



Proposition 454 2017 Naranja Park Bond Project

Public Education Presentation

Town of Oro Valley



Town of Oro Valley

Naranja Park Bond Project – Prop 454

About Naranja Park

- ▶ Naranja Park is a 213-acre property on the north side of Naranja Drive, east of La Cañada.
- ▶ It was obtained by the Town of Oro Valley through purchases in 1996 and 2000.
- ▶ Identified as an ideal location for a regional park, it became the subject of an extensive master-planning process in 2001.



Naranja Park Bond Project – Prop 454

What is the park's history?

- 2002** Council adopts the first master plan. Price: \$154 million.
- 2008** Oro Valley voters did not authorize \$48.6 million in bonds to construct phase one of the plan.
- 2012** The park sat idle until community advocates partnered with the Town to fund and build an archery range.
 - With the success of this effort and community support, the Town created a pay-as-you-go plan for phased development, based on alternate sources of funding.
- 2015** Council adopted an updated Naranja Park Master Plan based on new studies and surveys. Phase 1 of the new plan was completed and opened to the public. It cost \$2.3 million, and included: two lit multi-sport fields, a dog park, parking lot, mass grading and utilities.
- 2016** Council approved funding for Phase 2, which includes two more multi-sport fields, to be spread over fiscal years 16/17 and 17/18.

Town of Oro Valley
www.orovalleyaz.gov



Naranja Park Bond Project – Prop 454



When did the community make this request?

- ▶ At the **February 15, 2017** Council Meeting, members of the community—including youth sport parents, athletes and Oro Valley user groups—asked Council to accelerate the development of additional sport fields to meet user demand.
 - ▶ In response, Council directed staff to return with a proposal that meets the community's request and a plan to finance the proposal.
- ▶ On **April 5, 2017**, staff presented the new proposal to Town Council for discussion, consideration and community feedback.
- ▶ On **May 3, 2017**, Council called for a special bond election for voter consideration.

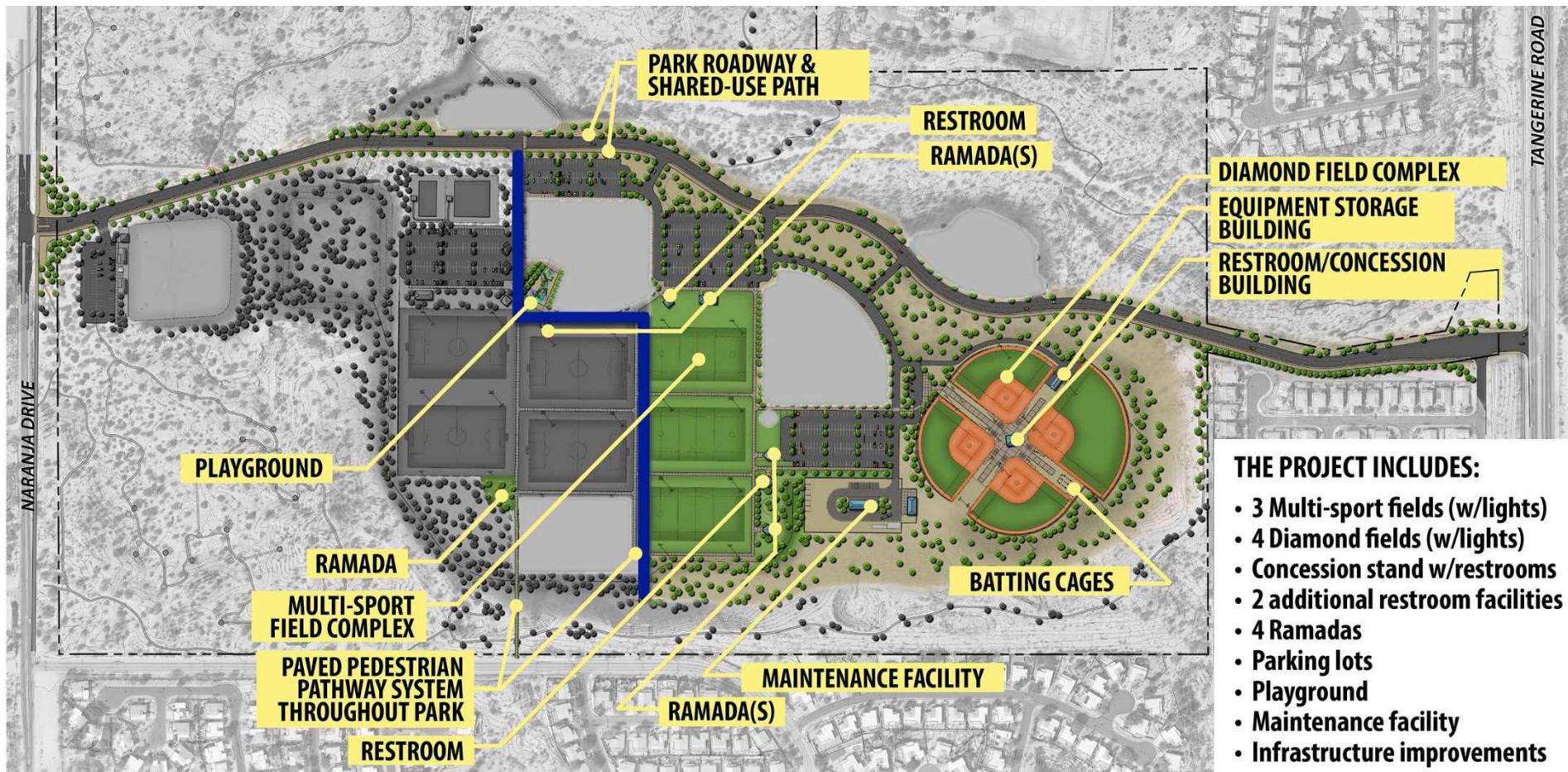
Town of Oro Valley
www.orovalleyaz.gov



Naranja Park Bond Project – Prop 454

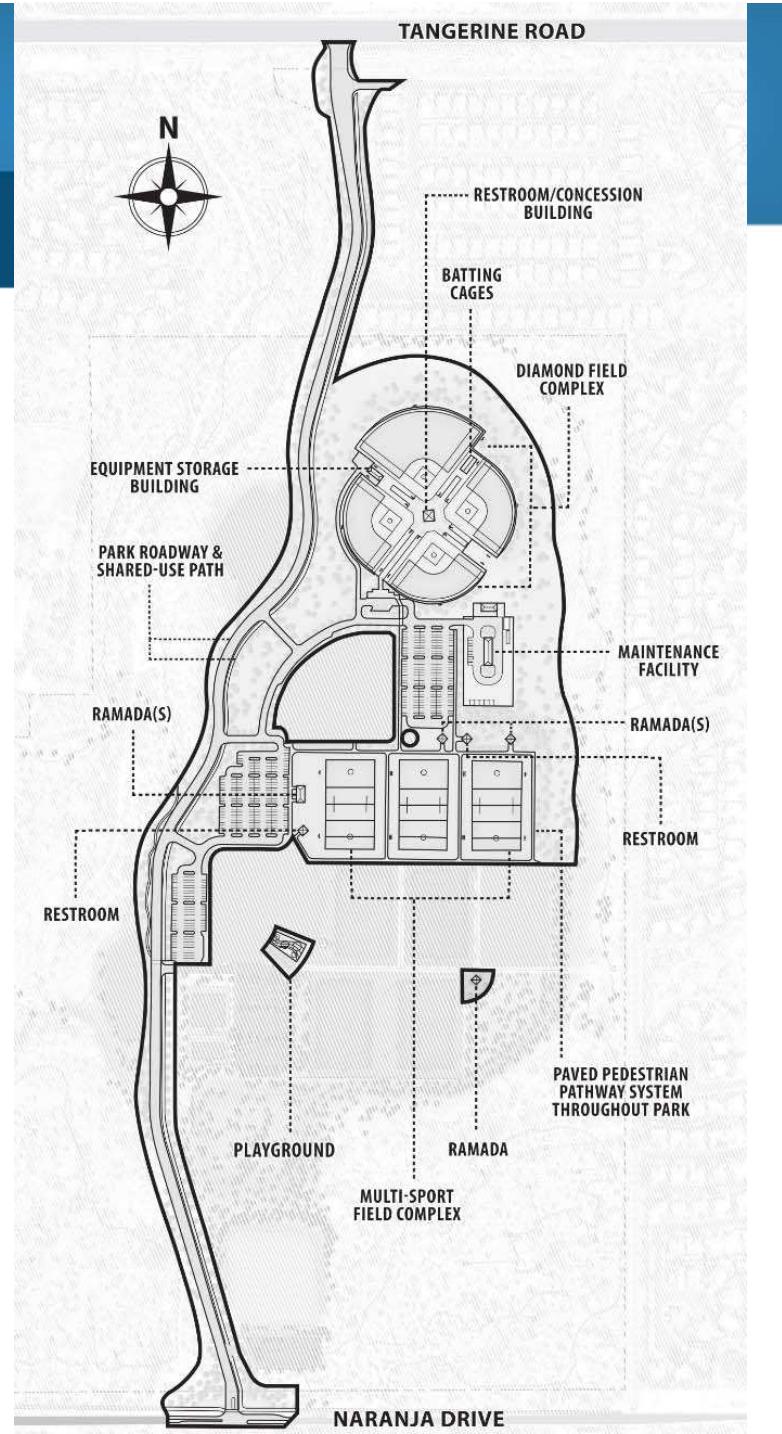
What's in the plan?

The plan is a partial build-out of the 2015 Council-approved Naranja Park Master Plan. It includes only the elements that the community and park user groups have identified as being in greatest demand (sport fields, and related amenities and infrastructure).



Naranja Park Bond – Prop 454

This is what the project map will look like in the voter guide/publicity pamphlet that will be mailed out no later than October 3.



Naranja Park Bond Project – Prop 454



What will the bond cost?

- ▶ The total estimated cost is \$17 million (developed by McGann & Associates).
 - ▶ \$16.7 million for project costs
 - ▶ \$300,000 in estimated bond issuance costs
- ▶ The annual principal and interest payments on an estimated \$17 million general obligation bond issuance are approximately \$1.4 million per year for 20 years.
- ▶ The secondary property tax dedicated to repay those bonds would sunset at the end of the bond term when the bonds are paid off (per Arizona Revised Statute 35-455).

Town of Oro Valley
www.orovalleyaz.gov



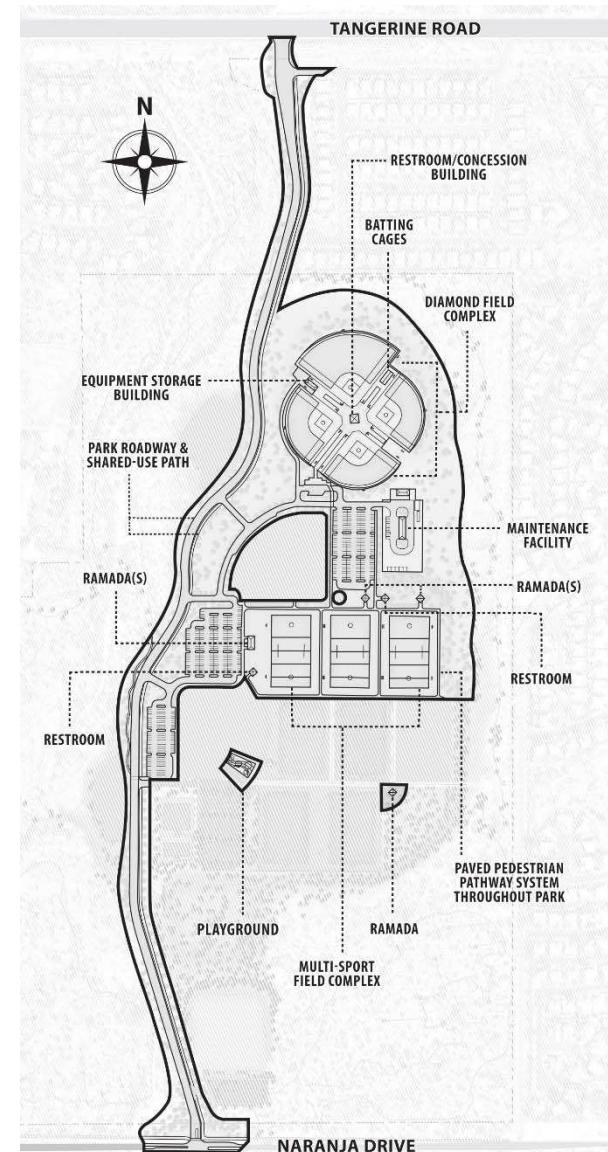


Town of Oro Valley

Naranja Park Bond Project – Prop 454

What is the \$17 M cost breakdown?

- ▶ Three multi-sport fields: **\$1,046,700**
- ▶ Four diamond fields: **\$2,211,300**
- ▶ Sports field lighting: **\$2,334,100**
- ▶ Playground: **\$163,500**
- ▶ Roadway and associated drainage features: **\$1,663,500**
- ▶ Pedestrian walkways: **\$425,000**
- ▶ Site lighting: **\$185,700**
- ▶ Parking lots: **\$1,040,900**
- ▶ Earthwork and mass grading: **\$3,263,600**
- ▶ Utility systems: **\$2,434,800**
- ▶ Buildings and structures: **\$1,654,000**
- ▶ Landscape and irrigation (other than turf grass): **\$250,300**
- ▶ Signage, benches, tables, etc.: **\$60,500**



Naranja Park Bond Project – Prop 454



How will the bond impact tax payers?

- ▶ Based on current calculations, the estimated secondary property tax rate for Oro Valley homeowners would be \$0.22/\$100 of assessed valuation.
- ▶ This works out to approximately \$4.50 per month to a homeowner with a home valued at \$250,000.
- ▶ For commercial property valued at \$1.2 million, that's about \$39.35 per month.
- ▶ This secondary property tax will sunset in 20 years, when the bond is repaid (per Arizona Revised Statute 35-455).

Town of Oro Valley
www.orovalleyaz.gov



Naranja Park Bond Project – Prop 454

Is this project supported by the General Plan?

- ▶ Yes. The Naranja Park Bond Project conforms to the 70% voter-approved 2016 *Your Voice, Our Future* General Plan.
- ▶ One of the goals stated in *Your Voice, Our Future* is: “A high-quality parks, recreation and open space system that is accessible, comprehensive, connected and serves the community’s needs” (pages 14 and 19).
- ▶ The *Your Voice, Our Future* General Plan can be found at www.orovalleyaz.gov.



Town of Oro Valley
www.orovalleyaz.gov



Naranja Park Bond Project – Prop 454

What do I need to know as a voter?

- ▶ The decision to bond \$17 million for Naranja Park is entirely up to Oro Valley voters this November.
- ▶ The special bond election will be conducted on November 7, 2017.
- ▶ Polls will be open from 6 a.m. until 7 p.m.
- ▶ Registered voters who have signed up for the Permanent Early Voter List (PEVL) will automatically receive an early ballot by mail.
- ▶ The deadline to register to vote in this election is Monday, October 9, 2017.
- ▶ An informational pamphlet will be prepared and mailed to each household with a registered voter no later than October 3, 2017.
- ▶ Pima County will begin mailing early ballots around October 11, 2017.

Town of Oro Valley
www.orovalleyaz.gov





Town of Oro Valley

Naranja Park Bond Project – Prop 454

Want more information?

- ▶ For additional details and project documents, visit the Town's website at www.orovalleyaz.gov and click on the large Naranja Park banner.
- ▶ If you have questions about the project, please email us at ask@orovalleyaz.gov or call our Constituent Services Coordinator Jessica Hynd at 520-229-4711.

