

SAM HUGHES NEIGHBORHOOD ASSOCIATION, INC.

MONTHLY BOARD MEETING

March 20, 2012 minutes

Himmel Park Library meeting room, 1035 N. Treat Ave., Tucson

President John O'Dowd called the meeting to order at 7:03 p.m.

Roll call of Board members:

Board members present: John O'Dowd, Carolyn Classen, John Wilder, Doug Donahue, Corey Reidy, Rick Bell, Janett Carbajal, Christine Curtis, LuAnn Barr

Board members absent: Sheila Hoban, Steve Gilsdorf, Frank Soltys, Gail Schuessler

Guests present: Madelyn Cook, Kent Pflibsen (recorder), Joan Hall JP Pres., Lisa , Robbie & Don Laidlaw, Betty Rowe, Michael Barr

Secretary's minutes of February 21, 2012 were distributed. Motion to approve by Carolyn Classen, Rick Bell seconded the motion and it passed unanimously with a correction offered by Rick Bell.

Approval of Agenda: March 20, 2012 agenda was approved by declaration of the board.

Call to Audience: No new agenda items were requested by the audience.

Joan Hall – Jefferson Park Board president – Presentation on Jefferson Park Mini-dorm effort. Joan Hall, President of Jefferson Park Neighborhood Association, briefed the attendees that on Feb 15th clarification of the R1 and R2 zoning concerning number of occupants was approved by the council. The clarification says, "No more than 4 unrelated occupants are allowed on an R1 lot, no more than 4 unrelated occupants in each dwelling on an R2 lot". Existing properties received a conditional grandfathering of existing dwelling which they can lose due to red tag and such behaviors. Mediation got the City of Tucson to a position where they can turn down permit requests in the future. The Goldwater foundation cases are off the table. No state involvement with returning the "Gold" amendment in which no restrictions would be permitted within 2 miles of a university or a base. Total cost for JPNA to date has been \$138,463. They have paid off \$60,000. JPNA has been asking other NAs for funds to help defray these costs. Attorney would like bill paid by end of July 2012. Joan is asking for 5 – 8 SHNA members who may have the means to give a sizable gift (say \$1,000 each). JPNA has talked to several of the historic neighborhoods. LuAnn offered to assist Joan with publicity for fund raising. Susan Trappman is on JP board and is organizing the JP home tours as another fund raising option.

Sam Hughes Board matters for consideration / discussion / action:

Recorder position: Discussion of hiring Kent Pflibsen for 11 months a year (excluding August) at same pay rate paid to previous recorder. Doug D. made Motion to approve, John W. seconded the motion. Unanimously approved. Kent stated he would be unable to attend the April 2012 meeting, so John O. asked Carolyn to find a replacement; Madelyn Cook said she might be able to take the minutes.

Home Tour 2013: John O. will coordinate with home tour committee on date.

F-35 Training at TIA: Doug D. reported that a letter had been sent to object to F-35 training at TIA and pointing out deficiencies in the environmental study. MCRC committee also sent a letter as well. No response has been received. The Snowbird program is a separate program and previous action has been taken. John McCain has indicated that he prefers Luke AFB as the primary location with DMAFB well behind Luke on the list for F-35 training. Don Laidlaw asked if the letter could be forwarded to SHNA members. John Wilder will forward the letter on the member listserv. Rick recommended that the letter be included as part of the minutes on the website and this was approved.

Sam Hughes School Internet Upgrade Interim solution: John O. indicated that no antenna will be installed on the school ground. Rick and John visited TUSD headquarters to discuss this with the technology officer. TUSD had won a grant for technology improvement and done well on a new technology plan which includes hardwiring the schools in the district. Rick had suggested that John could contact Century Link RE: hardwire the school. It turns out that last Tuesday March 13, 2012, TUSD accepted a bid to upgrade to hardwire. Janet (SH principal) asked what happens in the interim. She got with John Gay (TUSD Technologist) and found out that an upgraded router will get them up to 25% of capacity with Cox and many times the current T1 link bandwidth. When they get the hardwire upgrade they will get the remaining bandwidth upgrade. Christine Curtis indicated that there could be other options as well for SH school.

Water Pump Station Restoration: Two historical architects (Robert Vint and Paul Weiner) have been retained to perform initial analysis of the feasibility of restoring the Water Pump Stations. SHNA is waiting to see if the city will allow SHNA to proceed with the Water Pump Station restoration. The architect's contracts included two water pump stations. Initial discussions have led to a meeting with the City water department in the near future.

Parkwise Update: Sheila Hoban was not present to update the board. When permit rates were raised there was a promise that SHNA could receive the extra funds collected due to the parking permit rate increases.

Broadway Corridor Coalition / meeting w/RTA: John met with RTA at Ward 6. Councilman Kozachik is in support of SHNA position as he wants to use the funds for road repair. He would also like to save the many of the businesses. Since the county won't issue its bonds until 2015, the City of Tucson may be liable for the cost of the effort in the shorter term. Because the roadway improvements were voter approved John O was told that the plan can't be modified significantly. John O. requested that some

flexibility be considered. Steve K. wants to use the Broadway Corridor project as a template for challenging the rigidity of the RTA plans. As a point of information \$660,000 of property taxes that would be lost due to demolitions of businesses along Broadway also lost revenues from the businesses that sell merchandise. Rincon Heights (Laura T. – Prof of History at U of A) has collected the historical data to support SHNA position.

Casitas on Broadway Open House: Janet Carbajal reported on the Open House event last week. Consensus was that it was a well organized affair. John O. spoke and tried to point out how the widening would come up to the Casita buildings and how dangerous it could be for the residents. John O. also mentioned his quest to acquire the old Jewish community center where the teen parent program has been resident. Since the program is being changed, the building could be available for additional elderly housing or a community center. Janett C. mentioned to the property manager that St. Ambrose' monthly 3000 club could be a source of surplus vegetables for \$60.

SHNA Solar tour: James McGuiness at Pima Assoc. of Governments (PAG) was contacted by Rick about covering SHNA with their liability insurance. Rick felt that people would like to support the effort so the question is how would SHNA like to participate. Typically 5 -7 homes will offer to be on a walking tour. Concern is about personal liability in the event of an injury during the tour. The option is for PAG to organize and be responsible for the event reducing SHNA potential liability. SHNA liability insurance would cover the liability. Rick raised the question of whether this event would benefit the membership. LuAnn suggested that it could benefit members by providing a means for home owners to be educated on home solar energy options. Question is what should the level of SHNA involvement be for this tour? Christine C. moved that SHNA support and actively promote partnering with PAG in the solar home tour. Seconded by LuAnn B. Unanimous approval without objection.

Land Use issues / overlays on Historic Neighborhood registries: LuAnn B. reported on the West University overlay. Excellent work has gone into collecting signatures for the petition to oppose the council approved Overlay. We won't know until the 29th whether the needed 8500 qualified signatures have been collected. Volunteers have been out at the book fair, the St. Patrick's parade, and the art festival. The council approved Overlay includes allowing private property to upgrade to commercial without a hearing / variance full process and this can result in reducing the leverage of the private property owners in balancing the zoning around their property. Don Laidlaw, who was a former planning director, described how public city wide zoning hearings would normally be held to revise zoning activities. Overlay affects a distinct area of about 12 blocks (2 x 6 blocks) with specific conditions which apply. The Overlay development has followed a formal process to create the overlay guidelines. This Overlay does give the owner of an historic building the right to upgrade to commercial with limited further review but there are restrictions on the owner for demolishing an historic building. One potential benefit is localizing commercial development to specific areas rather than allowing more diffuse commercial construction. LuAnn provided background on the zoning meeting compromises for lowered building heights. The petition is to provide a means for the alternative proposals to be heard by a large portion of the residents. LuAnn reminded the attendees that there is a desire for language to be incorporated in the Overlay to encourage historical property owners to adaptively reuse their historic properties. The Marshal Foundation had been identified as owning property in the area. WUNA is an

historic preservation zone and with the approved Overlay there would now be two design and zoning standards in the same area. LuAnn B. has offered to develop an ad to assist with getting more petitions but the offer has not been accepted.

Rick had a petition idea of using a flash mob in which a group comes together to get petition signing done.

LuAnn B. moved that SHNA pledge up to \$5,000 for the JPNA legal fees from funds in the SHNA treasury and/or from funds SHNA helps to raise. SHNA will release immediately \$1,000 to JPNA in consideration for SHNA members free admission to the April 15th 2012 garden tour. Christine C. seconded the motion. 4 voted in favor with Carolyn Classen and Janet Carbajal against (stating they preferred to have the Treasurer present), and Rick Bell abstaining.

Garden Tour: Rick reminded the attendees of the JP garden tour on April 15th. Rick presented a proposal for SHNA member participation in the garden tour.

Rick spoke about SHNA garden tour planning. First Sunday in October is the target date. Rick asked for \$500 for printing and postage with \$5,000-\$10,000 income expected for first year with \$10 per participant fee. SHNA members will be free., Christine C. moved to provide the funds with LuAnn B. seconding the motion. Unanimously approved.

Himmel Park: Opening of Himmel pool this summer would require \$60K. Rick will contact the pool about the status of its opening and present findings at a future board meeting.

VP replacement: With the recent resignation of Sheila Hoban as SHNA Vice President, Carolyn Classen moved to nominate Rick Bell for VP. Janet C. seconded the motion. Unanimously approved.

Motion to adjourn: The board meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Kent Pflibsen, recorder

