

CATALINA VISTA NEIGHBORHOOD ASSOCIATION
Board Meeting Agenda Explanation
Monday, June 27, 2016

1. Call to Order/Roll Call
2. Approval of Minutes of May 23 Board meeting (**Attached**)
3. Treasurer's report: will be verbally presented by Jan Hastreiter, Treasurer
4. New Issues
 - a. **Ethel Staley recognition for contributions to the neighborhood:** David Crown, chair of our Parks Committee, recommends that the Association recognize Ethel for the years she helped to clean up the park and contributed to a variety of other Association events. Ethel's health is deteriorating nowadays. She is no longer able to contribute her precious energy to neighborhood work. Due to her health, we felt it best to recognize Ethel now and not wait until the November annual meeting. I have contacted Ethel's family and am hopeful she will attend the June 27 meeting. **Certificate copy attached.**
 - b. **Neighborhood Break-Ins.** As you have read via the numerous emails I recently distributed, the neighborhood experienced a rash of burglaries and car break-ins recently. Dan Schnoll has formed a Neighborhood Watch group that has met twice. In addition, Steve Kozachik organized a meeting with a TPD representative that was attended by a dozen people. The outcome of Steve K's meeting is to have a TPD officer attend the June 27 larger Neighborhood Watch meeting that will occur immediately preceding our Board meeting at the Inn. Dan will report the results of that meeting, and no doubt a few of our board members will also be attending. Dan has drafted a map that divided the neighborhood into street subgroups for purposes of Neighborhood Watch formation. **The draft is attached.**
 - c. **Recommendations regarding Bylaws recommendations:** A Bylaws subcommittee met on June 18 to review CVNA Bylaws and recommend any needed changes. The committee was comprised of Ellen Adelstein (chair), Kay Nelson, Debra Huffman, Alison Hughes, and Sara Wisdom. Ellen has typed out recommended changes for review by the Board. If you concur with the changes, we will need to have them printed and distributed during our November annual meeting for a vote by CVNA members. **(Modification to the Bylaws will be distributed prior to the Board meeting, as soon as they are finalized.)**
 - d. **Blenman Vista Neighborhood Plan.** It may be time to examine the Blenman Vista Neighborhood Plan along with the University Area Plan, given the new construction projects surrounding the adjoining neighborhoods. To the South, we face a proposal to replace Palm Shadows with a 20-storey mixed use building; to the West we face a new entry to a new hospital at Elm/Campbell; to the north we face a widening of

Grant Road and the inevitable sale of the Bookman's and movie theater properties; to the northwest face a large new restaurant complex at Tucson Boulevard/Grant Road. The neighborhood is going to look quite different in 5-10 years. I have spoken with Alice Roe about the possibility of our forming a joint neighborhood committee to review the plans in anticipation of future changes that *might* arise and she agrees. I have no particular changes in mind for any of the plans. I recommend simply that we review the plans and educate our neighborhoods about their contents and their importance to the neighborhoods. Further, any recommendations for changes would need to be reviewed by the Planning Commission and ultimately adopted by Mayor/Council. (A pdf copy of the Blenman Vista Neighborhood Plan is attached.)

The last time the Blenman Vista Plan was reviewed and modified was on May 10, 1993. It is a joint plan between Blenman Elm and Catalina Vista Neighborhoods. Catalina Vista was represented on the original committee by Sue Bernhard, our founding President who long ago moved to California. Alice Roe also served on the original committee and remembers well the steps taken to form the plan and how it has played out over time with rezoning issues that emerge. She explains:

"The maps are key. When we wrote the plan, we deliberately did not refer to zoning, instead referred to 'low or medium density residential' or office-commercial along the arterials. These neighborhoods are not build out to capacity per zoning code."

The University Area Plan was last amended in 2014 by resolution of Mayor and Council. (Resolution No. 22310 passed 10/21/14). This issue on that date was a request by Jim Portner of Projects International representing the owners of Palm Shadows Apartments for a plan amendment to the University Area Plan for mixed use development, vehicular access, and building height, by adding a new section in the area plan's Land Use and Development section that would address development and design policies and guidelines affecting the Palm Shadows property. The below link describes the M/C action and summarizes public hearing opinions regarding the request. (Speaking at this hearing were Beryl Baker, Alice roe, Diana Lett, Dale Keys, Richard Oseran, and Nancy Zeldin. From Blenman-Vista, Alice and Nancy spoke in favor of the 20-storey building; Dale Keyes opposed.)

<https://www.tucsonaz.gov/sirepub/cache/2/jwp5k00fve5almdmljseqa55/644056206212016041232455.PDF>

The link to the University Area Plan as it was amended in 2014 is below. Alice Roe provides some food for thought: The concept map shows the Bookman's corner as "office commercial"; however, there is another designation on the map for "high density residential" and the Bookman's lot is not marked that way.

https://www.tucsonaz.gov/files/pdsd/boards-committees-commissions/UAP_Plan_Amendment_PCPH_Compatibility_Mode.pdf

- e. LaWall meeting with neighborhoods:** Mark your calendars for June 30, 6:30 pm, Ward 6 Office, 3202 E. 1st Street. In response to the home and car break-ins that have surrounded us in recent weeks, Steve Kozachik has arranged for County Attorney Barbara LaWall to speak with neighborhood groups about how her office can and cannot do in relation to crime reports, victim rights, and criminal prosecutions. Unfortunately, I can't attend due to another commitment.
- f. Ramada Status Report and Budget:** The Ramada Committee met on June 3 to review construction plans and projected costs with Nate Kappler, contractor. Nate handed out a timeline projecting final plan completion and approval by September 18 this year. He also presented a detailed construction budget of \$39,400, a little more than his original rough estimate of about \$36,000. Dave Sunderman estimates that the clay bricks will cost around \$3,410, but since this estimate, a few more brick orders have been received. Finally, we do not know how much will be needed for the art rendering of the historic narrative and pictures to be installed. **(Plan layout, timeline and budget are attached.)** Funds raised to date total around \$46,000. The good news is we recently received an additional anonymous donation of \$5,000. Steve Romaniello, Catalina Vista artist, created a wonderful rendering of the ramada that has been shared with donors. Ongoing activities:
- Nate moves forward with plan submission to City for approval process.
 - Construction begins in fall.
 - Dave has ordered most of the bricks.
 - A subcommittee to be formed to select the historic rendering to be placed in the ramada upon its completion.
- g. Art on Traffic Boxes:** Alison Miller (Ward 6 office) has shared a new City program that encourages artists to paint murals on boxes at signalized traffic boxes in the City. There is one at Campbell/Elm, and another at Tucson Blvd./Elm. There will undoubtedly be a new one at Campbell/Grant once the widening occurs in five years. Check the City Website about the mural project: <https://www.tucsonaz.gov/tdot/mural-art-pilot-program>. There are a number of excellent artists who live in Catalina Vista. I'd like to promote this program in our summer electronic newsletter, if you agree.
- h. Tahoe Park Cleanup Schedule:** The Tahoe Park cleanup crew now has new members. The group includes David Crown, Martha Durkin, Laurie Ellerman, Doug and Betty Lu Holland, Stan Maliszewski, Joy Mockbee/Mark Falconer, Lloyd and Sara Wisdom, Jeff Yockey/Laura Mielcarek. How wonderful to see such enthusiastic commitment for keeping the park clean. David has assigned cleanup dates to the crew from July 16 through September 24.
- i. Red Tag Update:** Red tags continue to be an issue faced by our neighbors in Jefferson Park. They have identified the need for a much firmer orientation of new

UA students regarding student conduct. In May this year, Mayor and Council instructed staff to meet with stakeholders and bring back recommendations for Red Tag and Group Dwelling ordinances in 60 days for discussion and potential action.” TPD staff was also instructed to review procedures on Red Tag enforcement and to update M/Council about the review and proposed changes. To my knowledge Catalina Vista has not had to report any loud UA student parties this year to date.

- j. **Summer Newsletter:** I will write a newsletter for electronic distribution in July. Alison Jones has written a piece on the benefits of joining “Nexdoor,” for publication in the newsletter. If you have stories you would like to see published, please let me know by the end of June.

5. Committee Reports

- a. **CCRC:** I emailed Board members the May CCRC Minutes on May 23. On May 10, I also shared with you the CCRC notes on helicopter flight documentation for May. I have not received anything from June. Bill Young will report anything new.
- b. **Islands:** This month, via Steve Kozachik, Jan Hastreiter arranged to have the palm trees watered. With our triple digit heat wave, I hope Catalina Vista residents are remembering to water the Aleppo pines!
- c. **Grant Road Widening Update:** City of Tucson Grant Road Committee meets this Thursday, June 30, 5:30 pm, Donna Liggins Recreation Center, 2160 N. 6th Avenue. The agenda includes an update on land use, buffers and the like, in keeping with existing neighborhood plans. Feel free to attend if you desire. (Dave Sunderman is our representative, and he will report on any action items.)
- d. Casa Seton update: Nothing new to report. Construction continues.
- e. Banner hospital construction update: If you have not yet checked out the construction time lapse camera photographs, here is the link, and a photograph at the time of preparing this agenda. Of note is that the helipad will remain in its current location on the roof of Diamond Children’s Center. It will be moved to the top level of the new hospital when levels 10 and 11 are completed which could be many years from now.

<https://www.workzonecam.com/projects/dprconstruction/bumct/bumcttowerexpansion>



- f. **Campbell/Elm Property:** You may have noticed that there is now an opening in the wall just north of Elm on Campbell. (Catalina Vista side.) This allows for pedestrian

and bicycle traffic. It is not quite finished, but will be soon. Thanks to Steve K for arranging this.

- g. **Helicopter News:** I emailed you Debra Huffman's report for May helicopter flights. Debra will give any new information during our meeting. (Debra's May log is attached.)
 - h. **Miscellany:** (1) UA is promoting purchase of homes in the surrounding neighborhoods using a loan fund Mayor Rothschild is promoting. Jan Hastreiter, Bill Young and I met on June 15 with Ron Sparks, a volunteer representing the Mayor's office. Sparks described the loan program and asked us to keep our eyes peeled for homes for sale in the neighborhood that first time home buyers employed by UA might be able to purchase. (2) We lost one of our coyote residents this month. Neighbor Bob Wallin reported he found a dead coyote in the alley just north of his house on Hampton. He is having Animal control come to remove the carcass. I took a photograph of the poor creature, and am concerned he was poisoned. (3) Roy Emrick (Norton/Edison) reported that a javelina made itself a nice nest in his front yard. He was able to photograph McDuff (my name for the javelina) before it disappeared. I'll add these human interest pieces to our newsletter.
 - i. **CVNA Board does not meet again until September 26.** One of our first orders of business will be to form a board nominating committee responsible for seeking a slate of board members to be presented at our annual meeting in November. We also need to brainstorm ideas for a main speaker for that event, as well as a full agenda. MEANTIME, ENJOY THE SUMMER HEAT.
 - j.
6. **Parking lot:** any new business items not on agenda are discussed here.
 7. **Call to the audience.**
 8. **Adjournment and Networking.**