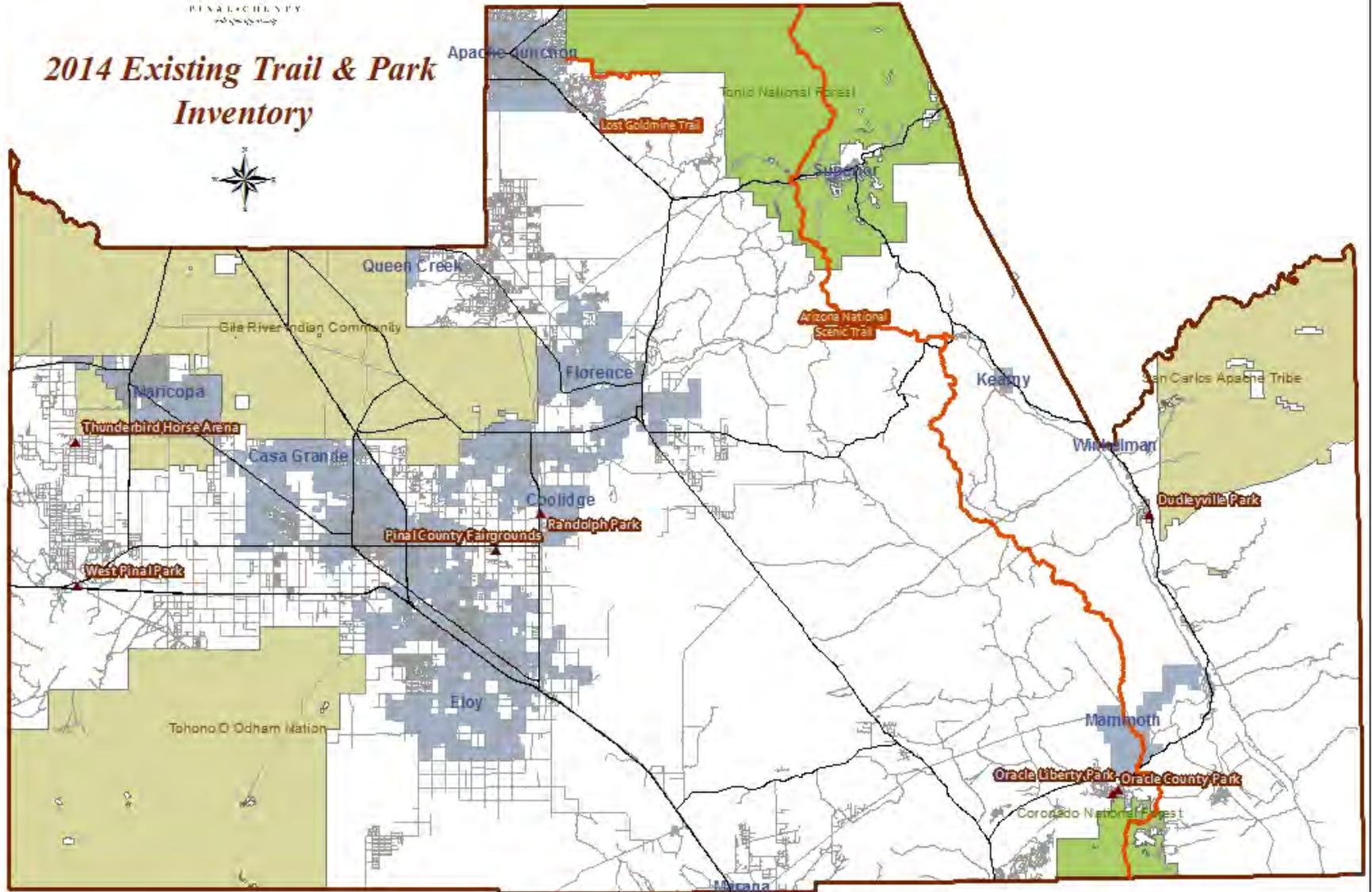
Open Space and Trails Advisory Commission

July 14, 2015

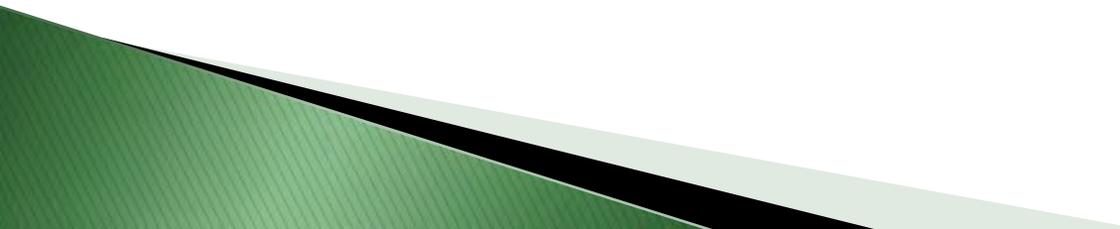


PINAL COUNTY
ARIZONA

2014 Existing Trail & Park Inventory



History

- ▶ Parcel sold parcel to Proler International by Mr. Moore, a local resident in 1993
 - ▶ Proler installed basketball court and playground equipment and then sold it to the County for a nominal fee in 1994
 - ▶ Park was not actively managed, virtually no oversight since 2006
 - ▶ Remaining playground equipment pulled out in fall 2012 due to safety concerns
- 





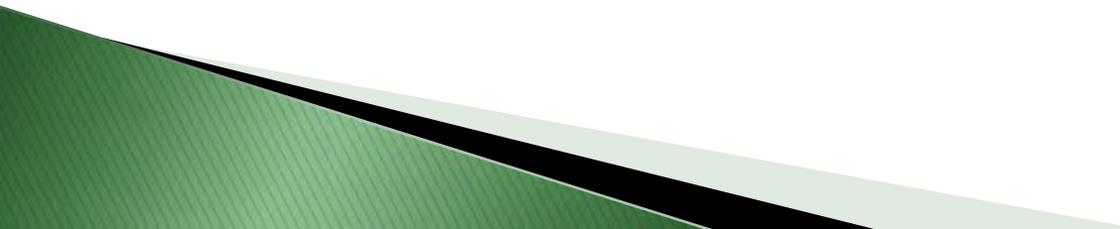
Proposal

- ▶ Lease parcel to Future Florence Foundation(3F)
 - ▶ 3F to develop a vegetable garden and grow “tall pot” trees
 - ▶ County to provide small initial investment for utilities and site improvements
 - ▶ 3F community outreach
- 

Benefits

- ▶ Public/private partnership
 - ▶ Improves the use of the parcel and provides significant community benefit
 - ▶ Provides opportunity for community involvement in the project
 - ▶ Assists the OS&T Department in achieving long term strategic goals
- 

Next Steps

- ▶ Discussion/recommendation from OS&T Commission
 - ▶ Board of Supervisors agenda on Wednesday, July 22nd
 - ▶ Must have unanimous BOS approval
- 

When Recorded Return to
Clerk of the Pinal County
Board of Supervisors
P.O. Box 827
Florence, Arizona 85132

**LEASE AGREEMENT BETWEEN PINAL COUNTY
AND FUTURE FORWARD FOUNDATION, INC.**

WHEREAS, Future Forward Foundation, Inc., an Arizona Non-Profit Corporation, (hereinafter “Tenant”) desires to lease Property from Pinal County (hereinafter “County”);

WHEREAS, the property to be leased is described in Exhibit A (hereinafter “Property”);
and

WHEREAS, the County is authorized by A.R.S. § 11-256.01(A) to lease land to a nonprofit corporation without auction; and

WHEREAS, pursuant to A.R.S. § 11-256.01(B) the County has published notice of the proposed Lease in a local newspaper of general circulation once a week for four consecutive weeks on _____; and no person has bid a lease amount equal to or exceeding the appraised fair rental value of the Property.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. **TERM.** This Lease Agreement shall commence upon execution by both parties hereto, and shall terminate ten (10) year(s) thereafter unless terminated sooner as provided below.
2. **RENEWAL.** This Lease Agreement may be renewed for up to three (3) successive five (5) year periods. In order to renew this Lease, Lessee must give notice of its intent to renew 60 days prior to the expiration of the current Lease term.
3. **RENT.** Tenant agrees to pay County \$1.00 per year beginning _____ and on each anniversary date of the Lease thereafter during the term.
4. **USE OF PROPERTY.** The Lessee shall use the Property to establish and maintain a vegetable garden to grow fresh produce for food banks and other non-profit civic groups, grow trees and to fulfill grant activities as needed, such as testing growing system for maximum yield. It is understood that up to 25% of the produce grown can be sold to help pay for garden costs and sustainability.
5. **TERMINATION.** This Lease may be terminated by either party with 180 days written notice, but all financial and indemnification responsibilities of Tenant shall survive the termination of this Lease.

6. UTILITIES. Tenant shall pay for all light, power, and sewer charges, relating to the Property, from the date of occupancy. County shall pay water charges for the Property up to \$2,400.00 per calendar year, for three years during the Lease. The three years will begin no later than one year after the lease execution date. Tenant is responsible for water payments before and after this three year timeframe. The water provided by the County in the first year shall be prorated based on the number of months the garden is operational. County shall bill Tenant for any water usage over \$2,400.00 per year. A notice of charges for water use in excess of the \$2,400.00 limit will be provided to Tenant by January 31st of the following year. Payment shall be made within 30 days of the date of notice.
7. MAINTENANCE. Tenant is responsible for all maintenance and repair of the Property during the term of this Lease and any extension thereof. Upon termination of the Lease, Tenant shall surrender the Property to County in a condition and state of repair of not less than the condition and state of repair in which the Property existed on the date Tenant took possession. Tenant is allowed to remove all personal property that is not affixed at the end of the lease, including watering systems, timers, garden tools, equipment, pvc tubing, supplies, vehicles and other property as may occur.
8. COUNTY IMPROVEMENTS. Prior to Tenant taking possession, County shall:
 - a. Re-establish electric service to the site including ensuring the lighting is operational.
 - b. Re-establish water service to the site,
9. SITE IMPROVEMENTS. Tenant is responsible for making project specific site improvement(s) which could include fencing, pvc piping, spigots and related garden irrigation materials, shade ramadas and produce wash station. County will reimburse Tenant for the above improvement(s) in an amount not to exceed \$10,000. Tenant shall provide documentation (receipts, invoices, quotes) to County prior to reimbursement.
10. TENANT ALTERATIONS. Tenant shall maintain the Property in good condition and shall not alter, repair or change the Property without the prior written consent of the County. Such consent shall not be unreasonably withheld. Unless otherwise provided by written agreement, all alterations, improvements and changes shall be performed either by or under the direction of the County, but at the Tenant's expense. Such alterations, improvements and changes shall remain a part of the Property and be surrendered with it at termination of the Lease, unless the County directs in writing at least thirty (30) days prior to termination of the Lease term that the Property be restored to its original condition. Such restoration shall be accomplished within thirty (30) days after the termination of the Lease at the Tenant's expense.
11. INSURANCE. Tenant agrees to provide, pay for and maintain, during the term of this Lease and any extensions thereof, at its sole cost and expense, a policy or policies of insurance of the following types:
 - a. Comprehensive general liability insurance and property damage insurance with insurers reasonably acceptable to County, which shall name County as additional insured. Tenant will furnish County with certificates of such insurance and an endorsement on

each such policy whereby the insurer agrees to give County at least thirty (30) days written notice, prior to the alteration, cancellation, amendment or other occurrence that in any way affects the coverage provided. The insurance required pursuant to this paragraph is as follows: Comprehensive Liability with Single Limit \$1,000,000; and Property Damage of \$1,000,000.

b. Fire insurance covering the improvements, with extended coverage and endorsement with insurers in a form reasonably acceptable to County. Such insurance shall be in an amount of not less than 100 percent of the full replacement value of the improvements. If the improvements occupied by Tenant are partially or totally destroyed by fire or other casualty such that they are untenable, Tenant may terminate the Lease or may utilize the insurance proceeds to replace all improvements. Tenant will furnish County with certificates of such insurance and an endorsement on each such policy whereby the insurer agrees to give County at least thirty (30) days written notice prior to the alteration, cancellation, amendment or other occurrence that in any way affects the coverage provided.

12. INDEMNIFICATION BY TENANT. To the extent provided by law, Tenant shall indemnify, defend and hold harmless County, its officials, employees and agents from all suits, actions, claims, demands, losses, costs or damages of every kind and description, including any attorneys' fees, arbitration and litigation expenses, which may be brought or made against or incurred by County on account of injuries, death or damages received or sustained by any person, persons or property on account of any negligent or willful act, omission, neglect or misconduct of Tenant, its employees, agent or anyone acting on Tenant's behalf or under its direction, arising under this Lease. Such indemnity shall not be limited by reasons of remuneration of any insurance coverage.
13. ASSIGNMENT OR SUBLETTING. Tenant shall not sublease Property and shall not voluntarily or by operation of law, assign, transfer, mortgage, pledge, or otherwise encumber this Lease or any interest therein.
14. QUIET POSSESSION. Upon Tenant observing and performing all of its covenants, conditions and provisions under this Lease, Tenant shall have quiet possession of the Property for the entire term hereof, subject to all provisions of this Lease.
15. COUNTY'S RIGHT OF ENTRY. County or its agents shall have the right to enter the Property at reasonable times in order to examine it, to show it to prospective tenants, lenders, ground lessors, or purchasers or to make such decorations, repairs, alterations, improvements or additions as County shall deem necessary or desirable. County will give Tenant reasonable notice of its entry, and will conduct such work so as not to impair Tenant's use and enjoyment of the Property.
16. SPECIFIC PERFORMANCE. The County agrees to Lease and Tenant accepts the Property described in Exhibit A for the express purpose of establishing and maintaining a vegetable garden and tree growing with the assistance and participation of members of the Randolph community. In developing and maintaining the community garden, Tenants specifically agree to perform the following activities:

- a. Provide all materials and labor not otherwise specifically provided for in this agreement for the development and maintenance of the Property;
 - b. Donate food produced with preference given to food banks and residents in the Randolph area,
 - c. Provide the County a bi-annual report on the vegetables grown, the food produced and donated. The report shall be submitted no later than January 31, for the previous two years.
17. NOTICE. All notices and other communications connected with this Lease shall be in writing and shall be deemed to have been given when delivered personally or deposited in a U.S. mail box, in a postage prepaid envelope addressed to the other party to the address provided herein:
- Clerk, Pinal County Board of Supervisors
Post Office Box 827
Florence, AZ 85132
- Future Forward Foundation, Inc
P.O. Box 333
Florence, AZ 85132
18. CANCELLATION. This Lease is subject to cancellation for conflict of interest without penalty or further obligation as provided by A.R.S. § 38-511.
19. DEFAULT. In the event of a default in the performance of any of the terms and conditions under this Lease herein agreed to, each party shall have all remedies as provided by law and the prevailing party shall be entitled to recover attorneys' fees and costs as the court or arbitrator may determine in any legal action brought forth.
20. APPLICABLE LAW. This Lease and all questions relating to its validity, interpretation, performance and enforcement shall be governed by and construed in accordance with the laws of the State of Arizona. In the event of litigation between County and Tenant involving this Lease, the laws and decisions of the State of Arizona shall apply and any such litigation shall be commenced and prosecuted in the appropriate court of competent jurisdiction within the geographical boundaries of the State of Arizona.
21. ENTIRE LEASE AGREEMENT. This Lease shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this Lease Agreement shall not be binding upon either party except to the extent incorporated into this Lease.
22. PARAGRAPH HEADINGS. The titles of the paragraphs in this Lease are solely for the convenience of the parties and shall not be used to explain, modify, simplify or aid in the interpretation of the provisions of this Lease.

23. MODIFICATIONS. This Lease may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

24. SEVERABILITY. The provisions of this Lease Agreement shall be deemed severable and should any provision of this Lease Agreement be declared or be determined by a Court to be illegal or invalid, the validity of the remaining parts, terms or provisions shall not be affected thereby and said illegal or invalid part, term or provision shall be deemed not to be a part of this Lease Agreement, notwithstanding any other provision of this Lease Agreement to the contrary.

25. INCORPORATION BY REFERENCE. All documents referred to in this Lease are hereby incorporated by reference into the Lease.

26. DUPLICATE ORIGINALS. This Lease may be executed in duplicate, each of which shall be an original when executed by all parties.

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals the day and year written below.

FUTURE FORWARD FOUNDATION,
INC.

PINAL COUNTY, a political subdivision
of the State of Arizona

By: _____

By: _____
Chairwoman of the Board of Supervisors

Title: _____

Date: _____

Date: _____

Attest:

By: _____
Clerk of the Board

APPROVED as to form:

LANDO VOYLES
PINAL COUNTY ATTORNEY

Deputy County Attorney, Civil Division

STATE OF ARIZONA)
) ss.
County of PINAL)

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by _____ of Future Forward Foundation, Inc., a nonprofit corporation of the State of Arizona, as their _____.

Notary Public

My Commission Expires: _____

Exhibit A

Parcel 1:

Lots 3 through 11, inclusive, Block 76, of RANDOLPH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona recorded in Book 2 of Maps, Page 5.

Parcel 2:

The West 50 feet of Hughes Street (Fifth Avenue) lying East of and Adjacent to the East line of Lot 3 through 11, inclusive, Block 76, of RANDOLPH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 2 of the Maps, Page 5 as abandoned by the Pinal County Board of Supervisors in instrument recorded January 10, 1956 in Docket 142, page 302.

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Item VII (c)

Parks Development Impact Fees

Development Impact Fees

Open Space and Trails Advisory
Commission

July 14, 2015

Development Impact Fees

- Development Impact Fees (DIFs) are defined as those fees charged to offset the government's costs associated with providing public services & facilities to new development.
- Development Impact Fees only apply to the unincorporated areas of Pinal County.



Development Impact Fees

- One-time payment for growth related infrastructure, collected at the time building permits are issued
- Can't be used for operations, maintenance or replacement
- Not a tax, but more like a contractual arrangement with three requirements:
 - Need (system, not project level improvements)
 - Benefit
 - Timing
 - Geography
 - Proportionate



Development Impact Fees

- Parks Element Components (As of 2010)
 - Regional Parks
 - Trails
 - Fairgrounds
 - Support Vehicles & Equipment
- Collected within 7 Impact Fee Areas
- Current Fee=\$276 per dwelling unit



P I N A L • C O U N T Y

Wide open opportunity

Development Impact Fees

- New Proposal (Cost per person)
 - Regional Parkland \$155
 - Regional Park Improvements \$40
 - Regional Trails \$24
 - Total \$219
- Collected on a Countywide basis



Public Meetings

- Wednesday July 15 5-7 PM
- Tuesday August 25 3-5 PM
- Location: Pinal County Emergency Operation Center, County Complex, Florence, Arizona

July 14, 2015

Open Space and Trails Advisory Commission Meeting

Agenda item VII (b) Discussion/Recommendation on proposed Parks Development Impact Fees

The following is the link to the complete DRAFT Capital Improvements Plan and Development Fee Update.

<http://www.pinalcountyz.gov/CommunityDevelopment/Documents/2015-04-07%20Draft%20Pinal%20Co%20Dev%20Fee%20Update.pdf>

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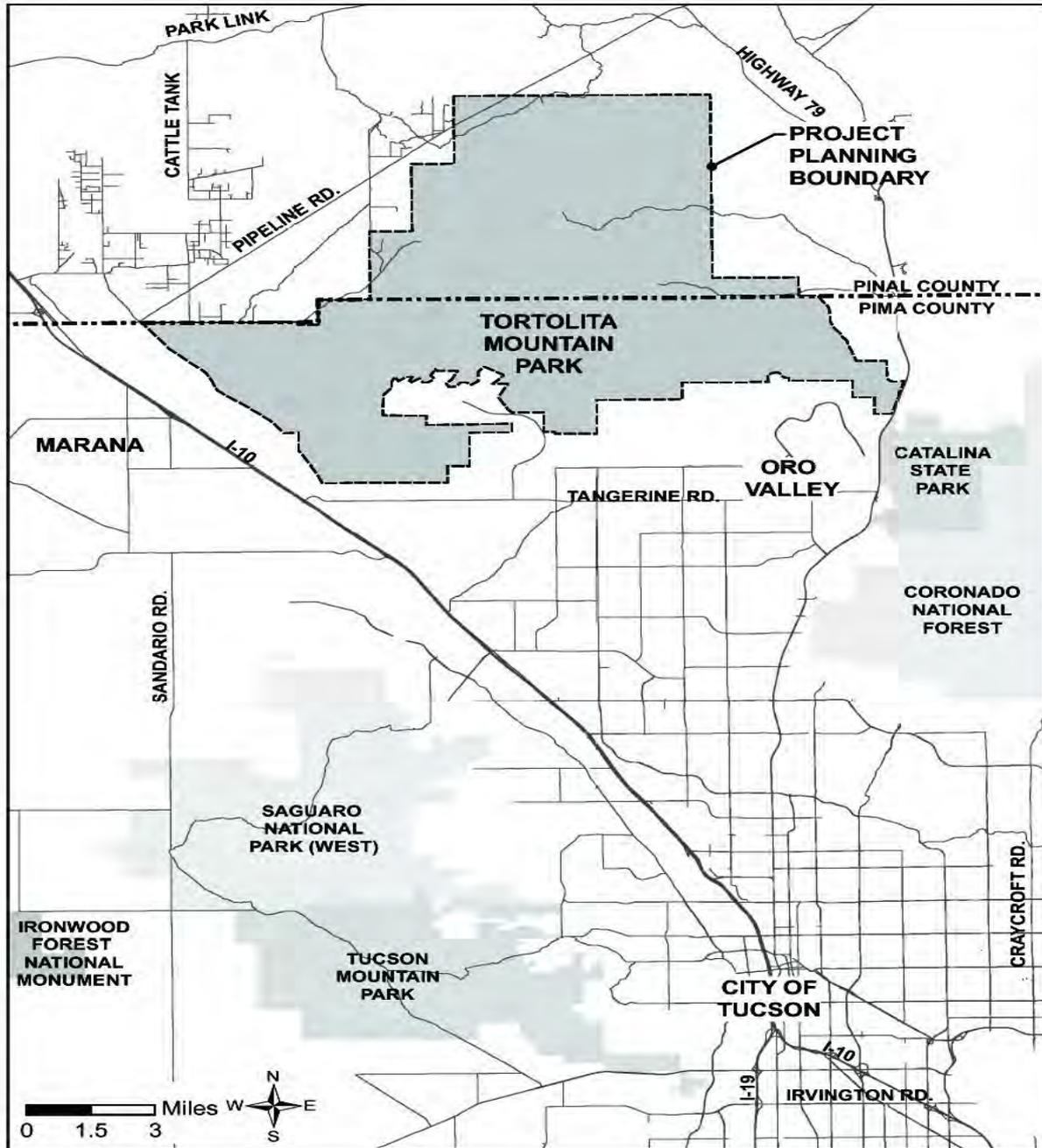
Item VII (d)

Tortolita Mountain Park

Open Space and Trails Advisory Commission

July 14, 2015

TORTOLITA MOUNTAIN PARK



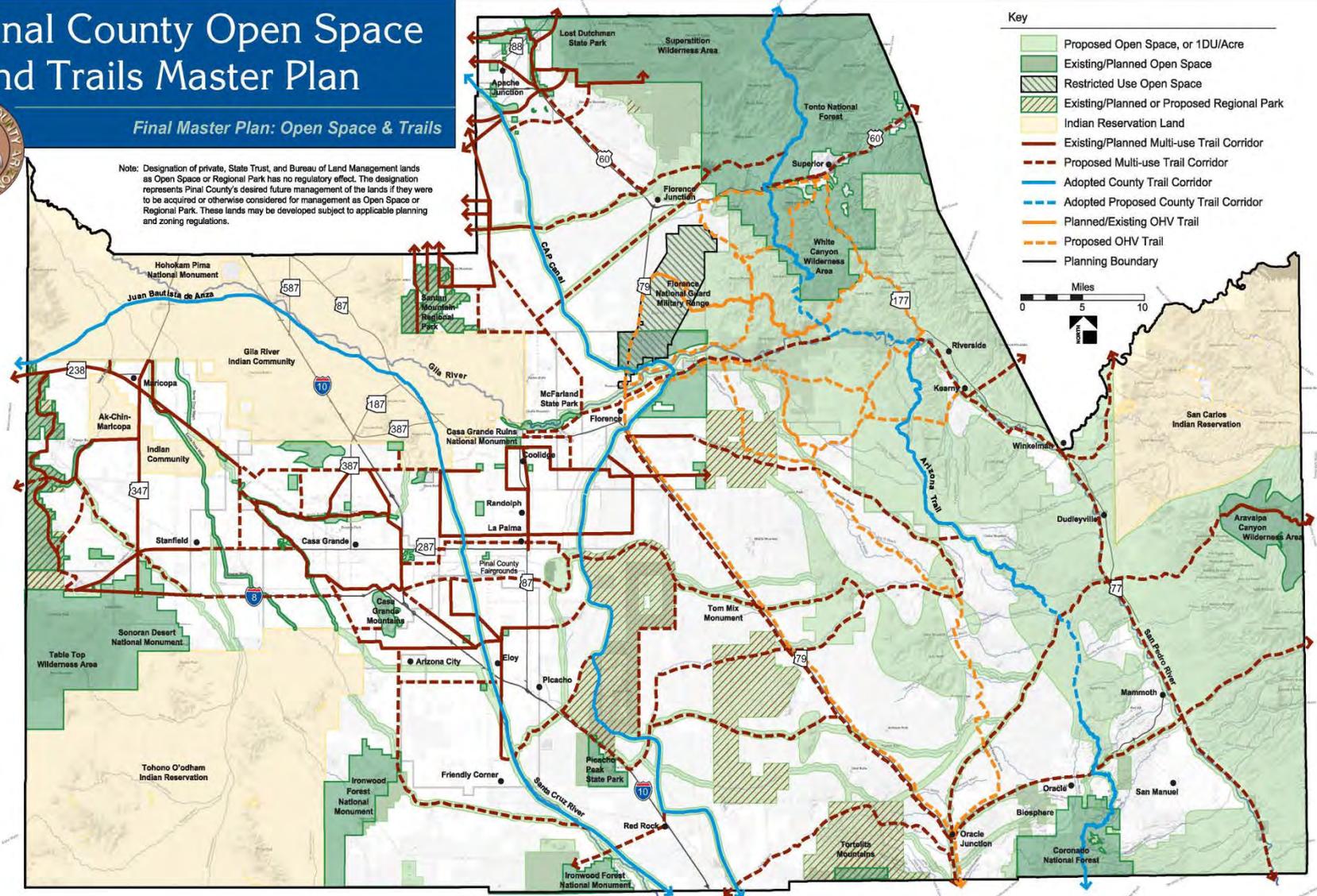
HISTORY

- × Pima County's original master plan adopted 1997, updated in 2009
- × Pinal County Plans
 - + Open Space and Trails Master Plan
 - + Pinal County Comprehensive Plan 2009
 - + 2-5 Year Open Space and Trails Department priorities
- × Marana and Oro Valley also incorporated into land use plans

Pinal County Open Space and Trails Master Plan

Final Master Plan: Open Space & Trails

Note: Designation of private, State Trust, and Bureau of Land Management lands as Open Space or Regional Park has no regulatory effect. The designation represents Pinal County's desired future management of the lands if they were to be acquired or otherwise considered for management as Open Space or Regional Park. These lands may be developed subject to applicable planning and zoning regulations.



CURRENT STATUS

- × Pima County currently owns approximately 3,900 acres, 795 of which are in Pinal
- × BLM lands
 - + Not available for R&PP acquisition
 - + Trail corridors could be done through ROW process
- × IGA with Pima and Marana
- × Comprehensive management plan

CURRENT STATUS

- × Pima County Mountain Park operational model
 - + Open Space
 - + Multi-use non-motorized trails
 - + Trailheads (limited infrastructure)
- × Miles of trail (Existing and/or planned)
 - + Pima/Marana District=55.4
 - + Pima/Oro Valley District=32.2
 - + Pinal County District=53.6



PINAL COUNTY
EST. 1891

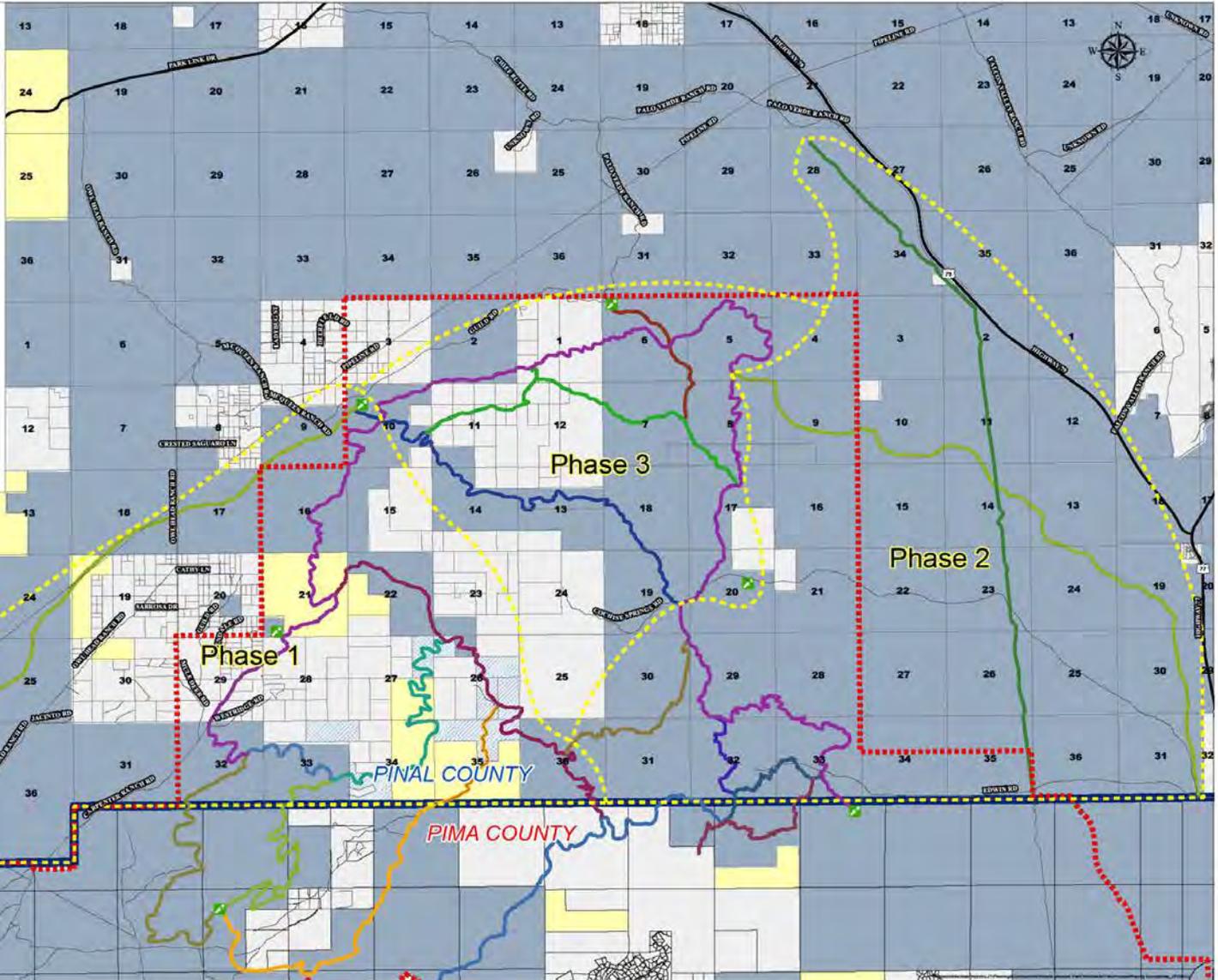
Tortolita Mountain Trails

Proposed Phasing Concept Map

Pinal County/Pima County, Arizona

Legend

- Project Boundary
- Roads
- Phases 1, 2, & 3
- Parcels
- Trailheads
- Pinal/Pima County Boundary
- BLM
- Private
- State Trust
- Pima County Owned Parcels
- Bass Canyon Trail
- Big Cat Trail
- Cochise Canyon Trail
- Cottonwood Overlook Trail
- Denio Canyon Trail
- Donna B Trail
- Fresnal Canyon Trail
- McKenzie Trail - North
- McKenzie Trail - South
- Northern Gateway Trail
- Southern Pinal Regional Trail
- Trans-Tortolita Trail
- Twenty-Nine Trail - Marana
- Twenty-Nine Trail - Pinal
- WAPA Line Trail - North
- Wild Burro Trail - Marana
- Wild Burro Trail - Oro Valley



NEXT STEPS

- × Determine Phasing Plan
 - + OS&T Recommendation
 - + BOS work session
- × Survey trails/trailheads (ground truth)
 - + From “concept” to “reality”
- × Prioritize based on:
 - + Location
 - + Accessibility
 - + Ownership

NEXT STEPS

- × Begin Trail and Trailhead acquisition (15' trail corridor)
 - + ASLD=ROW
 - + BLM=ROW
 - + Private=Easement acquisition (possible Public Works partnerships)
- × Construct Trails
 - + Volunteers
 - + Americorp
 - + Youth Conservation Corps
 - + Partnership with Pima County/Town of Marana



PINAL COUNTY
Wide open opportunity

Tortolita Mountain Trails

Proposed Phasing Concept Map

Pinal County / Pima County, Arizona

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- Derrio Canyon Trail
- Donna B Trail
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- Trans-Tortolita Trail
- Twenty-Niner Trail - Marana
- Twenty-Niner Trail - Pinal
- WAPA Line Trail - North
- Wild Burro Trail - Marana
- Wild Burro Trail - Oro Valley

