

August 2015 Sahuarita REAC Meeting
8/5/15

1. **The County has approved putting a bond program on the November ballot for over \$800 million.**

- ◆ What specific projects are proposed within the Town of Sahuarita?
- ◆ Has the Town decided on what it will spend its share of the roadway maintenance funds?
- ◆ Has the Town taken any position on the bond election?
\$14 million for Rec Center to be operated by YMCA but to share facilities with others such as school. \$30k for splash pad, \$7.5 million for library, \$300k for food bank, \$1 million for model airplane park. The only one really suggested by the Town was the Rec Center funding. The Town would also get about \$4.3 million for roadway maintenance which they would use for extending the life of arterials and collectors and use HURF for local streets.

2. **Sahuarita School District has proposed an election to approve a 40 million dollar bond sale as well.**

- ◆ Has anyone calculated the effect both of these have on property taxes?
- ◆ Is there any concern that the two of them at the same time would be too much for Sahuarita voters to swallow?
The State has cut 85% of capital funding to the schools plus significant operational funding. While the district realized that this may not be a great time for the bond election – they really feel that they have been given no alternative.

3. **The defense budget has been coming under attack of late. If Department of Defense cuts cause Raytheon to reduce workforce, what impacts would that create on Sahuarita?**

The Town realizes the potential threat. A recent survey indicated that 5.8% of their population works in the aerospace/defense industry.

4. **What is the status of the 16-acre site west of Interstate 19 on Sahuarita Road which is set to become the Towns' first commercial business park?**

The project needs sewer to move forward. The Town successfully competed for a grant for 50% of the cost of the sewer extension. The other 50% will be paid for out of construction sales tax revenues. The project is expected to go to Mayor & Council in September for approval to go to bid.

- ◆ How has the Town interfaced with ADOT related to the Sahuarita Road TI?
ADOT has no funds current pledged toward the completion of the expanding of the i-19 interchange.
- ◆ What has been the response to your BizHUB?
Very positive – over 40 activities since it opened and is currently being used by two networking groups.
- ◆ Are you seeing growth in the commercial, industrial or retail market in Sahuarita?
New PetClub at WalMart, BrakeMax and new restaurant and Circle K pending.
- ◆ Have you seen any benefits come from the efforts spelled out in the Town's Strategic Plan for Economic Development?
The BizHub was a direct result of the Plan. In addition, the Town has applied for a grant from, Freeport for a branding program. There has also been a lot of industry outreach. The Town is currently working on a Plan update.
- ◆ How are residential building permits compared to earlier this year or this time last year?

- ◆ 2014 up 169 units over 2013. 2015 up 206 over 2014

5. **Planning studies**

- ◆ What is the status of Sahuarita Farms? Have the Specific Plan and development agreement been fully approved?

There are still 4 Development Agreement and 1 Specific Plan issues that are unresolved. The Plan and Development Agreement go to Mayor & Council on August 24th, regardless of agreement between the developer and staff for Council action. The Continental Farms portion of the project (Pima County) will move forward.

- ◆ What is the status of SECAP (Sahuarita East Conceptual Area Plan)?

Generally wrapped up and the plan has been incorporated into the Town's General Plan.

- It is believed that the County has initiated design of sewer lines to serve Pima County's Economic Development Zone around the Aerospace Parkway but that these upgrades will not provide capacity for SEACAP and other lands south of the airport. What has been the Town's involvement with Pima County to find a solution to servicing this area in the future? Are the Town and Pima County cooperating and collaborating on a solution?
- Is the Town prepared to provide sewer service to this area on its own if necessary and if so how would this be funded?

The Town is involved in joint planning with the County for the area east of the current Town and for much of Sahuarita Farms. At this time it could be served by either Pima County or the Town. They are also looking at a solution that could include jointly owned regional facility north of Pima Mine Road near Old Nogales Highway.

- ◆ The Town is working on your *Aspire 2035* General Plan update prior to the November election.

- Can you give us an update on the new plan?
- Based on the population growth since the last plan (2002/2003) what input have you received from the community?

There has been a lot of community input and the plan is on the November ballot.

- ◆ When the Town reviews development master plans or specific plans, are there different strategies used when negotiating development standards on a project where the current owner is looking to sell as opposed to a project where the current owner is the end user?

The relationships that the Town has with its current and past land developer companies has created a good deal of trust. There is nothing in particular to point at that states that the Town works differently with known developers vs. unknown developers, the trust that has been developed over the years provides some security to the Town as to the reliability of future development.

6. **What do you see coming up on the Town's Capital Improvement Program in the next 18 months?**

Sahuarita Road, Pima Mine Road and others are all in construction. There is not a lot of new work coming up.

- ◆ Where does the conversation stand relative to the Town entering the business of water supply?

- If so, is there an estimated date when this could occur

It is anticipated that the Town will be a water provider in the fairly near future. It has yet to be determined if this will involve acquisition of an existing water company (there are several operating in the Town) or development of a new system to serve future growth.

7. **We have heard that the Town is adding a new section to the Town Code – Section 18.42 for business codes.**

- ◆ What is the purpose and how will it impact current businesses or development of future business use properties?
- ◆ This is primarily to clean up and modernize the code and to establish some new classifications. The current draft is available for review online.