

Thursday, February 3, 2022-6:30 PM
West University Neighborhood Association
February Board Meeting, Trinity Presbyterian Church, 400 E. University Blvd.
and Via Zoom, <https://us02web.zoom.us/j/84584666599>

I. Call to Order, Roll Call and Welcome

At 6:30 p.m., Judy Sensibar called the meeting to order. The following members were present: Betsy Besenik-Larson, Lisette DeMars, Jim Glock, Kat Henderson, Rick McDonnell, Andy Pongratz, Shannon Riggs, Judy Sensibar, Erec Toso, Holly Vaden, Willem Van Leeuwen, Henry Werchan, and Dave Zippis. Absent: Colby Henly, Jane McCollum, and Lex Wilcox.

Also present: Diana Amado (Ward 6), Casey Anderson (FAMA), Samantha Neville (Pima County District 5), and Megan Schrag-Toso.

II. Announcements and Call to the Audience

Samantha Neville gave an update on District 5, including the latest developments on the strategic plan, efforts toward mobility justice, and the D5 art contest. Details are available on the office's website, <https://webcms.pima.gov/cms/One.aspx?portalId=169&pageId=8288>, and in the office newsletter that may be accessed there.

Judy Sensibar stated that Ward 6 has a newsletter that comes out every Monday and she encouraged everyone to read it. (It can be accessed at <https://www.tucsonaz.gov/ward-6>.) She also asked board members to join our email forum (<https://www.freelists.org/list/wunatucson>) and to be active on WUNA's Facebook and Instagram accounts. She stated that all board members should be on one of the Board Committees because that is where the work of the Neighborhood Association gets done.

III. Approval of Meeting Minutes

Judy Sensibar explained the process for approval of meeting minutes pursuant to the consent agenda, stating that draft minutes will be circulated to board members in advance of each meeting, corrections, if any, should be brought to the attention of Dave Zippis in advance of the meeting, and the final version will be approved at the meeting with no motion or further discussion unless a board member requests otherwise. The minutes for the December 2021 board meeting and the January 2022 annual meeting were then approved pursuant to the terms of the consent agenda.

IV. Treasurer's Report

Jim Glock reviewed the contents of the Treasurer's Reports for December 2021 and January 2022 and the proposed budget for 2022 that he had circulated by email to board members before the meeting. Jim observed that we currently have approximately \$59,000 in unrestricted funds on hand, as well as \$48,000 in funds restricted for either traffic mitigation (\$32,000) or historic preservation (\$16,000). He also observed that the City is holding two pots of money for us for traffic-related uses: approximately \$33,000 from the residential permit parking program and approximately \$21,000 in student housing traffic mitigation funds. Jim stated that the budget for 2022 is approximately \$41,000, with the major component being a \$30,600 line item for the traffic circle at 4th Street and 5th Avenue. After noting that his goal was to get the Board's approval for expenditures up to the amount listed for each line item in the

proposed 2022 budget, Jim made a motion that the proposed 2022 budget be approved by the Board with the understanding that expenditures can occur within each line item up to the budgeted amount without separate Board action, which was seconded by Rick McDonnell. Jim then answered questions from various Board members about line items in the budget and the use of restricted and unrestricted funds, explaining that he deducts expenses from restricted funds in the first instance if the expense qualifies; if not, he uses unrestricted funds. He also explained that the budget for legal contemplates payments to a lawyer we have on retainer for the Capstone project, the proposed student housing on the southeast corner of Speedway and Euclid. Following this discussion, the motion was put to a vote and all present approved.

V. Committee Reports

A. Historic Fourth Avenue Coalition

Judy Sensibar stated that the agenda for tonight's meeting includes a hyperlink for the survey being conducted by the Historic Fourth Avenue Coalition for short- and long-term projects in the area. (<https://survey123.arcgis.com/share/6903d44cc40e429e8ba281f4c707ffe2>). Lisette DeMars stated that the goal of the survey is to obtain information to be used in creating a roadmap for smart, sustainable future development. She stated that the survey has been underway for several months and there have been 125 participants, exceeding the goal of 100. Lisette stated that there will be a virtual community conversation on February 13 from 1:00 to 3:00 to discuss the results of the survey and to prioritize future projects including curb cuts, shaded corridors, and bathrooms.

Shannon Riggs noted that Judy Sensibar, Henry Werchan, and Lisette DeMars are all on the Board of H4AC and that Judy is on the streetscape committee. Shannon stated that Judy is trying to find some matching funds for up to \$10,000 in repairs on 4th Avenue, with a focus on repair of broken windows. Shannon also stated that Made in Tucson, an all-local craft fair sponsored by H4AC, is scheduled for April 10. Shannon stated that the last Made in Tucson event in November went off extremely well, and the goal is to expand the footprint of the fair in April.

B. CCRC: Campus Community Relations Committee

Henry Werchan stated that the CCRC is meeting via Zoom on the second Tuesday of each month. He stated that Rick McDonnell attended the last meeting and gave a 30-minute update on the Capstone project. There was also discussion of TEP's email to the community working group formed by TEP for the Kino to DeMoss-Petrie project with an update on project developments. (NB: for the latest updates on this project, see the minutes of the Development Committee report below.)

Judy Sensibar stated that there are two fraternities that have been active in the neighborhood: Kappa Alpha at 1st & 1st and Zeta Psi at University & 1st. Zeta Psi just contacted Judy with an offer to help out with neighborhood projects, and possible projects include weeding at Catalina Park and staffing the beer booth on April 1-3. Judy stated that she would be grateful for some assistance liaising with the fraternities.

C. Development Committee

Rick McDonnell discussed the contents of two draft letters circulated to the Board, one to new property owners in the neighborhood and one to real estate agents. Rick noted that there has been a lot of turnover in the neighborhood coupled with a lack of compliance with requirements for making exterior changes, much of which he attributes to new owners' lack of knowledge that they are violating the requirements. The draft letters seek to address this issue by providing information on how to work with the City and the relevant design guidelines. Rick observed that the area representatives need to be the eyes and ears of the Board so we can get this information out to new owners to ensure compliance with design requirements. Judy Sensibar stated that we can either mail or hand deliver the letters and she is willing to accompany any area representative who would like to meet new neighbors by delivering the letters in person.

Rick stated that the WUHZAB board is down to bare bones numbers and if it loses 1 or 2 more members, it will not have a quorum. Rick stated additional owners and professionals are needed for the board, which meets the 3rd Tuesday of every month.

Rick also stated that he receives a large number of mailings regarding projects going through City permitting, but the vast majority of these involve projects outside the neighborhood. He stated that zoning changes require a public meeting and he reviews proposed changes to determine whether they would establish a bad precedent for us. But most of what he gets does not require our attention.

Dave Zipps gave an update on TEP's Kino to DeMoss-Petrie project, in which TEP seeks to build a new substation next to Banner University Medical Center and connect it to existing substations at Kino & I-10 and Ruthrauff & I-10 using transmission lines along city streets installed on 70-110 foot utility poles. Dave observed that TEP filed an application with the ACC in August for approval to build the project; the application identified two possible routes for the transmission lines up Cambell and one possible route up Euclid that would pass through our neighborhood. The ACC scheduled a hearing on TEP's application on September 13, 2021, but it continued the hearing to February 7, 2022 on a motion by TEP that requested additional time to allow TEP, the City, and other interested parties to work towards a routing solution for the project. (TEP's proposed routes and its refusal to place the transmission lines underground had generated strong opposition to the application in the affected neighborhoods.) On November 12, 2021, TEP replaced its attorneys handling the application, and on January 14, 2022, the new attorneys filed a motion to withdraw the application, stating that TEP anticipates that the application will need to be materially altered in light of its discussions with the City and stakeholders about disputed issues. The ACC gave TEP a May 30, 2022 deadline to file its new application and a July 25, 2022 hearing date on the application. Rick McDonnell stated that the public process will begin in March, and that discussions between TEP and the City have involved the possibility of undergrounding portions of the route in or near residential areas and overheading the lines in commercial and industrial areas, but there are no guarantees.

D. Streets Committee

Jim Glock stated he called the contractor who installed the traffic circle at 9th Street and 3rd Avenue and left a message for an estimator about our circle to be installed at 4th Street and 5th Avenue, but has not had a return call. He will also try calling a resident who works for a civil construction firm who installed the speed tables on 6th Avenue. Erec Toso asked about the projected cost; Jim said he is estimating \$30,000. Judy Sensibar asked if we can save money by going with something simpler, and Jim stated that he would definitely bring that up when

getting an estimate. Andy Pongratz wondered whether Brad Lancaster could help with basins; Jim noted that there will be water retention as part of the design.

Erec Toso stated that the changes at Anza Park have increased the volumes at 1st Street and 7th Avenue, an intersection that was already problematic. He thinks the intersection is a disaster waiting to happen and addressing the problem should be a priority going forward.

Betsy Besenik stated that we should have an update on the 6th Avenue bike boulevard next month from Ryan Fagan at the City.

Andy Pongratz asked if there is an Area 2 email list that he could use to communicate with residents in his area; Jim Glock stated that the list is not broken out this way but he may be able to come up with something if he can match email addresses to residential addresses.

E. Parks Committee

Judy Sensibar proposed that we schedule the plant swap in Catalina Park for March 5 or March 6 to make sure it's not too warm and to avoid conflicts with spring break. Gauging the feedback from the group, the plant swap has been postponed until the fall.

Rick McDonnell inquired whether the work on the bathroom at Anza had started, and Jim Glock confirmed that the underground work had begun.

VI. Adjournment

There being no other business, the meeting was adjourned at 8:03 p.m.

Respectfully submitted,
Dave Zipps