

General Meeting Notes

January 22, 2009

Sierra Morado Community Center

Attendance: ~70 people

Meeting was called to order at 7:05 p.m. by Simmons Buntin, Association Spokesperson.

Simmons Buntin, Civano Neighborhood Spokesperson, introduced himself, welcomed people, and began the meeting with the description of the difference between the Neighborhood Association (a part of the city-chartered neighborhoods, founded in 2002) and the HOA, the two homeowners' associations of Civano and Sierra Morado. The Civano Neighborhood comprises the area from Houghton east and north to the Pantano Wash, and south to Bilby Road.

- Introduced the NA leadership team, both elected members and ad hoc committee chairs.
- Explained the operation of the NA which uses consensus for decision making.
- Mentioned the web site (CivanoNeighbors.com) and the discussion forum

The special election for treasurer was held, and Brenda Lantz was officially elected, with no dissenting votes.

Speakers

Simmons then introduced **Shirley Scott**, City Council member from Ward 4, who spoke about her long association with the Civano area. She has been an advocate of the Civano concept since 1995, when there was nothing solar in Tucson. She was instrumental in getting the first solar-powered city building in Tucson when the Ward 4 office building was erected. She has spoken to international groups about the Civano concept.

She talked about the Davis-Monthan Air Force Base government-driven mandate to be more energy efficient with regard to waste reduction, and assured the audience that the consideration of a waste-incinerator was not under consideration, although they are still under a federal mandate to do something.

With regard to Westcor, the group is still holding a permit from the state to develop the large parcel of land from Interstate 10 to north of the Pantano (the Houghton corridor). This work has been suspended for the time being, although Westcor is still interested in its development. Much of the land is state owned, and Westcor is very concerned about planning the development of this area as one unit.

The area opposite the entrance to Civano, behind the fire station, belongs to the city, designated for the golf department, and contains about 360 acres. There are no plans at this time to proceed with its development, but if it were sold, the funds would go to the city golf "utility."

Fantasy Island, another area on state-owned land, west of Civano and east of DMAFB, has become internationally known. It is a unique area, developed and maintained entirely by volunteers as an area of bike trails. Apparently the area is used by foreign bicycle manufacturers for testing and trying out their bikes, as well as by individual cyclists.

Jon Jump, from Jump Enterprises, developer of Civano Pavilions area (at junction of Drexel and Houghton Roads), provided an update on progress there. His partner is Tom Warren, developer of the Main Gate area at the University of Arizona. Jump Enterprises has nearly finished the retail infrastructure of the commercial area at this intersection, having installed paved roads, a traffic light at the intersection, underground utilities, and parking. They have not quite completed stabilizing the graded areas adjacent to the new road.

Proposed commercial enterprises for this area which are still being considered include Trader Joe's or a branch of the Rincon Market. He suggested that we contact Trader Joe's to remind them that we are here and would support their store in our area. Most retail enterprises would be small, locally-owned operations:

Small-Footprint Grocery Store Contacts

Trader Joe's – www.traderjoes.com

Corporate Headquarters
800 S. Shamrock Ave.
Monrovia, CA 91016

Doug Yokomizo
Head of Real Estate
dyokomizo (at) traderjoes (dot) com
626.599.3700 ofc
626.301.4431 fax

Fresh and Easy Neighborhood Market – www.freshandeasy.com

Greg Laing, Broker, Phoenix Commercial Advisors
Glaing (at) pcaemail (dot) com
3020 E. Camelback Rd., Ste. 214
Phoenix, AZ 85016
602.734.7207 ofc
602.510.8577 cell

Rincon Market – www.rinconmarket.com

2513 E. 6th St.
Tucson, AZ 85716

Ron and Kelly Abbott
Owners
kelly (at) rinconmarket (dot) com
520.327.6653

He answered a question about the proposed “green” gas station, Valero, but as of today the project is stalled. The Global Solar building is being aggressively marketed by a real estate firm, at a higher price that Jump Enterprises was willing to pay in order to acquire it for a grocery store.

Michael Duran, Vice President of Tucson Medical Center, brought us up to date on TMC’s plan to build at the Drexel/Houghton intersection. TMC trustees remain committed to this expansion, but due to the current economic situation, he was unable to say exactly when or what this would be. He explained that the economic meltdown was affecting health care and medical centers throughout the country, and unlike some, TMC is in relatively good shape.

When it comes time to expand, a phased-in approach might be followed, beginning perhaps with medical offices and labs, followed by construction of a “feeder hospital.” This smaller center would send more acute cases to TMC as necessary, since TMC would continue to function as a tertiary, acute-care hospital.

Duran assured the NA that TMC continues to be committed to the area and to the plan for expansion. The only real question is when the economy will permit such a move.

There was then the **Neighbors’ Open Forum**, for neighbors to ask questions. Some of the audience questions dealt with the traffic light at Drexel Road, and the road construction along Houghton:

Houghton Road Update

Mary Anne Cleveland intersection only project begins March 1st and should be completed by Thanksgiving. The second project is scheduled to start in March of 2010 and that will include the Intersections of both Irvington and Valencia and the 3 miles of Houghton in between. This project is scheduled to last 15- 18 months. These projects will include widening Houghton to 6 lanes, creating a new "T" intersection at Drexel, and a median as well as bicycle paths and walking paths on the east side of Houghton.

The bus service from this area was brought up, with the mention that the city is to begin bus service to Rita Ranch probably in February. No word from the city has been given for bus service to Civano although the road in front of the Civano neighborhood center was laid out to accommodate a bus turn-around.

The meeting ended with an invitation to the audience to enjoy coffee, hot chocolate and baked goods. Attendance was about 70 individuals with both Civano and Sierra Morado represented.

Meeting concluded at 8:10 p.m.

Respectfully submitted by Susan Call.