

**Sam Hughes Neighborhood Association: Board of Directors**  
**Minutes: Informational Meeting of 12/20/2011 (Himmel Park Library, PCPL)**

**Board members present:** John O’Dowd (Pres.), Rick Bell (Membership), Steve Gilsdorf (Treas.), Sheila Hoban (V.P.), John Wilder (Website)

**Board members absent:** Janett Carbajal, Carolyn Classen (Sec.), Kim Crooks (MCRC Cmte.), Christine Curtis, Doug Donahue, Susan Peters (Home Tour Cmte.), Gail Schuessler (News Co-Ed.), Frank Soltys

**Guests and general public:** Lu Ann Barr (presenter), Michael Barr, Grace Evans, Sylvia E. Flores, Sara Hill, Tim Lopez (U.A.P.D.), Kent & Mary Pflibsen, Betty Rowe

**Agenda Review:** Since there was not a quorum in attendance, the five members present discussed how to proceed. Shelia suggested that a possible alternative to the agenda would be to have an informal meeting with the guests in attendance. O’Dowd expressed concern for the vote needed on the architectural engineering contract for the Water Tower project. Steve suggested that an unofficial meeting be conducted; one which would allow the audience to speak to the Board members in attendance. Steve also proposed that the members present review some of the business that needs to be covered even though no actions could be taken. He further suggested that a subsequent vote by email be conducted if necessary. O’Dowd recalled a procedure laid out in the bylaws, which allows for voting by telephone.

A recent unsolicited offer of services from an architect to the Board, led O’Dowd to return to the draft agenda for the meeting, which included the response to RFPs for architectural services for the Water-Pump Station project.

**PRESENTATION : Plan Tucson (PT) and Imagine Greater Tucson (IGT) (Lu Ann Barr)**

LuAnn Barr, a neighbor to the proposed 97-student minidorm development by Michael Finkelstein, has attended one meeting of the City’s “Plan Tucson” project (<http://cms3.tucsonaz.gov/plantucson>), and one meeting of the “Imagine Greater Tucson” organization (<http://www.imaginegreatertucson.org/>). LuAnn provided copies of an “Imagine Greater Tucson” handout, and reported on what she took away from those meetings.

Since State law requires all municipalities to readopt their city plan or adopt a new one every 10 years (<http://cms3.tucsonaz.gov/sites/default/files/12minutes/Plan%20Tucson%20-%20Overview%204-11-11.pdf>), Tucson has opted to adopt a new plan that will address population growth, which is projected to be one million over the next decade. Plan Tucson is working with Imagine Greater Tucson, a non-governmental organization (<http://www.imaginegreatertucson.org/knowledge-exchange/vision-to-plan/>) to develop a new city plan. PT and IGT have come up with four scenarios, one being a “low density” option. LuAnn is concerned that this option will not be adopted because it will not make as much money as the other three, which involve “infill.” LuAnn is urging neighbors to get involved and participate in PT and IGT to prevent the infill, mixed use, high density options from being adopted. She feels that this is a great opportunity for SH neighbors to get involved and have a voice so that the development that does occur does not destroy the quality of life enjoyed here. LuAnn sees these groups as not anti-residential. Instead, she sees them as “pro-money” and encouraging development as a way to make money. Also, a representative of the police dept. told LuAnn that the police are in favor of higher density because it is too expensive to provide services to rural areas.

LuAnn also attended a Ward III meeting and learned that the Land Use Code is being revised, and that revisions would include allowing R1 zoning to accommodate larger and taller structures. She again called for people to get involved in these planning projects so that the developers’ voices are not the only ones being heard.

Sheila asked about how student housing is affecting all of this planning and development. This led to a discussion of changing demographics nationally as well as locally. LuAnn stated that SH Neighborhood is included in the University’s vision of University housing and again urged the SH neighbors to take action by pressuring Mayor and Council as a way to preserve our property values and quality of life. She would like to see neighbors coming together over this issue, promoting strong residential neighborhoods in Tucson. LuAnn thinks that there may be ways to educate developers as to how to operate successfully in residential areas.

O’Dowd thanked LuAnn for stepping forward to get involved in this process. He also said that SH needs to work more closely with the eight neighborhoods surrounding the University. According to O’Dowd, the University’s

Campus Community Relations Committee, which has been dominated by the U, should actually be run by the representatives from the neighborhoods. O'Dowd is asking the CCRC to invite someone from the University to come and explain the U's housing policy, which includes the University working with developers on "infill incentive districts." These districts are hurting the old-style low-density neighborhoods.

LuAnn offered to work with individuals and with the Board on getting involved in these planning meetings. John pledged support for this.

In closing, LuAnn stressed that the Jefferson Park Neighborhood Association is owed a debt of gratitude for taking on the minidorm developers. She will be working to raise funds to help them pay the \$120,000 in legal fees incurred in the process.

### **BROADWAY CORRIDOR**

O'Dowd took the opportunity to report on other zoning challengers facing SH neighbors, one being the Broadway Corridor Study, which proposes to widen Broadway to 8 lanes, taking all of the commercial property on its north side between Campbell and Country Club. SHNA is working with Rincon Heights neighborhood to try and get the City to form a citizens' task force to help design it. There is \$72 million devoted to this project, which is coming from both the City and the County. Businesses are selling out to the City before there is even a design for the roadway.

### **RETREAT AT SAM HUGHES (MINIDORMS)**

In response to LuAnn's presentation, and after a conversation with the Zoning Examiner, O'Dowd is cautiously optimistic about stopping the "Retreat at Sam Hughes." However, the developer's next step is to go to the Board of Adjustment (BOA), which is made up of citizens appointed by the Mayor. The BOA may side with the developer. This led to a discussion of R1 zoning as it relates to the Finkelstein project.

O'Dowd commented on neighborhood representation at the Plan Tucson meetings that he has attended. He again thanked LuAnn for all of her work on this.

### **MEMBERSHIP (Rick Bell)**

Rick is looking for input on producing a more user-friendly membership card to replace the current certificate of membership. One option is a plastic keychain card. He is interested in what people think about the card in general as well as the costs. The current postcard certificates cost around 30 cents each, while the plastic card would cost about one dollar. A discussion ensued, with Board and audience members offering several ideas based on other membership cards they hold. LuAnn's question about how to use the card led Rick to review the "Deals and Discounts" program. The possibility of fraudulent cards was also discussed.

Rick announced that the annual membership renewal "reminder" postcard has just gone out. And in closing, he thanked everyone for their ideas about the membership cards.

### **CALL TO THE AUDIENCE**

O'Dowd then asked the neighbors in the audience if they had anything they would like to discuss. Grace Evans made a request to have an information table at the annual meeting. She is interested in informing neighbors about eradication of invasive buffelgrass. Several Board members spoke in support of the idea of Grace presenting information at the meeting.

Michael Barr, a retired ranger/teacher at Saguaro National Park, introduced himself. He has worked on buffelgrass eradication and provided basic information on the hazards of buffelgrass.

Sara Hill, a new neighbor, introduced herself and asked why the streets are so bad. Sheila Hoban updated Sara on the work to get something done by the City to fill pot holes. Sheila, working with others, has compiled a list of every pot hole in the neighborhood. She has been talking to Ward VI and the City's Dept. of Transportation.

Sara then asked about the helicopters over the neighborhood. O'Dowd summarized the agreement between the University's hospital and the surrounding neighborhoods impacted by the noise of the med-evac flights. The University tracks the instances where flights have violated the agreement by straying from the predetermined flight path. The other possible origins of the helicopters are TPD and DMAFB.

Sheila asked Sara if she knows about the SHNA listserv. Sheila and Steve described how it allows neighbors to communicate widely and quickly on neighborhood issues.

Office Lopez from UAPD was thanked for attending. He needed to leave before the end of the meeting.

Steve wanted the Board to know that SHNA has received Christmas greetings from the Edge High School on 1<sup>st</sup> Street.

O'Dowd reminded everyone that we need to attend the meeting on 12/28 to protest the possible closure of the regional mail processing facility, the Cherrybell Station. O'Dowd will send info on this to the listserv.

O'Dowd would also like to encourage neighbors to get involved with the Tucson Parks Foundation (<http://www.tucsonparksfoundation.org/>). He would like to see a Board member serve as a representative to this group. TPF is a private non-profit looking for members.

O'Dowd also announced that United Way is cutting funding to the PRO Neighborhoods organization (<http://www.proneighborhoods.org/>), which provides info on what's going on in neighborhood services. O'Dowd has received information from the San Clemente Neighborhood Assoc., which is trying to encourage the United Way to continue funding.

O'Dowd brought up the issue of a replacement for Madelyn Cook as recorder of the minutes of the Board meetings. Cook will not be available to continue as the paid recorder due to her mother's failing health. She does, however, plan to take the minutes of the annual meeting at no charge to SHNA.

The topic turned to the agenda for the annual meeting, which will include a report on the Phenology Trail presented by the UA's Natl. Phenology Network office, and the presentation on buffelgrass discussed earlier.

Rick asked if people had received his email about the party he is planning prior to the meeting. Steve expressed concern that people don't know that there is going to be a party. Sheila suggested announcing it on the listserv. Rick has focused on the "Deals & Discounts" participants and has gotten commitments from 4 or 5 eateries to provide free food.

Rick has also arranged for the Tucson High School steel drum band to perform. A discussion of an appropriate way to compensate the band was discussed.

The logistics of the annual meeting were discussed: the time; the use of the SH School activity room and cafeteria; and the security and clean-up arrangements.

O'Dowd asked if any Board member is going to the Sam Hughes Site Council meetings. Rick said he plans to go but that he didn't make it the 12/1 meeting. Rick agreed to look at the minutes of that meeting.

O'Dowd expressed disappointment that there was not a quorum this evening because of the info he has to present on the Water Towers project contract. Rick responded that he is concerned about wording in the contract, which identifies two sites, not just the one that will be the focus of the project. A discussion followed about the possible savings if the contract is reworded to specify only one site. O'Dowd will take care of this wording issue. Rick has some other concerns, which he will pass along to O'Dowd later. O'Dowd asked if there should be a special meeting about the contract. Steve thinks all Board members should get a copy of the contract. O'Dowd has the original copy of it signed by the architect. Rick had questions about blueprints and a schematic design. O'Dowd clarified that the contract is for "phase 1," which includes the schematic design and the architectural survey. The contract would cover \$1500 for engineering services and \$5000 for architectural services. O'Dowd is concerned that the architects have not been forthcoming with a schedule.

Kent Plibsén, a neighbor from 10<sup>th</sup> Street, also took minutes during this meeting and offered them to Cook.

**Adjournment:** The meeting was adjourned before 9:00.

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