

TRANSCRIPT OF SEPTEMBER 3, 2008

CALL TO THE AUDIENCE

CHAIRMAN JIM BARRY: Call to the Audience. Mr. Stagner? Three minutes, I'm going to enforce it.

CLYDE STAGNER: It's just going to be short. It's on the census.

CHAIRMAN JIM BARRY: Okay.

CLYDE STAGNER: (Inaudible; not speaking into a microphone) by a German written in 1931, "And they call and move and go to their obligations. I feel them in me. How I (inaudible) fulfill. They are I. They all are only one organism. The termite state. They all fulfill its responsibility. Their task for their seed of this state. Individual termite does not give it. There is only one me."

I've lived in New York City. I've ridden the subways. I've had a button broken on a brand new trench coat in 1949 when you're shoved aboard it, and this is based on the CVC reference and its presentation tonight where psychological benefits have been mentioned of three people living together.

We also have the situation of the fire bombing of Toyko, the fire bombing of Hamburg, the Warsaw ghetto with its high-density population. We've had the London bombing. New York City cannot be evacuated in case of an emergency, and I give you as a reference Mr. Suddich (ph.), Naval Post-Graduate School master (inaudible). It takes 68 hours to evacuate Phoenix.

All my comments are based on do not go into high-rise such as they have in Manhattan. The people in Manhattan are earning money that they're earning in Manhattan; it's high-cost. If you're going to build the high-rises here, you're going to bring in low people. The people living in the apartments now are people who cannot afford houses. Thank you.

CHAIRMAN JIM BARRY: Anybody else? Colette? Or - okay. Colette first.

COLETTE ALTAFFER: Colette Altaffer. There's so many issues here that, obviously, we can't spend a great deal of time on, so just a few things I want to point out. You talk about Government regulation and how there's a lot of criticism about how onerous it is, yet if you'll ask a neighbor they will tell you, particularly with the Land Use Code, that it provides the barest minimum of protection for a neighborhood. You talk about citizen involvement, yet neighbors have to fight to get a seat

at the table, and all too often when we talk about stakeholders, neighbors are not included in that.

We talk about the TIF funding for Rio Nuevo, yet we have these recent articles in the paper about our sales tax revenue is still down. So, when we have a new commitment for bonding of nearly half a billion dollars for Rio Nuevo, I have to wonder who ultimately is going to pay for that. And then we talk about the HAMP and the Southwest Infrastructure Plan. In the Southwest Infrastructure Plan, the calculations for infrastructure costs, according to the County, were something like \$30,000 per home if we were going to ask that growth to pay for itself. In the so-called HAMP area, which is really the Westcor Development Area, in which we are hearing the HAMP pretty much being discarded by Westcor as not having done the hydrology well enough, we are hearing figures of \$50,000 and up for the infrastructure, and that leads us into this whole thing of community financing districts and who pays, particularly when you have massive foreclosures in a subdivision. Anyway, many, many questions and not enough time for answers.

CHAIRMAN JIM BARRY: Well, Tres is next. He was up first.

TRES ENGLISH: My name's Tres English. Almost three years ago, the County hired me to do a study of the condition of our existing tract homes. As part of that study, PAG gave me a database with about 20,000 households in three different, fairly representative segments of the community, which included every single, single-family home lot in those three zones. In those three zones six to 8% of the land was listed as vacant.

And I would like to know what relevance the idea of in-fill has when we're talking about the existing City, if only - if less than 10% of the land is vacant within the major part of what we would consider Tucson? What - what are the real opportunities for significant increases in density that would impact any of the issues, the public infrastructure issues, that we're talking about? And mind you those are randomly scattered parcels, they are not necessarily located at anyplace you would want them to be in order to deal with transportation, or water, or any other infrastructure issues. So, I think that the - the point that in-fill will somehow give us all sorts of new opportunities is seriously misguided because, within the City limits, virtually every home that we have is a masonry building and will probably outlast any home built today just because of the nature of the construction.

CHAIRMAN JIM BARRY: Thank you. The gentleman there wants to speak. Make sure you give - give us your name, please.

RON PROCTOR: Yeah, my name is Ron Proctor. I'd like to just extend an invitation to Sustainable Tucson's next

meeting. We have monthly meetings. Our next one is Tuesday, the 9th. We're hosting four representatives, candidates for the CAP Board. So, we'll be directing questions their way - their way, also have an open question/answer session. It's going to be held at the Northwest Neighborhood Center, which is on - on Sixth Avenue, just south of Grant. Everybody's welcome. Please come.

UNIDENTIFIED FEMALE SPEAKER: What's the date again?

RON PROCTOR: It's the 9th, September 9th.

UNIDENTIFIED FEMALE SPEAKER: Time?

RON PROCTOR: It's from 6:00 to 8:00.

UNIDENTIFIED FEMALE SPEAKER: Thank you.

RON PROCTOR: Thank you.

CHAIRMAN JIM BARRY: Oh, Bob. I'm sorry. I just thought you were going to do it. Excuse me.

ALTERNATIVE MEMBER BOB COOK: Bob Cook. Just a couple comments on paying for the cost of growth. This is a real sticky issue. The Grower Smarter, I think, process that ten years ago started the ball rolling in the right direction. We - we've got some good language in the City's - Tucson Plan. I brought this up last week. But, yet, today - this is eight years after, or seven years after that plan, we have yet to do a total cost of growth model, and I don't see how we're ever going to get a handle on the cost of growth and paying for growth unless we really do that as a community, as a region. What are the real costs of growth, both capital and operational, including all aspects of public services and public infrastructure? And update that model with actual costs over time so it's a reliable tool that every jurisdiction can use. That would go a long way to establishing the basis for - for how we're going to recover these costs of growth.

Now, on impact fees, there's a couple of - of points here that need to be made. The - the City of Tucson has gotten onboard with impact fees, but we've got a little clause in that impact fee program, that impact fee ordinance, that caps the annual increase in the adjustment of that fee to cost of construction to 5%. So, if we have inflation in the cost of construction of our infrastructure at 25%, 50%, that differential between 5% and 25% is paid by the existing taxpayers, and that is totally unfair. We've got to remove that clause from our impact fee ordinance in the City of Tucson.

Arlan mentioned that impact fees are enabled by State law, both City and County, there are different legislations for each, and one of the criteria is fairness and uniformness of application. On the commercial impact fee side, we see a really big problem in the way commercial impact fees are scheduled, and the main problem is that it only applies to businesses that have

permanent locations. Much of the economic activity in this community is in mobile businesses and in construction -

CHAIRMAN JIM BARRY: Thirty seconds, please, Bob.

ALTERNATE MEMBER BOB COOK: - and that needs to be fixed, because the construction industry is not paying its fair share of commercial impact fees. I'll end there.

CHAIRMAN JIM BARRY: Anybody else? Geez, you drove Frank out of the meeting.

Anybody on the Committee have anything that they need to - to bring up? All right.

I'll remind us our next meeting is next Wednesday in the morning here. Okay. I will entertain a motion to adjourn.

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CERTIFICATE

I hereby certify that, to the best of my ability, the foregoing is a true and accurate transcription of the audio recording of (Call to the Audience) excerpts of the City/County Water & Wastewater Study Oversight Committee Meeting held on September 3, 2008.

Transcription completed: September 11, 2008.

DANIELLE L. KRASSOW-TISDALE