

BOARD OF DIRECTORS
METROPOLITAN DOMESTIC WATER IMPROVEMENT DISTRICT
PIMA COUNTY, ARIZONA

March 19, 1997
Metropolitan Domestic Water Improvement District
Conference Room
7235 North Paseo del Norte
Tucson, Arizona 85704

MINUTES

Board Members Present: Marty Cramer, Chair
Jim Doyle, Vice-Chair
Letha Gardner, Member
Sam Ray, Member
Jim Tripp, Member

District Staff: Mark Stratton, General Manager
Fred Rosenfeld, Bond Counsel
Warren Tenney, Clerk of the Board

Call To Order and Roll Call

Ms. Marty Cramer, Chair of the Board of Directors of the Metropolitan Domestic Water Improvement District (District), called the special meeting to order at 4:04 p.m. Mr. Jim Doyle, Ms. Letha Gardner, Mr. Sam Ray and Mr. Jim Tripp were present.

I. Certification of Result of Special March 11, 1997 Bond Election

Mr. Tripp made the motion to approve the result of the special March 11, 1997 bond election. Mr. Ray seconded the motion.

Mr. Fred Rosenfeld, Bond Counsel, explained that the statutes require the District Board of Directors to certify the election to the Pima County Board of Supervisors. The Board of Supervisors then will announce the election result, which starts the five-day period for anyone to question that result.

Mr. Mark Stratton, General Manager, asked about the status of the Department of Justice's review. Mr. Rosenfeld said it will probably be another fifty days before the Department gives its opinion.

Ms. Cramer called for a vote for the motion to approve the election result. The motion passed unanimously.

II. Direction to Staff regarding Conceptual Design of Proposed Office Facility

Mr. Stratton noted that the Board members had received a draft report from Mr. Terry Armstrong, Architect, regarding the design of the proposed office facility. Staff wanted to give the Board an opportunity to provide input regarding the design. Mr. C.H. Huckelberry, County Administrator, had told Mr. Stratton that he had sent a memorandum to the Board of Supervisors regarding property that the District is seeking to acquire as its site. The Supervisors have not yet responded to Mr. Huckelberry.

Mr. Armstrong reported that he had met with staff often to discuss the space requirements for each division. A floor plan was drafted and then revised based on comments. Scheme C is the floor plan now preferred, which includes 13,000 square feet and allows for growth.

Mr. Doyle left the meeting at 4:12 p.m.

Mr. Armstrong continued that three different schemes were designed for the building's exterior. Each scheme increases the cost; however, elements of each scheme can be mixed for the final design. The maintenance building is to have 7,200 square feet to include a warehouse and service bay for vehicles. The maintenance building would be a basic metal building painted in an earth tone color. The site plan showed the facility in relation to Shannon Road, south of Magee Road and the flow of traffic in the parking lot. The parking lot is designed to also be joined with additional parking for the proposed linear park along the Cañada del Oro Wash.

Ms. Gardner asked if the facades of the different exterior schemes affected the cost of maintenance. Mr. Armstrong said that the masonry facade of Scheme 3 would require less maintenance. The metal and stucco facades will require painting every five to ten years, which may cost between \$3,000 and \$5,000.

Ms. Cramer noted that the design was prepared in anticipation of the District acquiring the site on Shannon, south of Magee. If a different site must be used, she asked if there will be much change in the design. Mr. Armstrong said the design was still in the conceptual stage so that if another site is chosen the basic design will not need to be changed.

Ms. Gardner asked why a waiting room with a door was positioned next to the lobby. Mr. Armstrong said that area was to allow staff to discuss with a customer in privacy an issue that may be of concern instead of in the lobby area. Mr. Charlie Maish, District Engineer, noted that the lobby would have sitting space.

Ms. Gardner asked about the need for the proposed fitness room in the maintenance room. Mr. Stratton explained that staff asked if space could be set aside for a weight/exercise room so that they could maintain their physical fitness. Many staff are already involved with different physical activities either during lunch or after work. Having an actual room with shower facilities was considered beneficial. Ms. Cramer said that the weight room at her work has caused various problems from some employees using it when they are on duty to others resenting that staff taking advantage of the room. Also, liability can be a problem due to injuries. Rules usually have to be set that people then

resent. The issue needs to be fully examined. Ms. Gardner agreed that she supports the concept, but wanted to be certain that the space set aside for the fitness room would be utilized and how it would be maintained. Mr. Ray agreed that the different aspects of the fitness room needs to be examined.

Mr. Ray said he had had a concern about the accessibility of the restrooms when only the Board room is used. He noted that it had been explained that all the office areas have doors that can be locked.

Ms. Gardner asked about fire sprinklers in the building. Mr. Armstrong said fire sprinklers were mandatory.

Mr. Stratton said that he was concerned that working with the County to obtain the site will take time. Even if everything proceeds well, it will be at least two months to acquire the property. The other issue is if the Nanini Family files a suit questioning how the County's property, which includes the site, is used. Direction is sought from the Board on whether or not to continue to work with the County.

Ms. Cramer said that with site issues not resolved, the Board needs to only give direction regarding the conceptual approach. Mr. Tripp said that the floor plan design can be used for whatever site is chosen. Mr. Ray said that staff should decide the floor plan since they will be working there.

Board members discussed with Mr. Armstrong the different exterior schemes that they preferred and using different aspects of each scheme for the final design. Potential vandalism was discussed in respect to which exterior material would be easier to clean. It was noted that the office facility will be visible in all directions if the Shannon Road site is used so the District will want it to be attractive. The Board discussed that the office building will probably be preferred by the neighborhoods than another type of structure, especially if it blends well with the desert.

Ms. Cramer asked if the office design allows for expansion. Mr. Armstrong said that at the Shannon Road site, expansion would be possible at the south end. Another site would allow for expansion in different directions depending on how the building is placed at the site.

Mr. Stratton said that the image the District wants to portray will be a major factor for deciding the final design. Does the District want to have a state of the art design or a more low-key, typical office building? Mr. Ray agreed that the building's appearance is important because of the perception it will give to District residents especially after the bond election.

Ms. Cramer noted that the Board did not have any major concerns about the proposed interior floor plan.

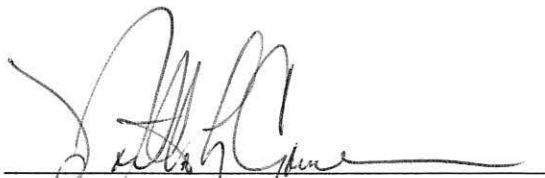
Mr. Stratton noted that staff has commented on various drafts of the floor plan and has agreed with the latest design. He will continue to work with the County so that an auction can be done in the near future.

Mr. Armstrong noted that once the site is selected, a civil engineer will need to do a site survey, test boring, a development plan, which will be a two or three-month process.

Ms. Cramer said that staff should continue to proceed with what can be done now on the office design until a site selection is done.


III. Adjournment

The meeting adjourned at 4:54 p.m.



Martha L. Cramer, Chair of the Board

ATTEST:



Clerk of the Board

PHONEThis image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.