

Thursday, April 1, 2021-6:30 PM  
West University Neighborhood Association  
April Board Meeting, Via Zoom <https://arizona.zoom.us/j/87152096098>

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, Brian Chaneka, Cindy Doklan, Richard Fifer, Jim Glock, Rick McDonnell, Judy Sensibar, Monique Vallery, Willem Van Leeuwen, Larrie Warren, Henry Werchan, and Dave Zipps. Absent: DeeDee Koenen, Jane McCollum, Shannon Riggs, Rev. Mack Sigmon, and Lex Wilcox.

Also present: Mindy Bernstein, Tom Fisher (Parks & Recreation), Lara Hamwey (Parks Director), Holly Vaden, Scott Henderson, Jan Labate, Arlethe Morrison (District 5), Ellen Jane Platts, and Miranda Schubert (Ward 6 candidate).

The icebreaker was everyone's favorite park.

II. Consent Agenda Approval of Meeting Minutes and Treasurer's Report

Jim Glock addressed debits to our accounts in March, describing it as a quiet month. There being no objections or corrections, both the Treasurer's Report and the March 2021 Minutes were approved in accordance with the provisions of the consent agenda.

III. Announcements and Call to the Audience

Judy Sensibar announced that Parks & Recreation is hosting a Teen Fitness Program for 12 to 17 year-olds at Catalina Park on Saturdays from 1:00 to 1:45 for six weeks beginning Saturday, March 20.

III. Guest Presentation: Parks and Recreation

Tom Fisher gave a presentation on the improvements at Anza Park, which included a PowerPoint with seven slides. Tom started with a shout-out to Jim Glock, his first boss at the City of Tucson 26 years ago. Tom showed an aerial of Anza, observing that it was established as a municipal park in 1917 and is one of the City's oldest parks. Formerly known as Mulberry Park, it has had a series of master plans over the years. In a 1932 master plan, the center was a blank slate, while a 1939 master plan showed vegetation on the periphery with space for horseshoes, badminton, shuffleboard, and 1-2 other games in the interior. Since the 1939 master plan, there have only been three improvements: a restroom installed in the 1940's, a volleyball court, and a playground installed in 2005.

Tom described the 2020 master plan, noting that Historic Preservation had reminded Parks to look at the historical context for the park and to follow that context moving forward. He then gave the following timeline for recent improvements: in 2019, prop 407 was passed by voters, which included \$178,000 for a new restroom, and master planning began with a series of public meetings; in April 2020, the City hired Norris Design to complete the master plan and design the new restroom and dog park; from June to October 2020, the plans went through six historic review meetings; in February 2021, Parks received Planning Department permits for the restroom and dog park; and in March 2021, preparation for dog park construction began. Tom also reported that pre-bid meetings for the restroom project have been held, and he expects a

contract to be awarded by the end of the month. He also stated that the City will be going after federal funds to fill a budget hole, that site prep for the restroom and utilities should begin in May or June, and that construction should continue into the summer.

Tom provided the following additional details: the old restroom will be demolished once the new one is up. Because irrigation is currently in the old restroom, it will need to be moved. The dog park will have two sides for large and small dogs, with separate gates for each. There will be concrete benches and picnic tables. Ramadas are not in the budget but could be added. The initial plan was to do a prefab restroom, but after input from Historic, it will be a concrete masonry unit (block) structure with a corrugated steel roof and a smooth concrete finish. A handwash sink will be outside.

Mindy Bernstein asked if the restroom will be ADA-compliant; Tom reported that it will. Mindy also asked if there will be curb cuts; Tom reported that there is an existing curb cut at 1st & Stone and there will be a walkway that meanders to the restroom and then the volleyball court. Mindy asked if the restrooms will be locked at night; Tom stated that they haven't gotten that far but his understanding is that they will only be open when the park is open. Scott Henderson asked if there will just be toilets in the restroom; Tom confirmed that but also noted there will be a center room with mechanicals. Betsy Besenik asked if there will be a continuous granite composite path around the park that will allow kids to bike/scooter; Tom reported that that is not funded yet so its inclusion is to be determined.

Judy Sensibar reported that the pump at the splash pad in Catalina is anemic and asked if anything could be done about that. Betsy Besenik stated that the splash pad definitely needs a new pump; the existing one has been fixed twice, it works for two months and then stops. She also observed that the pool next to it is in disrepair and asked if there is any money to improve it. Lara Hamwey reported that the opening of the splash pad has been delayed to April 19 in light of Covid concerns and also to sync with the date pools are set to open. She said she would speak to the Aquatics Manager (Billy Sasse) about the water pressure issue. Jim Glock asked about the purpose of the cameras at Catalina and if they are operating. Lara stated that their IT guy (Aaron) was working with Parks and TPD on cameras. They are not monitored in real time and not meant to be intrusive. Parks has been rolling out units where TPD/Parks Maintenance have noticed issues, the cameras all connect to a City system, and TPD can access that system. Lisette DeMars asked if the only purpose of the cameras was for security; Lara reported that they are not being used to monitor usage and they can only be accessed by Parks & TPD. Scott Henderson noted that the cameras can be a great resource, but there is also the potential for abuse. Judy Sensibar asked if we can request that cameras be taken down; Lara stated that she will find out the history why the cameras are up and observed that we "can ask for anything." Jim Glock observed that he would like to see the grass in the park restored and herbicides should be considered; goat heads, weeds with terrible thorns, are pervasive.

## V. Committee Reports

### A. Parks Committee

Lisette DeMars sent out an email to set a recurring meeting for the committee every other month. She looks forward to learning from the Board what issues should be addressed. There will be more to come.

Judy Sensibar raised the issue when we should schedule the plant swap. After discussion amongst various Board members, it was agreed the plant swap would be held on Saturday, April 24, from 9:00 a.m. to 11:00 a.m.

#### B. CCRC: Campus Community Relations Committee

Henry Werchan reported that the CCRC met on March 9. At the meeting, there was discussion about 5G small cell towers; representatives of the mayor discussed her climate goals, including planting 1 million trees by 2030; Julie Katsel stated that, as of March 8, the University had vaccinated approximately 50,000 people and is planning to do in-person commencement with 1000 students at a time. There was also discussion at the meeting of the proposed development at Sixth & Speedway. Rick McDonnell then noted that the Zoning Examiner had recently canceled a meeting on that project without explanation.

#### C. Development Committee

Rick McDonnell observed that it's been 10 years since we updated the neighborhood plan, which is a nonbinding policy document presented to and approved by the City that sets the direction where the neighborhood wants to go. The City is not bound by this document, but it looks at it for inconsistencies with proposed development and such inconsistencies can factor into its decision making. Rick observed that the mayor and many council members have been elected since the last plan was adopted, and it makes sense to have the current members vote on our plan, which can be used as leverage if they try to deviate from the plan in the future in a detrimental fashion. Rick observed that the neighborhood will have to go through a public process after making changes, including approval from the mayor and the council, and he is asking for volunteers to lay eyes on the document, revise it, and have meetings. Rick stated that he would like five people to go through the document and mark it up, he noted that Rebecca Roupp (the designated neighborhood liaison) and Koren Manning (a senior planner) in the Planning & Development Services Department have stated they are willing to help us navigate the process, and he thinks this will likely take about six months. He also noted that four other neighborhoods are currently revising their plans. Jim Glock offered to help, he stated that we may want to look for consulting services to assist, and he made a motion to allocate \$2000 to retain a consultant, which he later moved to increase to \$3000. Betsy Besenik seconded the motion, which was put to a vote, and all present approved.

Rick also observed that demand for houses in the neighborhood is up significantly, there is a lot of turnover in ownership, and it does not appear that new owners appreciate the requirements that exist for making improvements and modifications in a historic preservation zone because a lot of changes are being made in violation of the historic approval process. Rick feels that we need to get ahead of this and he had a meeting with Ward 6 in which he and Judy aired their concerns and discussed the refresher training real estate agents in Tucson must take; Steve Kozachik has reached out to one of the schools that conduct this training to make sure it includes a refresher on HPZs. Judy Sensibar reported that this was part of a very successful meeting with Ward 6 on Code enforcement last month and she will be drafting a welcome letter for new neighbors that also alerts them to the requirements of living in an HPZ.

#### D. Streets Committee

Jim Glock reported that, on March 13, the Streets Committee toured Dunbar Spring to gather information on traffic circles, chicanes, and plantings. On March 31, Jim attended a

Downtown Links meeting with Judy Sensibar and the Historic Fourth Avenue Coalition; one of the concepts discussed was a flashing red light at 6th Ave. & 6th Street. Jim reported that he made a request to the City for radar speed trailers, but it appears that they are all promised to other neighborhoods. Betsy Besenik reported that she is working on this issue with Blake Olofson from the Tucson Department of Transportation; she thinks we will be getting a trailer soon.

VI. Adjournment

There being no other business, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,  
Dave Zipps