

Sam Hughes Neighborhood Association (SHNA, Inc)
Board Meeting – April 24, 2018
Himmel Park Library

Attending: Michael Austin, Bill Craig, Nancy DeFeo, Jim Head, Len Nicholson, Vytas Sakalas, John Wilder, Josephine Wilson
Absent: Carolyn Classen, Erika Gallo, Jean Millen
Guests/Visitors: Ed Goulden, Marilyn Goulden, Suzanne Rabe, Mary Durham-Pflibsen, Jim Egan (Heights Properties), Jason Kreig, Gladys & Burt Richardson, Brad Chilcote (Zocal Properties), Mike Clark (Zocal Properties), Matthew Borkman, Kathi McLaughlin, Mike Brewer, Heather Mosher, Jonathan Mosher, Shannon Gutenkunst, Denice Blake, Mary Daniel, Stuart Moody, Sam Behrend (Miramonte Neighborhood Association)

Agenda:

- 1 Jim Head called the meeting to order at 7:04 p.m., and made introductions of Board members. Guests present were invited to introduce themselves.
- 2 SHNA Board Meeting Minutes – for March were approved with corrections noted will be forwarded to the Webmaster for posting.
- 3 Committee Report -Treasurer – Jim reviewed the report a copy is attached to minutes (A). Michael Austin queried the amount listed for SHNA Newsletter funding stating that it seemed too low and whether using color print would not “punch” up presentation and how costs would be increased. Jim clarified that the fiscal boundaries permit the City of Tucson to pay for both the Spring and Fall newsletters in 2018. Josephine Wilson stated that the Newsletter is already using a two-color print layout and changes would be more costly. After more discussion, Bill Craig said he would like to speak with neighborhood businesses to get some financial support. Michael Austin will provide him with the list of these and get it to Bill for this purpose.
- 4 Committee Report – Land Use - 6th Street Grant Status – Nancy DeFeo reviewed progress with two pending funding grants awarded to SHNA: **1)** Nancy met with Gary Wittwer, City department of transportation landscape architect, who redesigned and contracted-out the work on the *first areas of 6th St for the Park Tucson Grant* installed last summer. Upon conclusion of that project work, Nancy inspected area and assessed there were deficiencies requiring attention. Some problems due to miscommunication of design to Northwest Landscaping, including: trees not planted by new bus pads, “sidewalk to nowhere” not removed, some areas with no vegetation, “volunteer” trees not removed, bare ground not rocked, and – most importantly – still some washout in north-side area before Rincon Market where new sidewalk was also installed. Gary had spoken to Donovan Durband, at Park Tucson. and indicated that there were still funds that could be used to rectify this. Gary put it out to bid and came back with an amount of more than \$8,000. Nancy contacted Donovan to discuss the source of the money, to make sure that it was from previously promised money and he said he would meet with her this week. She gave him some dates and he has not responded. **2)** Nancy also met with Tom Ellis, Executive Director of Tucson Clean and Beautiful, to walk the area covered by the second grant for *City of Tucson Water Department Stormwater Harvesting (aka: Neighborhood Scale Stormwater Program)* who said SHNA is in the queue for installation. Currently, the Department is completing a project in the Garden District and is running low on funds designated and are modifying SHNA's proposal. At the time, grant (\$27,600) was awarded notification was advised via email – no award letter confirming sum was sent – thereby reserving the right to revise the grant sum. Nancy will send another letter out to homeowners updating work to be done. No objections have been voiced after first informational mailing.

It was discussed that new funds need to be reviewed and voted on by Board before proceeding. Bill Craig recommended that once Nancy determines final information, she have pre-authorization by Board to proceed with projects. **Motion was made** by Bill Craig for Nancy DeFeo to proceed with negotiations and continue updates to the Board. **This was seconded** by Josephine Wilson and **approved unanimously**.

- 5 Committee Report – Pocket Park – Jim again thanked Denice Blake and John Blackwell for maintaining the area so well. SHNA has received a substantial donation from both which will be earmarked for care of the pocket-park going forward. Neighbor residents Phillip and Cindy Mueller have agreed to assume the area's responsibilities from now on.
- 6 Extreme Weather Challenge – Gladys Richardson reviewed progress to date and stated that she and Stuart had met with the Physicians for Social Responsibility, who originated this work, and presented the Household Checklist which was well-received. Copy is attached (B). Discussion followed involving reproduction and distribution. Michael Austin recommended that a copy be included on the SHNA Website. Jim Head requested that the updated copy be distributed to SHNA Board for final review and given the interest noted by those present asked for a motion to support the final list and proposal. John Wilder **motioned** that the SHNA Board support these efforts for building better neighborhoods. This was **seconded** by Michael Austin, and **approved: 6 yeas, 2 abstentions**.
- 7 Spring Fling Participation – Bill Craig reported that Board participation was high and thanked all volunteers for their help at the food bank.
- 8 Benedictine Sanctuary Monastery – Bill Craig attended the public meeting held and reported that five different possible development plans were presented with no decisions made to chose either. He called on Sam Behrends, representing of the Miramonte NA, to speak. Sam explained that a letter had been drafted to the attention of Tucson City Planning – copy attached (C) – outlining in detail nine major concerns and inconsistencies with the developer's project plans to the Miramonte Neighborhood Plan (MNP). On behalf of the new MNA president, Linda Dobin, Sam asked the SHNA Board for support of this position letter which has already been reviewed by Josephine Wilson. There was much discussion with audience participation regarding the issues and perceptions that the City is not adhering to established policy regarding building and construction projects and neighborhoods' concerns. **Motion was made** by Bill Craig for the SHNA Board to sign onto the position letter as reviewed showing support. Vytas Sakalas **seconded this and it was unanimously approved**.
- 9 Palm Shadows – Bill Craig reported that the rezoning meeting he attended on April 19th was disappointing. Vytas Sakalas was also at meeting and both shared that most present appeared to be in favor of all architects' proposed changes. SHNA Board has formally opposed actions, but there is no news back from legal advisers regarding impact. Bill expects developers to fund upgrades as proposed and approved at last Board meeting. He also asked that any neighbors attending public meetings and issuing statements represent themselves as private parties and neighbors and not SHNA Board members unless specifically authorized by the Board to do so.
- 10 Brake Masters – Jim Egan (Heights Properties) reported that the neighborhood agreement covering proposed re-zoning changes has been submitted, but if any neighbors have additional input to add, let him know. Neighborhood members present discussed effect of changes proposed by Brake Masters and noted that some properties purchased for the expansion have not been properly maintained. There was concern expressed about the increased size of the property, noise issues and hazardous materials use with a children in the neighborhood. Jim Egan answered these issues and reminded that the expansion to the property was decided upon along with the rear-wall to provide buffer-space and support noise abatement issues previously raised. All chemicals on-site are used and disposed of properly to meet established EPA guidelines and air quality standards. Work on cleaning up the mentioned property has also been accomplished and interested neighbors and Board members who wish to take a look – address is 25 Norris. Jim will continue to monitor until final approvals are given and construction can begin.
- 11 Redevelopment @ 2340 E 8th St – Brad Chilcote, Zocal Properties, reviewed plans for property purchased about a year ago. Originally/currently single-story apartment complex build in 1928 with several add-ons and modifications. Demolition of buildings on the 1.25 acre space; redevelopment will provide same R1 zoning, with single-family residences on six lots. Brad reviewed the plans outlining access and proposed designs; architect on board is SHNA member and familiar with area's requirements. Anticipated start date around June 1st with construction lasting approximately 12 months. Board or neighborhood members having additional questions about progress, should contact project contractor, Mike Clark, at cell 520-904-3700 or

mike@terracottabuilders.net. Zocal Properties build structure at 824 N Norton and others in neighborhood.

- 12 Sam Hughes Elementary Playground Use – Presenter Rebecca Crow absent, tabled for next meeting.
- 13 Himmel Park Ramada – Matthew Berkman, SHNA member, has been working on project for several months; this week plans will be put out to bid for the construction approved under the original \$200,000 funding proposal. With changes submitted since original submission, costs have increased: the ramada proposed late may be an additional cost; anticipated cost is \$20,000. May not need the additional funds – will know when has final bids in – but wishes to be prepared and is asking for approval for the additional amount. SHNA Board has asked to review final bids and sums before voting on this proposal. Presenter will schedule a return presentation.
- 14 Upcoming Events – Meeting regarding widening Grant Road and property at 1131 N Tucson Bl – May 10th, 7:00 p.m. @ Mayor's Council Chambers.
- 14 Passed Motions Audit – Tabled until next meeting – **Who has the action:** Send a letter to the contractor, Concord, and courtesy copy the architect, Bob Vint and the Historic Preservation Office at COT that all 3 sets of 2 doors (6 wooden doors total) need to be repaired for buckling, separation, warping and early wear of brand new items less than 2 years old at the restored historic water tower at the SW corner of Tucson Blvd and 1st St.

Adjournment: At 9:20 p.m. Bill Craig **moved for adjournment** which was **seconded** by Michael Austin **and approved**.

Respectfully submitted: Lynda Brindamour, Recorder

Motions are noted in Bold.