

Thursday, November 4, 2021-6:30 PM  
West University Neighborhood Association  
November Board Meeting, Vineyard Christian Community, 625 N. 2nd Ave.

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

Also present: Diana Amado (Ward 6, via Zoom), Samantha Neville (District 5, via Zoom), Holly Vaden (Grace Lutheran), Joel Ireland, Samuel Ireland, Kat Henderson, Scott Henderson, and Jeff Michler.

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

Jim Glock gave a brief overview of the Treasurer's report, including balances associated with the residential parking permit program (\$34,000) and traffic mitigation funds from student housing (\$21,000, held by the City). There being no objections or corrections, both the Treasurer's Report and the October 2021 Minutes were approved in accordance with the provisions of the consent agenda.

#### III. Announcements and Call to the Audience

Jeff Michler asked about the status of TEP's proposal to install utility poles on either Euclid or Campbell as part of the Kino to DeMoss-Petrie project. Dave Zipps stated that the ACC's line siting committee delayed the public hearing on the TEP's application from September 13, 2021, to February 7, 2022, to permit TEP to address disputes over its proposal. Dave also noted that the history of TEP's efforts to develop routes is contained in the August and September Board minutes. Scott Henderson observed that WUNA should be included in any meetings in which TEP addresses the application with stakeholders; Kat Henderson observed that the people who get heard are the ones at the meetings. Judy Sensibar stated that we will find out where things stand and report back.

#### IV. Committee Reports

##### A. Streets Committee

Jim Glock stated that Ben Elias has submitted enough signatures required to get approval for the traffic circle at 4th Street and 5th Ave. Judy Sensibar stated that we should consider what we want in it. Judy said she had seen a sculpture at Miramonte and 3rd Street that looks great. Jim noted that trees would not be an option because of the sanitary sewer. Jim observed that the size of the circle would be 20 feet from the curb to the outside of the circle. He also wondered whether a concrete header would be required around the circle, as that is a big expense. He suggested that we put a

workshop together to hash out the design. Lisette DeMars asked if we can use WUNA funds for public art; Jim thought we could but said he would look into it further.

#### B. Parks Committee

Lisette Demars stated that a team of people on the Historic Fourth Avenue Coalition recently created a road map for short- and long-term projects in the area; they addressed issues including public bathrooms, drinking fountains, and lighting on 6th Ave., and they are continuing to gather ideas. Lisette stated that there will be information gathering at in-person events at Catalina Park on November 20th, at Made in Tucson on November 28, and at a pop up plaza at 6th Ave. & 7th Street on November 30. Jim Glock stated that the Living Streets Alliance is sponsoring these events to continue to gather comments about the 6th Ave bicycle lane. Lisette stated that all the feedback from the HFAC survey will lead to a charrette that will be guided by Liz Verdon in a January brainstorm session.

Judy Sensibar stated that she had an email from Larrie Warren stating that the Anza dog park is getting a lot of use. She also stated that the City has broken ground on the bathrooms at Anza.

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

Henry Werchan stated that the CCRC met three weeks ago and there was a discussion of restarting the Livable Communities Initiative, which is a group of campus-area neighborhoods that came up with a list of priorities for the CCRC to promote. There was also a discussion of accessory dwelling units, which were just approved by the Mayor & Council. Henry stated that the City will be revisiting the size limitation for these structures over concerns they will be much too large and will increase the number of students, when they were intended to be accessory to a primary residence and to permit increases in household density. Henry stated that a lot of neighborhoods are against them, although he said Rick McDonnell thinks we're protected because of historic limitations.

Henry stated that there have been some issues with the new fraternity (Zeta Psi) at University & 1st Ave., but he thinks they are growing and learning. He noted that Homecoming would be a big test of where things stand. Henry also stated that neighbors are having problems with an outdoor patio and loudspeakers at IBTs, and a neighbor has reported the owners of IBTs have been completely dismissive. Henry observed that IBTs is not in the entertainment district and they are supposed to abide by the noise ordinance like everyone else. Betsy Besenik stated that one of the new owners is a Tucson police officer. Henry stated that he explained the red tag process to the neighbor and gave him the phone number for the red tag unit: 520-282-3649.

#### D. Development Committee

Judy Sensibar stated that Rick McDonnell gave her some notes on Committee activities. Rick talked to Steve Kozachik, who stated that Capstone is "back on" and that he is continuing to communicate our position to Planning & Development

Services. Joel Ireland stated that Capstone is making a presentation either this month or next to WUHZAB and Pima Historic; for development to proceed, Capstone would have to move five historic bungalows and it is working with the State Historic Commission on how to move them correctly. Joel stated the proposal contemplates moving five bungalows: three on Speedway and two on Euclid. (A third on Euclid has been condemned.) The five would be moved to 926 & 928 N. 2nd Ave. and 548 E. 1st Street. Betsy Besenik asked what would happen if the homes were damaged while being moved; Jim Glock noted that there is a big bond they would have to post. A discussion then ensued about the wisdom of new student housing on the southeastern corner of Speedway and Euclid, and how the potential impacts such development on the neighborhood compared to potential benefits of moving the bungalows given their deteriorating condition in their present location. Lisette DeMars stated that, if development proceeds, the City should require a Community Benefits Agreement from the developer and advocate for the needs of the neighborhood.

Betsy Besenik stated that Rincon Heights is back on the agenda at the Zoning Commission. The proposed structure has been reduced from 14 stories to 7 to 10; it would run from Cheba Hut to the parking garage on 6th Street and have a grocery store on the bottom floor.

Judy Sensibar stated that today's agenda has a link for code enforcement: <https://www.tucsonaz.gov/code-violation-report>. She stated that the form is easy to fill out and it is not just for transportation. Scott Henderson stated that the seeclickfix mobile app works on all kinds of things and is easy to use.

#### E. H4AC: Made in Tucson

Judy Sensibar stated that Made in Tucson starts at 10:00 a.m. on November 28 at the corner of 4th Ave. & 7th Street and extends to 5th Ave. There will be also vendors in the Antigone parking lot and inside and outside of 311 N. 7th Street.

#### V. Beer Booth for Street Fair

Judy Sensibar stated that the street fair is on and the beer booth is coming; Jim Glock will be leading the charge. At the last street fair, WUNA was at 4th Ave. & 7th Street and sold a beer every 30 seconds. Jim will be sending a call for volunteers; all board members are expected to serve a shift.

#### VI. November 14 Cleanup

Judy Sensibar stated that there will be a neighborhood clean up on November 14 sponsored by the Vineyard right after church at 11:30. There will be trash pickers, bags, and a dumpster.

#### VI. Adjournment

There being no other business, the meeting was adjourned at 8:00.

Respectfully submitted,  
Dave Zipps