



Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the **Independent Oversight and Accountability Commission** and to the general public that the **Independent Oversight and Accountability Commission** will hold the following meeting, which will be open to the public.

Independent Oversight and Accountability Commission
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MEETING MINUTES **DRAFT**

Independent Oversight and Accountability Commission **(Prop. 411) Tuesday, July 22, 2025, at 5:30 p.m.** **Parks and Recreation Administration Building,** **Mesquite Conference Room 900 S. Randolph Way,** **Tucson, AZ 85716**

For members of the public who wish to address the commission during **Call to the Audience**, we ask that you please email your request to Lindsey Salcido at lindsey.salcido@tucsonaz.gov or call 520-627.1611. The email should include your full name, mailing address, and phone number. Also, please specify if you would like to be added to our email distribution list for future notifications and updates.

Please send your email no later than 10 a.m. Tuesday, July 22, 2025.

1. **Call to Order/Roll Call** – Commission Chair E. Liane Hernandez called the meeting to order at 5:30 p.m. Roll call was taken, and quorum was established, 6-3. Two additional members arrived after roll call.

Present			Absent
E. Liane Hernandez City Manager	Jon Aitken Ward 4	Cynthia Harper-Ayala City Manager	
Dale Calvert City Manager	*Colin Oglesbee Ward 2	Bruce Burke City Manager	
*Laura Dent Ward 1	Ian Johnson Ward 3	Paul Smith Ward 6	

***Colin Oglesbee and Laura Dent arrived at 5:32 p.m.**

2. **Approval of Minutes – January 28, 2025** – Commission member Ian Johnson made a motion to approve the April 29, 2025, meeting minutes as submitted. Commission member Dale Calvert seconded the motion. **The meeting minutes were approved by unanimous voice vote.**
3. **Call to the Audience (10 minutes)** – Three members of the community addressed the IOAC members.
 - ☐ Lisa Logan – representing the Paseo Alegre neighborhood. There have been discussions

on linking Paseo Alegre with Limberlost, which would be awesome. Our streets are terrible. If work is being done on Limberlost anyway, is better bike access or bike lanes – I try to be pretty good about biking for errands, but you take your life in your hands on that stretch. It's really rough, cracked, patched, narrow, etc. It would be really nice to have some better bike amenities, kids use it, something to think about.

- ☐ Jesse Lugo – I want to thank the commission. For thirteen years I sat on the commission – 101, 409, 411. We didn't get properly notified, but I was removed by the interim council member in Ward 5. I received a letter from the City Clerk. With that, I want to take the opportunity to thank each and every one of you, because this is a very important commission. What you've done for all these years deserves to be recognized. With that, thank you everybody and I wish you God speed.
- ☐ Susan Grafton – representing Paseo Alegre neighborhood. Thanks for hearing us. We have a 50 year old street, it's a nice little neighborhood just off of Limberlost. We like to get out and walk and bike, but the streets are so poor now. We're really, really hopefully that you've listened to use before and we appreciate it. We would love it if you would consider moving our project along with Limberlost. Limberlost is in truly poor condition. We are hopeful that we can get into this phase of resurfacing.

This is the time when any member of the public may address the Independent Oversight and Accountability Commission. Due to time constraints, the total time allocated for this is 10 minutes. Individuals are allowed three (3) minutes each. Due to Open Meeting Law, Commission Members cannot discuss topics that are not on the agenda. Items brought up by the public may be considered as an agenda item for a future meeting.

- 4. Public Outreach Education** – Director of Transportation and Mobility Sam Credio introduced Strategic Communication Administrator Mike Graham, and announced Mr. Graham's retirement. Mr. Graham presented a detailed PowerPoint with information on how the Department of Transportation and Mobility provides notification to the public regarding Prop 411 projects. Mr. Graham noted that the process was recently updated from sending tri-fold letters to mailing post cards with a QR code linked to individual project websites. Updates are made to individual project websites as soon as they are received, providing residents with prompt and up to date information.

Commission member Laura Dent expressed her appreciation for the presentation. She then asked if there have been thoughts on how we educate the public regarding bonds and how they improve our lives. It feels as though it's important for voters to know that they're "driving this bus". Mr. Graham explained that we try to put as much information as possible on social media, and for each of our projects we have road signs that indicate which prop is funding the project.

Commission member Jon Aitken asked about push notifications and if the public could sign up for text alerts regarding work being done in their area.

- 5. Prop 101 Updates** – Mr. DeGrood provided updated financial information for Prop 101 Arterial Roads Program and Local Street Program. He defined costs through June 30, 2025, and projected balance. He also shared a map detailing upcoming Downtown Repaving project. Discussion was held. **No action was taken.**

- a. Arterial Streets** – Cost has gone up on arterials, we are currently finding a shortfall, a little over \$2.2 million. We are working hard to makeup for that shortfall; it is largely driven by 5th Street which has proven to be a very expensive project. We are also doing

work in the downtown area, we just selected KE&G as the contractor. We were able to make up for \$1 million of the \$2.2 million shortfall with this project. Commission member Jon Aiken asked Mr. DeGrood to explain the cost of the 5th Street project. Mr. DeGrood explained that we are having challenges with traffic and that there have been a number of very serious accidents in the project area. Water filled barricades have been installed due to the number of barricades being moved by the public. During the construction work taking place at night, the traveling public is driving through stop signs adding to the existing challenges. A lot of it has to do with the complexities of the project. Right now we are in the waterline phase and we will be moving into the roadway phase at the end of the year. Mr. Aiken proceeded to ask if there is an after-action review process that takes place after each project? Mr. DeGrood explains that he has no participated in one, but that it's something they should consider doing. Commission member Colin Oglesbee asked about potential overages and if they would be covered by another fund or if the scope of the project would be reduced. Mr. DeGrood explained that we don't currently have an answer, but that his goal is to eliminate the overages through value engineering or looking at the scope and making sure that we are not going beyond what we committed to.

Mr. DeGrood continues with the Prop 101 updates and explains that the downtown work will begin in early August with Stone Avenue, between 1st and 5th Street, which will be a mill and overlay. From there work will begin on Pennington, which will be overnight work from Stone Avenue to Congress Street. Next will be Franklin between Church and Granada. The work between Church and Stone will be on hold since it is currently the detour for Downtown Links. Lastly, Cushing Street curb access ramps will be completed. We are pushing to have the downtown work completed prior to the festival season starting. After the first of the year we will begin with waterline work on Alameda, then move to Church Avenue. Due to the extensive work, we want to be mindful of traffic during the holidays, gem and mineral show, and festival season. Commission Member Ian Johnson reminds everyone that an ice rink is installed on Church Avenue over the holiday season for several months. Mr. Johnson follows up with a second question asking for clarification on the term "value engineering". Mr. DeGrood provides an example on value engineering where different treatment types, at different depths, are reviewed on cost per year.

b. Revenue Report

Arterial Roads	Prior Year Expenditures	\$43,613,233
	Fiscal Year 2025 Expenditures	4,482,125
	Anticipated Expenditures	41,100,000
	Total Projected Expenditures	\$89,195,358
Residential Streets	Prior Year Expenditures	\$46,014,344
	Fiscal Year 2025 Expenditures	393,149
	Anticipated Expenditures	-
	Total Projected Expenditures	\$46,407,493
	TOTAL Projected Expenditures	\$135,602,850

- 6. Prop 411 Updates** – Program Manager Jim DeGrood presented detailed information on which neighborhoods in the Initial and Phase I Projects List had pavement resurfacing completed, and which projects are under contract/imminent or bidding. Mr. DeGrood noted that 53 neighborhoods have been improved in the initial project list, Pantano Overlook has been completed since our last overview. The neighborhoods that are still outstanding are circled in green on the map. Tucson Water is presently preparing to do waterline work in the Elvira neighborhood. Once everything has been patched, we will follow up with a microsurface treatment over the entire roadway to seal it. The other neighborhoods that are circled in blue

have waterline work forthcoming. He also provided updated financial information for Prop 411.

No action was taken.

a. Initial Projects List –

Pavement Resurfacing Substantially Complete

- 53 Neighborhoods improved
- 24 Neighborhoods with Mill/Fill (45% of area completed)
- 29 Neighborhoods with Surface Treatments (55% of area completed)
 - Multiple treatments – 39%
 - Preservation – 16%
- Remaining work: Myers, Yale Estates, Barrio Viejo being coordinated with Tucson Water, Limberlost Road being layered with Safety improvements (30% design), Pantano Overlook, North mall, Elvira and 4th Avenue preservation

b. Phast 1 Resurfacing Projects – Work Under Contract / Mobilizing

- Rolling Hills Neighborhoods
- Jefferson Park, Monterey Addition
- Ward 2 & 6 Repaving – Venice Addition, Carlos Terrace, Speedway Addition, Pinecrest, Avondale and Camp Lowell remain.
- Menlo Park Annex/Sentinel Peak
- Palm Grove Clusters, Pine Grove
- Lincoln Ridge
- Harrison Hills
- Hearthstone Hills
- Frontier Village, Columbus Addition
- La Madera, Farmington Addition Grantland Acres

c. Ward Projects – Program Manager Jim DeGrood shared maps showing the work that is complete, in construction, planned, or on hold in each Ward.

Commission member Laura Dent asked if the roadwork would stop at the gate to the park and then be handed off to Parks & Rec. Mr. DeGrood confirmed that DTM roadwork would not go beyond the gates to the park.

In Ward 4, the Cedar Grove and Palm Grove neighborhoods were under construction when Southwest Gas notified DTM that gas lines in those neighborhoods were about to fail. The neighborhoods are now on hold and work will resume once the gas lines are replaced. An added benefit is that Southwest Gas will now be cost-sharing with DTM.

Commision member Ian Johnson asked for clarification on the legend and the information being depicted on the maps. Mr. DeGrood explained that only active projects are being highlighted on the Ward maps.

d. 411 Revenue Actuals (unaudited) and Expenditures

	FY 2023	FY 2024	FY 2025	Collected to-date
Better Streets	\$ 54,392,303.27	\$ 63,475,464.53	\$67,155,594.56	\$185,023,362.36
Safe Streets	<u>\$ 13,598,075.82</u>	<u>\$ 15,868,866.13</u>	<u>\$ 16,788,898.64</u>	<u>\$ 46,255,840.59</u>
TOTAL	\$ 67,990,379.09	\$ 79,344,330.66	\$83,944,493.20	\$231,279,202.95

Commission member Jon Aitken asked if there is a timeline for the Limberlost project. Mr. DeGrood explained that there are two pieces within the Limberlost project that are under review. Currently we are out for review on design with 90% plans on Limberlost Road from First Avenue to Fairview. That is a multi-layered project, we hope to have that ready to go out to bid at the end of the year. The other piece of Limberlost, First Avenue to Campbell, will be discussed shortly.

- 7. Collector Street Program Update** – Mr. DeGrood presented detailed information on the progress of the Collector Street Program, including completed collectors and collectors in construction. In addition, Mr. DeGrood provided updates on collector design progress, collectors in bid or preparing for bid, and upcoming collector projects. He also gave financial information on Collector Program costs. **No action was taken.**

Collector Street Program, Completed

- 6th Avenue, Thoroughbred Road to Drexel Road
- Old Spanish Trail, Broadway to Harrison
- Starr Pass and Players Club Drive
- Greasewood, Ironwood Hills to Speedway: Completed sidewalk, curb ramps and surface treatment
- Tucson Boulevard, 22nd Street to 6th Street
- Tucson Boulevard, Grant Road to 6th Street
- Elm Street, Campbell Avenue to Tucson Boulevard
- Stella Road, Wilmot Road to Camino Seco

Collectors in Construction

- Kenyon Drive, Pantano Road to Camino Seco
- Sarnoff Drive, Broadway Blvd. To Pantano Parkway
- 29th Street, Kolb Road to Avenida Guillermo
- Prudence Road, 22nd Street to 29th Street
- Park Avenue, Ft. Lowell to 2nd Street
- 6th Avenue, Drexel Rd to Valencia Rd
- San Juan trail, Mission to Greasewood
- Greasewood, Starr Pass to end of road
- Calle Santa Cruz, Irvington to Valencia

Design Progress on Initial Collectors

- Elvira, Plumer to Palo Verde – design at 90%, water conflicts
- Flowing Wells, Miracle Mile to Grant and Glenn, Flowing Wells to Oracle – design at 90%, water conflicts
- Euclid/18th/Warehouse/Cherry – design initiated
- Silverlake/Cherrybell/Fairland – 90% plans
- Bilby Road – 60% plans

Commission member Cynthis Harper-Ayala asked if the work on Cherrybell would interfere with the post office located on Cherrybell. Mr. DeGrood stated that he would get back to the commission and would consider making accommodations for the traffic in that area.

To date, we've committed a little over \$22 million dollars to the Collector Street Program.

8. **Proposition 411 Performance through June 30, 2025** – Mr. DeGrood shared a presentation that reviewed the performance of Prop 411 through June 30, 2025. We are currently in the 3rd year of collections, which represents 30% of the voter authorized plan duration. The amount collected through June 30, 2025 is \$185,000,000 (31.4%). Prop 411 actual collections are better than anticipated. Mr. DeGrood then shared the following Paving Statistics:

Prop 411 Better Streets – Paving Statistics

Tucson Neighborhood Streets, SY	26,000,000	
Streets Under Contract/Improved thru 6/30/25, SY	8,368,900	(32.2%)
Street Improved, thru 6/30/25, SY	6,792,500	(26.1%)

Mr. DeGrood shared a heat map showing the number of pothole claims vs. The number of claims paid out from 07/01/2018 - 06/30/2025.

FY 25 Pothole Claims Paid 22% of FY 24 Payout.

Number of Claims filed in FY 25 was 31% of the number filed in FY24.

For Phase I, \$26.00/SY was budgeted for Mill/Fill projects. We are looking at a slight increase between FY 24 and FY 25, approximately \$0.98/SY. Typically, the larger the project the better pricing we can get. As of right now, we are looking at about \$10,000 per access curb ramp. We are also looking at our multi-surface treatments. We initially budgeted for \$16.00/SY. During our first year, FY 24, we were under the budgeted amount at \$15.48/SY. This year we are over and sitting at about \$19.66/SY. That is largely due to the number of neighborhoods with curb access ramps, which added about \$4.25/SY to the average cost.

Commission member Ian Johnson asked for an explanation on the cost of \$10,000 per curb access ramp. Mr. DeGrood explained that curb access ramps are very labor intensive and that there are very tight specifications associated with the ADA. If the curb access ramps are out of spec when they are completed, they have to be re-done. Also, sometimes we have to chase the grade on the sidewalk, which adds a few more pounds of subgrade. It can be very costly, and can generally add up to about 20% of the cost of a road.

Commission member Colin Oglesbee requested that Condition Index by Ward be added to future performance updates. Mr. DeGrood agreed to provide this information at future meetings.

9. **Proposition 411 Local Streets Phase II Proposal** – Mr. DeGrood shared a presentation on the Prop 411 Local Streets Phase II Proposal, which included a comprehensive list of all the neighborhoods in Phase II. He proceeded to review the Phase II Assumptions and Considerations. He explained that we are looking to distribute the monies proportionally by Ward. The current assumption for the Phase II 3 year period is \$60M/year, FY27-FY29. We are also looking at doing 1st and 2nd touches. Once we've done a paving project, we would like to then do preservative treatments. This would reduce the life-cycle cost. Equity index and OCI (overall condition index) were both factors when determining polygons for preservation. Mr. DeGrood shared a pie-chart showing the distribution of monies by Ward and a map showing the Phase II Preservation and Resurfacing Project List. The next map shows all three phases combined, followed by maps of each Ward showing the neighborhoods selected for Phase II.

Mr. DeGrood shared updated figures with the commission. He indicated that we were targeting \$180M, which was based upon the original financial estimates. The current baseline is showing \$216M between FY27-FY29. If we were to perform all work at the projected mill/fill cost of \$26.00/SY, and included the first and second touch neighborhoods, we would hit just under \$200M worth of expected expenses. Mr. DeGrood proceeded to share the following:

Recommended Motion:

Final Approval of Phase II Draft program, as presented, with the addition of the Civano Neighborhood.

Commission member Paul Smith made a motion to approve, Commission member Dale Calvert seconds the motion. **Motion to proceed with implementing the Phase II Draft passes unanimously.**

10. Consideration of Neighborhood Requests for Accelerated Resurfacing – Mr. DeGrood presented a PowerPoint with the Recommendation Approved in April:

Neighborhood Request

Neighborhoods (or streets) in Very Poor condition which are in an area not scheduled for repavement due to surrounding roads being in better condition, may request the IOAC to have their streets resurfaced with the next nearby project.

Mr. DeGrood then shared information on the current state of Calle Alegre and the Calle Alegre Petition. The recommended motion was to authorize inclusion of Calle Alegre and Limberlost from First Avenue to Campbell in the Phase I Amphitheatre Acres Addition project. **Commission member Bruce Burke made a motion to approve the Recommended Motion. Commission member Ian Samson seconded the motion. Motion passed unanimously by roll call vote.**

11. Complete Streets Coordinating Council Update – Mr. DeGrood provided a brief update on the upcoming CSCC meeting. Adding bike lanes to Limberlost between First Avenue and Campbell are being considered for inclusion.

12. Future meeting Date and Agenda items - Commissioners discussed when the next meeting would be held and agreed on Thursday, October 23, 2025, at 5:30 p.m., subject to room availability.

13. Adjournment - Commission Chair E. Liane Hernandez adjourned the meeting at 7:06 p.m.

Due to Open Meeting Law, only those items on the agenda will be addressed at this meeting.

Action may be taken on any item. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting Lindsey at 520-627-1611 or at lindsey.salcido@tucsonaz.gov. Please allow ample time to make these arrangements.