

## **Meeting Notes**

**September 18, 2003**

Civano Community School

Attendance: ~35 people

Meeting called to order at 7:05 p.m. by meeting facilitator Patrick Whelan, neighborhood association treasurer. Members of the Leadership Team present introduced themselves.

### **ANNOUNCEMENTS**

Sharlene Gillette, Chair of the Newcomers Working Group, announced a Newcomers Breakfast at Civano Community School (all neighbors are welcome) Saturday, Sept. 20, 8:30–11 a.m.; also that a Holiday Crafts Fair is planned Sun., Oct. 26 and vendors may have a table for \$5. Proceeds go to Civano School.

Whelan noted that there are still Civano hats for sale. Children's hats are \$12 and adult hats are \$15, with proceeds going to the neighborhood association.

Whelan also reminded attendees to submit their surveys for Civano home-based businesses, if applicable, by the end of September. Surveys can be submitted online at [www.civaneighbors.com/business-survey](http://www.civaneighbors.com/business-survey), or found in the September issue of *The Town Crier* and provided to Simmons Buntin at [buntin@terrain.org](mailto:buntin@terrain.org) or 520.241.7390.

### **ELECTIONS**

Mike Eng, Member-at-Large and Elections Committee chair, said that nominations close at midnight Sept. 18, 2003. There are three Member-at-Large seats up for election on the Leadership Team. There are presently five candidates: Alan Boertjens (incumbent); Jack Kelly (incumbent); Jim Kelly, Tony Post, and Brian Zacher (via phone). Jack Kelly, Jim Kelly, Post and Zacher gave brief presentations.

### **NOTIFICATION PROCESS**

Simmons Buntin, Spokesperson, requested consensus from the neighbors to send a letter to Fannie Mae requesting a clear outline of the process for notifying the community, including Civano Neighbors, of new developments or changes to existing developments in a timely manner, to avoid a repeat of the Civano North Ridge situation, where we came into the scene very late in the game. Consensus was unanimous. The letter will be drafted by mid-October.

### **PULTE PRESENTATION**

Guest presenters were Paula Meade, Director of Forward Planning for Pulte Homes and Robert Tucker from MMLA. Unless noted otherwise, all comments were from Meade.

Meade announced that Pulte's Tucson Division was selected Number One in the Tucson market by area homebuyers on the J.D. Powers satisfaction index. Del Webb Corp., a Pulte subsidiary, finished second. She said Pulte scored #1 in 9 of 21 markets surveyed, and tied for #1 in four more markets.

Meade said Pulte is buying all of Civano Neighborhoods 2 and 3 (not including commercial areas) and it is a cash purchase. She “wanted to dispell any rumors to the contrary.” She said Civano “will play a very large part in Pulte’s Tucson operations.”

Pulte turned in the plat (Civano II – see [www.civaneighbors.com/civano/neighborhood2\\_3/pulte](http://www.civaneighbors.com/civano/neighborhood2_3/pulte)) we carried on the front page of the September *The Town Crier*, to the City of Tucson. It was rejected by the City because

there are inconsistencies with the 1991 Civano Master Development Plan. She said “it might have been a blessing in disguise” in the long run.

Pulte will forward a copy of the letter on the few issues they have requested relief from in the 1991 plan. Pulte has asked for two modifications of the Memorandum of Understanding (not bringing reclaimed water to the house, and relief from indemnity on the number of units built).

City is “trying to come to grips” with how to integrate the three neighborhoods and commercial areas and whether there will be one or more master developers.

Pulte is going to prepare a P.A.D. (Planned Area Development), but wants to move ahead as soon as possible on the first plat which is compatible with current zoning. A PAD can take as long as 24 months and the company is not willing to wait that long to bring product to the market and to begin generating interest. That is the reason for Plat 1 being located relatively far away from Neighborhood 1 and in a separated location adjacent to the commercial section, along Houghton Blvd. and Bilby Road.

Homes will largely be garage-fronted, and are the same product currently offered by Pulte at Harrison and Broadway. Colors must match those prescribed by the new Houghton Scenic Corridor Zone. She said Pulte had responded to the Leadership Team’s request that some lots be removed for a park and that there needs to be a future vehicular connection. Typical lot size will be 55x100. Triple rack homes (with rear entry) will be 30x55, while 2-Packs (with staggered garage entries) will be 46x95. The open space park will be three acres, and include amenities still to be determined.

Tucker noted that Pulte is attempting to mirror the street look of Neighborhood 1, though the City now requires both sides parking and no pullouts.

“This is a huge opportunity for a production homebuilder to step out of the norm.”

Whelan said a Pulte Working Group to continue the liaison with the company is being formed. He will chair the group and is seeking members. Contact him at [pawcivano@yahoo.com](mailto:pawcivano@yahoo.com) or 520.731.6583 to join.

## **CIVANO GUIDING DOCUMENTS FOLLOW-UP**

Buntin reported that Fannie Mae has submitted its final proposed changes to Civano’s guiding documents—the Development Agreement, the Indemnity Agreement, the Civano IMPACT System, and the Memorandum of Understanding (MOU)—and that it initially appears the only change requested by the Neighbors (consensus on our position was reached at our May 22 meeting) centers around Number 11 – the funding via one-time \$234,000 payment of a non-profit corporation in lieu of the 10 percent of profits contribution. Fannie Mae is proposing giving this its existing (but never actually used)

Civano Research & Development Foundation and funneling it to the City of Tucson's Community Services Department.

Paul Rollins, chair of the Civano Institute, which has been in the formative stages for about six months, spoke to the group and explained the need for that money to go an institute which will have a benefit to Civano residents, noting it was a developer-to-developer agreement and the City was never a part of that agreement.

Lee Rayburn said he believed there were "subtle changes" in the version Fannie Mae was presenting to the City and the documents should be carefully scrutinized to note those changes and oppose them, if necessary. It was agreed to get all documents electronically and compare them quickly. They are now available at [www.civaneighbors.com/residents/guiding/proposed](http://www.civaneighbors.com/residents/guiding/proposed),

### **CIVANO NORTH RIDGE**

Joan Tober said a counter proposal has been sent to T.J. Bednar for review, calling for moving the "serenity park" to front on Civano Blvd., instead of the proposed location near the Haul Road. She said the plan would not cost the builder any money or any proposed lots.

It was noted that Councilwoman Shirley Scott's office is investigating the complaints of residents about the Bednar development.

Neighbors discussed possible next steps, including continuing to keep the CivanoNeighbors.com online comment form for input and forwarding input to appropriate parties (agreed); taking no action; Supporting the "original" 21 lot plan many neighbors were given; and writing a Letter of Concern to Scott and others (agreed). Letter to be drafted by Sept. 22, 2003.

A North Ridge Working Group with the immediate task of recommending next steps to the neighbors will be developed. That group will present their plan to an expanded (open) Leadership Team meeting currently scheduled Oct. 5, 7:30 p.m. (Location to be determined).

### **NEXT MEETING**

The Annual Meeting (including elections) of Civano Neighbors is scheduled for Thursday, Oct. 16, 7 p.m. at Civano Community School.

The meeting was adjourned at 9:05 p.m.

Respectfully submitted, Craig Altschul