



Board of Supervisors Memorandum

April 17, 2018

Acceptance of Donation of Real Property at Canoa Hills Golf Course Consisting of Approximately 130 Acres of Tax Parcels 304-18-916B; 304-18-865A; 304-64-689B; and a Portion of 304-18-919A

Background

As you know, the County was approached in the later part of 2017 by Mr. Morgan North, owner of the Canoa Hills Golf Course, to accept donation of the golf course. The golf course has been closed for several years. The County is also not interested in purchasing neither, the clubhouse or the maintenance facility, but did express interest in accepting the golf course as a demonstration of converting a former golf course into a natural open space park.

There has been months of due diligence with regard to this possible donation. It has resulted in a number of communications directed to the Board with supporting information. These include the memorandums listed below and the website access link:

- April 4, 2018, Green Valley Council Park Task Force Report dated April 1, 2018
- April 2, 2018, Canoa Hills Golf Course Donation and Conversion to Natural Resources Park
- March 8, 2018, Canoa Hills Golf Course and Transfer to Pima County as a Natural Resource Park
- Website link:
<http://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=39962>

In addition to our due diligence, the Green Valley Council (GVC) and a subcommittee of the Council held a number of public forums in Green Valley to gauge the Community's views regarding acceptance and conversion of the golf course to a natural resource park. These forums and the research of the subcommittee resulted in a report transmitted to the County by the GVC dated April 1, 2018.

In summarizing all of the due diligence and public input, it is clear there are no significant issues that would negate the County from accepting this donation. Therefore, I will recommend to the Board that the donation be accepted, subject to the conclusion of an American Land Title Association (ALTA) survey that will determine if there are any easement or property encroachments that may require the boundaries of the donation to be adjusted appropriately for encroachments or to realign appropriate and necessary easements.

It should also be noted that each adjacent homeowners association (HOA) was directly consulted by the County with regard to this donation. Any easement modifications or

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clarifications of boundaries between HOAs to improve the function of the natural resource park or to maintain the integrity of the adjacent HOA, will also be accomplished through acceptance of the donation and adjustment boundaries and easements, as necessary in the future.

During physical inspection of the property and its remaining improvements, several actions are necessary in order to ensure the immediate safety of the donation and its use as a natural resource park for passive public use; this would entail the appropriation of County funds for the following purposes:

- Up to \$15,000 for the removal of deteriorated asphalt, pathways that connect the existing concrete golf cart path and replace these with asphalt in place with concrete pathways.
- Up to \$35,000 for the demolition of three nonfunctional restrooms on the golf course that would require significant investment to meet current codes if kept open.
- Up to \$40,000 for necessary grading, contouring and other surface modifications, to eliminate erosion damage and to develop large water harvesting areas to begin the native plant restoration for the park.

Therefore, repair funding up to \$90,000 is appropriate. These funds would be appropriated from two funding sources; the General Fund and Regional Flood Control District (RFCD) Tax Levy. Since approximately 70 percent of the donated property lies in a regulated 100-year-old floodplain, the entire property will be conveyed to the RFCD. However, since only 70 percent lies within a regulatory floodplain, the cost for the above-referenced repairs would be paid, 70 percent by the RFCD Tax Levy and 30 percent by the County General Fund.

Overall operation and maintenance of the natural resource passive park will be managed by the Natural Resources, Parks and Recreation (NRPR) department through an intergovernmental agreement with the RFCD. It is estimated the annual operating and maintenance cost will be less than \$100,000 per year and, again, divided proportionately between the RFCD Tax Levy and the General Fund.

The only concerns that I believe will be expressed by the Green Valley Community, is over the demolition of the restrooms. Therefore, I have also directed the NRPR to begin planning for the addition of at least two public restrooms that meet all appropriate codes and Americans with Disabilities Act (ADA) access requirements, to be installed near the existing surface parking lot on the former driving range and at another location easily accessible by the public. It is estimated that these two restrooms will cost approximately \$150,000 each; and the County will begin appropriate planning and engineering for these restrooms and solicit community and corporate donations, as well as provide appropriate naming rights for a corporate beneficiary who would donate sufficient funds to build a public restroom.

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Recommendation

I recommend the Board of Supervisors accept the donation of the Canoa Hills Golf Course as the first natural resource passive recreation park in Green Valley and authorize the expenditure of County funds as outlined in this communication for park repair and maintenance.

Sincerely,

C.H. Huckelberry
County Administrator

CHH/lab – April 11, 2018

c: Carmine DeBonis, Jr., Deputy County Administrator for Public Works
Nanette Slusser, Assistant County Administrator for Public Works
Suzanne Shields, Director, Regional Flood Control District
Chris Cawein, Director, Natural Resources, Parks and Recreation