

Steam Pump Ranch
Task Force meeting March 27, 2008

Recommendations

1. Motion to label the empty pad at Steam Pump Village as a “potential office building” and remove the keynote “14” on the Master Plan. The accompanying narrative for the Master Plan will discuss the possibilities for this office building as discussed in Task Force meetings.

MOTION to approve was 6-0, with representatives from PRAB, HPC, OVHS, PCCR, P+Z Commission, and the Citizen-at-large voting for the motion.

Representative from Parks and Recreation joined the meeting after this motion.

2. Motion to identify the cost of and recommend the development of a professional interpretive plan for Steam Pump Ranch.

MOTION to approve was 7-0, with representatives from Parks and Recreation, PRAB, HPC, OVHS, PCCR, P+Z Commission, and the Citizen-at-large voting for the motion.

3. Motion to commend Pamela Pelletier, Town of Oro Valley planning staff and Corky Poster and Drew Gorski from Poster Frost Associates for all their time and effort in development the Master Plan.

Motion was unanimous.

Listed below are recommendations from the March 20, 2008 meeting.

1. *Motion for the Town of Oro Valley to explore discussions with the current caretaker to stay on and continue as caretaker of Steam Pump Ranch.*

MOTION to approve was 4-2, with representatives from OVHS, Citizen-at-Large, PRAB, PCCR, & DRB voting for the motion; representatives from Evergreen Development Co. & P+Z Commission were against the motion.

Representative from HPC joined the meeting after this motion.

2. *Motion to change the chicken coop (youth animal husbandry – i.e. 4-H program) to be listed as a potential use on the Build Out Phase of the Master Plan in the same manner as the other uses in MOTION #4. All of these proposed uses shall be implemented only with further analysis of costs, economic benefits, historical relevance, educational benefit and other similar factors.*

MOTION to approve was 7-1, with representatives from OVHS, Citizen-at-Large, PRAB, HPC, PCCR, DRB, Evergreen Development Co. voting for the motion; representative from P+Z Commission was against the motion.

3. *Motion to realign the pedestrian connection as shown on the Phase I plan to Steam Pump Village to promote a better linkage. Evergreen Development Co will provide Poster Frost Associates the schematic building plan for the empty pad adjacent to Steam Pump Ranch in order to provide additional pedestrian connections that connect the two sites. This information shall be shown on the Build Out Phase of the Master Plan.*

MOTION to approve was 7-0, with representatives from OVHS, Citizen-at-Large, PRAB, PCCR, DRB, & P+Z Commission voting for the motion. Evergreen Development Co. abstained from the vote.

Representative from PCCR left meeting via conference call following this motion.

4. *Motion that once all safety liability and presentability issues have been satisfied to the Town of Oro Valley's satisfaction, limited access to the grounds of Steam Pump Ranch should be made available for limited educational public tours and community events, with interpretative signage placed around the site and buildings.*

MOTION to approve was 6-1, with representatives from OVHS, Citizen-at-Large, PRAB, DRB, HPC, Evergreen Development Co. voting for the motion; representative from P+Z Commission was against the motion.

5. *Motion that there is the intent for a "Friends of Steam Pump Ranch" – type of organization to form that assists with educational programs and the potential to assist further at Steam Pump Ranch. The Town of Oro Valley is responsible as the owner, for the operation, maintenance, and management of Steam Pump Ranch.*

MOTION to approve was 7-0, with representatives from OVHS, Citizen-at-Large, PRAB, DRB, HPC, P+Z Commission, & Evergreen Development Co. voting for the motion.

Listed below are recommendations from the March 5, 2008 meeting.

1. *Motion regarding direction on the expenditure of the remaining \$300,000 Pima County Bond funds:*
 - a. *A memo from the Pima County Cultural Resources office outlining the language restrictions and limitations regarding the use of the \$300,000 funds for rehabilitation and stabilization work. This memo will also discuss the appropriateness of utilizing a portion of these funds as “matching funds” for Heritage Grants.*
 - b. *Based on this memo from the Pima County Cultural Resources office, the consultant can develop a Rehabilitation Plan with costs.*
 - c. *Based on this Rehabilitation Plan, plan on implementing this plan utilizing the \$300,000 funds in accordance with the memo from the Pima County Cultural Resources.*
 - d. *If a Heritage Grant of an additional \$150,000 is awarded, implementation will continue accordance with the Rehabilitation Plan.*
 - e. *After \$450,000 has been spent (this amount included the \$300,000 Pima County funds and \$150,000 Heritage Grant), identify the costs of taking the project beyond \$450,000 to some logical conclusion but necessarily to complete the entire Rehabilitation Plan. The Task Force recommends that the Town Council allocate the appropriate amount of funds to complete the remainder of the Rehabilitation Plan.*

MOTION to approve was 8-0, with the representatives from OVHS, Citizen-at-Large, HPC, P+Z Commission, PRAB, PCCR, Evergreen Development Co., and TOV Parks and Recreation voting.

2. *Motion to change the language on the Phase I of the Master Plan as follows: “designate office uses with an asterisk rather than specifying OVHS offices. The asterisk shall refer office use intended for Town of Oro Valley Parks and Recreation or other Town use, OVHS, or a “Friends of Steam Pump Ranch”-type group.*

MOTION to approve was 8-0, with the representatives from OVHS, Citizen-at-Large, HPC, P+Z Commission, PRAB, PCCR, Evergreen Development Co., and TOV Parks and Recreation voting.

3. *Motion to approved Phase I of the Master Plan, with the following corrections: remove the OVWU well site from this plan, change the programmatic element on Building #5 from “snacks and drinks” to “food service”, and add an “A” for a potential outdoor activity/event space directly behind Building #3.*

MOTION to approve was 8-0, with the representatives from OVHS, Citizen-at-Large, HPC, P+Z Commission, PRAB, PCCR, Evergreen Development Co., and TOV Parks and Recreation voting.

4. *Motion to approved the Build Out Phase of the Master Plan, with the following corrections: indicate with a dotted line to show that the following is a potential use:*
 - a. *Equestrian Center;*
 - b. *Multi-purpose Center;*
 - c. *OVWU Well Site; and*
 - d. *New Caretaker’s Residence.*

MOTION to approve was 8-0, with the representatives from OVHS, Citizen-at-Large, HPC, P+Z Commission, PRAB, PCCR, Evergreen Development Co., and TOV Parks and Recreation voting.