

SAM HUGHES NEIGHBORHOOD ASSOCIATION, INC.

MONTHLY BOARD MEETING

June 19, 2012 minutes

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

President John O'Dowd called the meeting to order at 7:08 p.m.

Board members present: Gail Schuessler, Janett Carbajal, Rick Bell, LuAnn Barr, John Wilder, John O'Dowd,

Board members absent: Carolyn Classen, Corey Reidy, Doug Donahue, Christine Curtis

Guests: Molly Thrasher (Ward 6 office), Carter Blakely (Theta Chi representative), Gordon Davenport (Theta chi Alumnus), Bob Vint (Architect), Nancy D. (Sam Hughes resident), Mary Durham-Pflibsen (Sam Hughes resident)

**Secretary's minutes** of May 15,2012 were reviewed and approved. John Wilder moved approval with the correction to the first sentence. Lu Ann seconded. Unanimously approved.

**Call to Audience:** John made a call to the audience. No one asked to speak.

**Election of Treasurer:** John reported that the SHNA treasurer has resigned. John picked up the materials from Steve G. Everything has been found in good shape with filings and book keeping. John will retain the check book and materials for the time being until a new treasurer is installed. John reported a claim from Lu Ann for approximately \$200 for printing costs and other expenses. John O. still has an action to generate a\$3,500 check for the Jefferson Park NA to assist in their legal expenses and a \$500 check to Friends of Jefferson Park for our member's admission to their Garden Tour. John has spoken to Corey R. about his willingness to serve as treasurer.

**Selection of Members :** John asked the attendees to think about potential board members. There are 5 vacancies and the board is able to appoint replacement members.

**Presentation: Beta IOTA Chapter of the Theta Chi Fraternity** – The fraternity has leased the apartment complex at 6th and Campbell. John introduced the members of the fraternity to speak to the board. Carter Blakely spoke on behalf of the Theta Chi Fraternity. The fraternity has acquired a 5 year lease of the complex. Athletics, philanthropy and academics are their guiding principles. They have already invested 500 volunteer hours in cleaning up the street between Speedway and 6<sup>th</sup>, they also, inquired about / offered to provide volunteer services to the neighborhood. They will occupy both buildings of the complex. Brad Novak is the president of the fraternity. His contact information is (847) 513-3069 and [president.betaiota.thetachi@gmail.com](mailto:president.betaiota.thetachi@gmail.com) . The facility will hold 30 occupants in 8 units / 19 bedrooms. Gordon Davenport introduced himself as the chapter advisor and a past alumnus. Nancy D. who is a resident of SHNA informed the attendees that she believed that the neighborhood association plan restricted Fraternities and Sororities. Parking was raised as a concern in that location. Carter

responded that there is adequate parking as an apartment complex and suggested that full time students might actually have fewer cars than regular apartment residents would have thereby reducing the parking congestion. He also indicated that the fraternity is planning to have a housing representative attend SHNA's monthly meetings. The Fraternity also indicated that on a semester basis they will hold an open house and have a community clean-up. The Theta Chi representatives made the point that, when it comes to these issues, it might be better for SHNA to have one responsible organization to work with, rather than have 30 unassociated apartment residents to deal with. John asked for an opportunity to review the lease and a copy was supplied. Lu Ann asked about a code-of conduct and Gordon explained how the local chapter would work to police behavior and recommend disciplinary actions to the national organization which can discharge fraternity members. Rick B. asked if they would provide SHNA with a copy of the code of conduct. Rick B. mentioned that SHNA is planning a tree planting event in the fall and asked them, if we are able to get all this worked out, is this the type of volunteer work they are looking for.

#### **Status Reports / study/Action items:**

**Architectural assessment of water tower restoration** – Architect Bob Vint (312 E. Sixth St., Tucson, AZ 85705, 520-882-5232 <[bob@vintarchitects.net](mailto:bob@vintarchitects.net)>) presented information about the proposed water tower renovation. Restoration of the tower has been in discussion for 15 years for both towers on 1<sup>st</sup> street. In the 1920's the well towers evolved into the Spanish masonry designs. In the 70's many of the towers were taken down to the 16' lower building level as they deteriorated. Earlier estimates of tower restoration were as high as \$180K. The neighborhoods have not been able to raise the funds to restore / preserve them. Bob V., Paul W., Rick B., and John O. have talked about the possibility of putting a Verizon cell tower inside and on the top of the tower building. 12' x 20' equipment building would be needed in addition to the tower. Chad Ward is the contracted Verizon representative working with the team. John addressed the group to point out that this was an opportunity to get the building restored with funding from this outside source. The architect has asked the Verizon representative about the long term effects of cell phone tower radiation. He pointed out that typical home cell phone use and home microwave ovens produce more local radiation than this tower would produce at ground level. Doug Donahue (U of A emeritus professor of Physics) has indicated that in his expert opinion there is little or no risk to residents. The architect has examined the site and hired an engineer to assist in developing a concept and cost estimate for the restoration. In 1923 the water level at the tower site was 100' and now it is 280' below ground level. John O. addressed the board to point out that the architect is executing additional scope of the tower restoration with the Verizon option. Molly T. asked if the restored tower would have historical significance. The architect indicated that a properly restored structure could be approved as having historical significance. Further discussion centered around other alternative configurations besides putting the antennas on top of the water tower, such as a palm tree antenna. Rick thanked the architect for his dedicated effort on this project.

**Land Use report** – Lu Ann has raised the idea that portions of SHNA should be considered as historical preservation zones. She reminded the attendees that there is an in-fill initiative that the state has mandated. Each municipality must vote on the initiative by Feb of 2013. The U of A is also planning on doubling attendance over the next 10 years. Lu Ann learned about the Main Gate EOD through a Freedom of Information Act request. Marshal Foundation land was provided in exchange for \$25,000 per floor for the student housing development. City development standards were used for that area. Lu Ann pointed out the many characteristics of the Main Gate EOD that departed from the Land Use code. Lu Ann is requesting legal oversight to determine if the Main Gate District EOD would supersede the Land Use code or not. Lu Ann moved that SHNA spend up to \$1,000 to hire attorney Minnette Burges (117 N. church, #808, Tucson, Az 85701; 884-5514) to provide legal advice, not legal action, concerning land use issues pertaining to SHNA. John Wilder seconded the motion and the motion was approved unanimously. Lu Ann will email the report to the board before she leaves in July.

**Review of SHNA Fall 2012 garden tour and tree planting** – Rick has had good response. He is also working with Trees for Tucson and they are on board with providing low cost trees.

**Proposal for SHNA spring 2013 home tour** – Discussion deferred to next month.

**SHNA's participation on citizen task force to design roadway improvement to Broadway between Euclid and Country Club** – First meeting of the CTF is at Randolph Park and will be Wednesday, June 20. Paul M. was originally chosen but cannot serve. SHNA needs to recommend a CTF participant. Mary Durham-Pflibsen is the current second choice by the city. (Rincon heights president, Henley is their representative). The board interviewed Mary and recommended that she attend the Wednesday meeting as SHNA's representative.

**Overlay Referendum by WUNA to be reviewed by Supreme court / Reimbursement of expenses** – Supreme Court is reviewing an appeal by WUNA.

**TUSD decided to provide sound attenuation and shades for Talmadge Hall** – SHNA was able to address TUSD bond committee and the approval of funds for a sound attenuation and motorized shades for Talmadge Hall.

**SHNA Free Saturday swim** – Slow start but this is why they are doing it every Saturday. Free swim any Saturday from 12 noon to 7 PM. June 23 is an evening picnic from 5:30 - 6:30. Meet after the swim under the trees just south of the pool entrance. Food and drinks will be provided. Last Saturday in July is a lunch picnic.

**SHNA Newsletter for Fall 2012** – Rick requested that newsletter come out in September to precede the garden tour.

**Neighborhood Association joint protest of F-15 basing at TIA** – A letter has been sent by John O.

**Tentative Agenda for July Board meeting – Parkwise presentation by Donovan Durband, home tour committee presentation**

**The next meeting is scheduled for July 17,2012 at 7pm.**

**Motion to adjourn-** 9:23 p.m. Moved by Rick. Gail seconded. Unanimously approved.

Respectfully submitted,