

Meeting Notes:

Civano Neighbors general membership meeting

Thursday, May 22, 2003, 7 p.m. at future Johan's Tavern

Members in attendance: 70

Meeting called to order by Simmons Buntin, neighborhood association spokesperson, at 7 p.m.

CIVANO HATS: There are still Civano ballcaps for sale—adult size is \$15 and children's size is \$12. This is a fundraiser for our non-profit neighborhood association.

TOWN CRIER: Craig Altschul, editor, explained rationale for CN publishing *The Town Crier* itself, rather than continuing to have it published by the City of Tucson Department of Neighborhood Resources (advertising not allowed, long lead time required, City Attorney's office approval of copy). Altschul said goal of the Leadership Team is to begin publishing *The Town Crier* with the July 2003 issue. He stressed importance of Civano (or nearby) businesses purchasing six-time ad programs (payable per issue) now, so we know we can continue all year.

NEWCOMERS WORKING GROUP: Sharlene Gillette said the Welcome/Social Group has formally switched from the HOA to Civano Neighbors and held its first Welcome Breakfast for new residents under the Civano Neighbors banner May 18, graciously hosted by Civano Rose guest house. Turnout was over 65 people.

PULTE/TJ BEDNAR: Simmons Buntin reported that the Leadership Team is planning to meet with Pulte soon on outstanding issues and that it appears the company remains on track to purchase Neighborhoods II and III from Fannie Mae, possibly in June. He also reported there is no news on the TJ Bednar North Ridge project but the Leadership Team is monitoring it closely.

MASS TRANSIT: Rick Hanson passed out two petitions from the Citizens for Sensible Transportation group to add a mass transit/light rail initiative to the November ballot. He explained that the group's plan is to endorse new taxes with those revenues designated *only* for transportation. Further, it specifically mandates a light rail system, with a high-speed bus route stopping on Houghton by Civano. Neighbors were asked to sign the petitions if they supported it at this early stage.

TUCSON POLICE DEPARTMENT: Sector 8 Officer Ed Richards, Officer Ryan Sax, and new East Side Commander Capt. Rich Harper were present. Capt. Harper, who began his career on the East Side, said "we will make ourselves available to you when you need us." Officer Edwards said there were 12 service calls at Civano in the month prior to this meeting. Only one was a crime call (domestic violence); others were for parking and vehicle issues. He noted that cars must be parked with the driver's side wheels to the curb to be legal.

RESPONSE TO PROPOSED CHANGES TO CIVANO GUIDING DOCUMENTS: Simmons Buntin read through Fannie Mae's proposed changes to the Memorandum of Understanding (MOU), Civano IMPACT system, and Development Agreement (members received this

information and our proposed response to each item in the *May Town Crier* and on Civano Neighbors Web site). Buntin explained that the issues had been thoroughly studied by members of the Leadership Team and others to bring them to this point, including meetings with the City of Tucson and Community of Civano, LLC (Fannie Mae).

There was discussion of several items, including the reclaimed water issue, specifically in terms of how it might affect Neighborhood I if Neighborhoods II and III are not obligated to use it. Leadership Team noted that issue and will raise it in an appropriate setting, since these proposed changes only apply to the new neighborhoods.

Two additions were made to the Civano Neighbors response:

NO. 6 – Add: Set aside a certain number of lots (reduced pricing, etc.) for Habitat for Humanities or similar affordable/green homes in Neighborhoods II/III

NO. 11 – Add: Provide permanent space within Civano (in Neighborhood I Neighborhood Center?) for this new Civano Institute

Action: *Members reached unanimous consensus at 7:45 p.m on the proposed positions from the Leadership Team and that these are the association’s official position to be disseminated to all interested parties. The Leadership Team will finalize the position statement and distribute to the City, Fannie Mae, Pulte, and Civano Neighbors members the week of May 26.*

SOLAR BUILT DEVELOPMENT: Gail Marsland, accompanied by Paul Rollins, discussed plans for developing her lots across from the Neighborhood Center “along the lines of Civano’s original intent.” Her plan calls for a Wellness Center (to be run by current Civano residents and business owners) and a possible office or retail site (three total buildings). The major stumbling blocks at this point, she said, are parking and inconsistency in the CC&R’s in numbers of permissible employees. She said her largest building (Wellness Center) requires 17 parking spaces from the Neighborhood Center district pool.

Action: *Simmons Buntin requested a voice consensus signifying residents supported Marsland’s program of mixed-use development on that site, and mixed-use development in the Neighborhood Center in general. Consensus was unanimously in favor at 8:15 p.m.*

PARKING ISSUES: Simmons Buntin explained that the Leadership Team had taken the issue of HOA-mandated daytime parking restrictions on the new parking lot behind the Neighborhood Center to the City and were told (both verbally and in writing by the Planning Department, in consultation with the City Attorney’s Office) that the lot was only approved for use by those using amenities such as the tot lot, community garden, etc. Neighbors do have the right to use it at any time, and restricting the lot solely for commercial use is a land use violation.

Action: *Simmons Buntin proposed and Civano Neighbors then formed the Parking Working Group, which will address Civano parking issues especially pertaining to Neighborhood I and residential areas lacking adequate on-street and other parking.*

JOHAN’S TAVERN: Alan Boertjens explained that the opening of his proposed tavern has been

delayed, likely until fall, so that the parking issues that affect his project, as well as others, are resolved. Before the City's Development Services Department will approve any Neighborhood Center district commercial applications (including the tavern, the dance studio, and the SolarBuild mixed-used proposal), a parking development plan must be in place. Swaim Associates is currently developing that plan. Alan said he will reapply for a Series 7 liquor license (beer, wine, food) at that time and would like neighbors support at that time. He said he plans a limited menu, will market primarily to Civano residents, will study and enforce behavioral issues, and will operate an eco-friendly business (i.e., beer will only be on tap and no fried food to reduce waste, etc.).

***Action:** Simmons Buntin requested a voice consensus signifying support of Boertjens and his efforts to open the neighborhood establishment. Consensus was unanimously in favor at 8:50 p.m.*

OPEN FORUM: Fran Rice thanked the Leadership Team for "running interference" for the neighbors along Seven Generations regarding the new parking lot... Pam Bateman said "move in at Civano School will be in early June and I thank neighbors for all their support."

Meeting adjourned at 9 p.m.

–Respectfully submitted by Craig Altschul