

**Sam Hughes Neighborhood Association (SHNA, Inc)**  
**Regular Monthly Board Meeting**  
**August 15, 2017**

**Attending:** Jim Head, Len Nicholson, Erika Gallo, Bill Craig.

**Absent:** Rick Bell, Carolyn Classen, Dustin Fitzpatrick, John O’Dowd, John Wilder, Nancy DeFeo, Michael Austin.

**Guests / Visitors:** Ken Perry, Kevin Lougee, Barry Baker, Randy Agron, Robert Brack, Kara Curtis, Madelyn Cook, LuAnn Barr, Mike Barr, Jody Settles, Vanessa Noonkesten, Gaby Kemp, Roger Dahood, Karen Dahood, Josie Wilson, Christopher Skillings.

**Agenda**

7:08pm Call to Order/Roll Call/Introductions

7:08pm Presentation: SW Gas – Gabby, Vanessa, Rodriguez overseeing the project, Chris Skilling underground construction Valeria Fuerte - project engineer. Vanessa spoke about the project taking place in the neighborhood. Jody Suttles - SW Gas came and explained that there will be a lot of activity in neighborhood due to 10 mile service line pipeline that will be replaced. Majority of streets between Campbell and Tucson, south of 6<sup>th</sup>, lower west quadrant. Work will be mainly done in the streets, sometimes will have to go into shoulder and may have to disturb landscaping but will try to minimize that. Will use less invasive approach, 400 services will be affected because individual services will be replaced. Risk assessment determined that the pi[penile in this particular area needed to be replaced. This is a common type of pipeline replacement approach, company has extensive experience replacing vintage piping. There are no issues of urgency, SWG is being proactive about replacement.

Javier added that they will be in front of streets and some alleys to replace service. He mentioned that they met with city of Tucson last week and mailers have been sent to impacted addresses. They are also going to send in contractor Pro-Pipe to “camera” or identify location of sewer lines at individual homes so that SWG will not break them since they are not part of the blue stake program county will perform on the street. Contractor will also video tape yard so that landscaping can be maintained in case some had to be altered for some reason.

Audience member asked about the rest of the neighborhood, if pipes would be replaced after the first quadrant. Jody said they would not be at this time, quadrant was identified based on risk assessment and statistical analyses; but people can contact SWG if they want to find out condition of pipe lines at their address.

Chris – Work will start next week, will start with one main line crew and as project progresses they will send notices with scheduling of locations and dates for work. They will send out weekly updates and are anticipating that the master schedule will move a little. SWG will try to make contact with individual residents about work on their service by contacting residents 48 hours ahead of time via phone and door tags. With regards to traffic control they will minimize closure of streets and parking restrictions. They expect typical road construction flagging and maybe traffic flaggers if needed.

Vanessa presented the postcard mailers that have been sent to residents and property owners with project hotline: 844-258-7481. She said that the project hotline is by far the best way to get a hold of the project team, they ask that residents please call the hotline rather than stopping the construction crew which can lead to misinformation, confusion and slowing down of project.

- 7:28pm Q&A: SW Gas – Question: do they abandon the existing lines? Gabby and Javier – in some cases, depending on condition, sometimes they can use sleeves or preplace, sometimes they do abandon in place.
- 7:31pm John put a plug in for audience to join the board.
- 7:31pm Presentation and Q &A: 5<sup>th</sup> St & Country Club Development: Randy Agron with AF Sterling Home builder Ken Perry from Perry Engineering, Barry Baker, Robert Brack - vice president of construction- talked about property at Country Club and 5<sup>th</sup> St, currently it is an unoccupied church. Randy talked about the history of AF Sterling in the area, they are a production builder and custom homes. They try to distinguish themselves through unique design. They want to share plans with SHNA and be good neighbors. AFSterling.Com is a good place to look for more information about the property. Barry described the project, 12 properties in a gated community. These will be 2 story homes and they propose mitigation for single family homes just north of the property that may be impacted by the 2 story homes. There will be a 10' vegetation buffer.
- Secretary's note: the renderings shown at the meeting illustrate that the 12 homes will be lined up in two rows, each of 6 homes that run west to east parallel to the current alley with is part of the COT stormwater drainage system. The back of the properties on the south end of the lot will have a wall along 5<sup>th</sup> St, the front of the homes will face north. The back of the properties along the north end of the lot will face south. The two rows of homes will have front entrances that face each other, home owners will access their property via car through what is currently the alley way from Bentley St.; this alley way which will become a small court/drive/street that dead ends on Country Club (no exit to Country Club).
- Audience question (Q): will you preserve some of the mature trees? A: Barry said that their environmental services will do some cleaning of vegetation, perimeter yard will be new plantings, some trees will be marked for potential preservation. Trees are marked by landscape architect, Norris Design in this case. Randy said that the landscaping will have to meet specific city requirements. As much vegetation as possible will be preserved, but currently space is narrow for garbage truck access.
- Q: Will there be an entrance of 5<sup>th</sup> street? A: Barry said no, as far as they know there will not be one, there will be about 140 and 110 trips per day which according to their information, can be managed with a single entrance on Bentley.
- Q: How large will the homes be? A: Homes will be 3 bedroom or 3 bedroom + den, about 3000 sq ft. They are not sure about selling price; likely to start at \$600K
- Q: Why such large homes? A: Randy said that this size makes the project financially feasible.
- Q: Given that these will be attractive to students, what is parking situation like? A: Randy - Homes will have a 3 car garage, we do not expect this type of housing to be attractive to students.
- Q: Will there be room for large open space? A: No, but this is being designed with drainage (storm runoff) in mind, which will actually be lower because there will be more pervious area.
- Q: Is there are relationship between previous developer and developer plan and current developer? A: No. The previous plan was never approved. We are currently in escrow to purchase the property from previous developer.
- Q: How large are the lots? A: about 6,800 sq ft, but since the houses are two stories, the footprint will allow for 10 – 15' between houses and about a 20' at back.

Q: Did you identify that there was the need for larger homes? A: yes, we tried to identify the need and offer something different, like high ceilings, large grate rooms, large master bedrooms and open floor plans.

Q: Is there a gate planned and how will that open? A: remote control, code or key pad. There will be a gate and door in the back. The main point of the gates is to keep traffic out.

Q: The plans call for a “gated community” that is walled in. Why a wall? It does not seem to fit in the neighborhood. A: Randy – our lots share a wall, so I don’t really see this as a walled in community. Because we are limited in the 2 acres, it really is only one of the ways to develop for single family homes.

Concerns of too much traffic on Bentley were raised by attendees of the meeting.

Questions of energy efficiency arose, question of the architectural landscape and comments of neighborhood inclusiveness arose.

Because there is shared common space, this 12-home development requires the development of a homeowners association. Erika brought up stormwater routing issues and asked if there is enough space left over on the current development footprint for 1500 – 2000 gal rainwater harvesting cisterns to be installed. The development representatives mentioned that there might be.

One of the major issues raised was the gated nature of the community, and the feeling of segregation and exclusivity that the proposed neighborhood layout would establish.

A community member said that the effort by the developer to share the plans was appreciated, but that the community would be much more open to the development should there have been earlier requests for community input.

Some community members expressed their disappointment at the level of feedback requested from the SHNA, the architectural look of the houses, which as a group of 12 may diminish the uniqueness that the developer is trying to achieve, and the exclusive feel it would bring to a neighborhood where “inclusiveness is what attracts many to Sam Hughes”.

Q: Where are you in the approval process? A: Everything shown today has been discussed with COT. They are not building out over the original parcel layouts, but they are building at the same density rate.

Q: In the previous design there was an issue with emergency vehicles, how does that stand with city? A: that requirement is no longer in place, emergency vehicles would access from 5<sup>th</sup> and Country Club, fire department has looked at this and they agreed, there is sufficient room for access.

Bill Craig said that architectural design does not look like a Sam Hughes home. Looks too much like newer developments the foothills. A community member noted that the renderings were reminiscent of 1980’s California architecture.

The design is not set in stone. They have 2 floor plans, each home will have a different elevation. Each house will look a little different. They do not need approval from SHNA to move forward, only approval from city.

8:49pm \*Treasurer’s Report – Jim - Board members reviewed treasurer’s report, will be discussed at next meeting.

8:50pm \*Review June Minutes for Approval / Officer Forms to COT – Erika

8:52pm \*Call to Law Enforcement/Public Guests/Audience (2min) – Kara Curtis from TPD came in and offered to come back for a meeting to talk about suspicious neighborhood activity. She will return to present at future meetings.

- 8:53pm \*El Rio Theatre / Himmel Park - \$100 sponsorship 2017 - tabled
- 8:55pm \*Palm Shadows – Bill - tabled
- 8:56pm \*6<sup>th</sup> St project / Neighbor Contributions – Nancy - tabled
- 8:57pm \*Water Tower (Landscape/MOU/Plan/Fence/\$) – Rick - tabled
- 8:58pm \*Goals – Jim - tabled
- 8:58pm \*Passed Motions Audit (Aug 2014-Nov 2014) – Jim/John W - tabled  
-PayPal, Acct – Jim & John W  
-PayPal, Non-Profit Rate – Jim & John W
- \*Passed Motions Audit (Jun 2017)  
Bill Craig moved to allocate \$13K into the water tower fund, move \$13K to a capital improvement fund and leave balance, approximately \$1K in the general fund, Jim seconded. Motioned passed, 4 in favor and 2 opposed.
- \*Committee/Reports (4 min)
- 8:59pm \*Newsletter Advertising – Michael - tabled
- 8:59pm \*Membership – Deals & Discounts, neighborhood tour - tabled
- 8:59pm \*LUC: HPZ overlay rezoning / JP Document – Bill - tabled
- 9:00pm \*Historic Period of Significance Extension - Dustin - tabled
- 9:00pm \*Topics for Future Meetings - tabled
- 9:00pm Adjournment – Bill, Erika and Len adjourned the meeting, though adjournment was not voted on.