

To: _____ From: _____
 File _____ Valarie A. Hall
 Re: Meeting Summary of the Neighborhood Advisory Committee
 (“NAC”), Mountain Vista Shopping Center, May 30, 2007

The Neighborhood Advisory Committee meeting came to order at 6:07 p.m., on Wednesday, May 30, 2007, at the Tucson Estates Meeting Room, at 5900 West Western Way Circle, Tucson, Arizona.

I. WELCOME and INTRODUCTIONS. Keri Silvyn, attorney with Lewis and Roca LLP, opened the meeting. She introduced herself and stated that the purpose of the meeting was to provide the NAC with a comprehensive update regarding the status of the road and intersection improvements at Ajo Highway, Kinney Road, and Bopp Road, as approved by Pima County and the Arizona Department of Transportation. The current status of the Mountain Vista Shopping Center Development would also be discussed.

Ms. Silvyn asked the NAC members to introduce themselves.

Present:

John Kurath	Millstone Manor No 2 HOA
April Snow	Shadow Mountain Ranch HOA
Duane Krause	Tucson Estates
James Soll	Tucson Estates, Alternate
Irene Dailey	Falcon Ridge HOA
Randy Newman	Star Ridge HOA
Christine Klein	Tucson Mountain Sanctuary HOA
Shirley Shumway	Tucson Mountain Sanctuary HOA, Alternate
Charles Aquilina, Jr.	former CAC Representative
Buell T. Jannuzi	Kitt Peak National Observatory
Sarah Craighead	Saguaro National Park

Absent:

Sherry Whiting	Tucson Estates No. 2	No Response
Murray Samuell, Jr.	Tucson Estates No. 2, Alternate	No Response
Otis Bronson	Veterans Acres	No Response
Michael Burns	Sage Creek	No Response
Kathleen Buske	Tucson Mountain Village II	RSVP Regrets - Vacation
Andrew/Anna Eichner	Businesses w/in 1 mile	Moving out of Town
Bob Edison	Arizona-Sonora Desert Museum	RSVP Regrets- prior commitment
Pete Mangelsdorf	Old Tucson Studios	No Response
Dave R. Stone	Drexel Heights Fire District	RSVP Regrets-prior commitment

Ms. Silvyn introduced the Project Team and Design/Construction Consultants that would be presenting the project update. The Project Team and Design/Construction Consultants will be available to work with the NAC members:

Dirk Van Wyk, Donahue Schriber Realty Group
Jennifer Farley, Donahue Schriber Realty Group
Louie Aguilar, Donahue Schriber Realty Group
Leslie Watson, URS Engineering and Environmental Services
Josiah Roberts, URS Engineering and Environmental Services
Dan Leineweber, Sundt Construction, Inc
Josh Marks, Sundt Construction, Inc
Nanette Pageau, Kaneen Advertising & Public Relations, Inc
Angela Stith, Kaneen Advertising & Public Relations, Inc

Ms. Silvyn introduced the Pima County Designated Project Participants:

Mr. Benjamin H. Goff, P.E., Dpty Dir, Pima County Depart of Transportation & Flood Control
Mr. Robert Lutgendorf, Program Manager, Pima County Capital Improvement Program

Ms. Silvyn then introduced Mr. Jim Portner and explained his role on the NAC. She spoke about the Development Agreement between Pima County and the project developer, Donahue Schriber, regarding the Mountain Vista Shopping Center (“Shopping Center”) project that was approved by the Pima County Board of Supervisors (BOS). She explained that the Development Agreement directs that a third-party objective facilitator be appointed who would conduct the meetings and identify the concerns of community members, and that Mr. Portner was the designated facilitator. Ms. Silvyn turned the NAC meeting over to Mr. Portner.

II. DISCUSSION.

Mr. Portner referenced the meeting Agenda and verified that all NAC members had a copy of the Agenda. He told the group that he has prior experience as a facilitator working with stakeholders and citizens. He was the facilitator and worked with the neighborhoods during the La Encantada project at Campbell Avenue and Skyline Drive and expressed the hope that his experience from that project would help the present project go smoothly for all concerned. He said that the purpose of the NAC was to discuss and review the roadway improvement construction project, develop recommendations for consideration by the Board of Supervisors, and for each community representative to be a conduit for their respective group. NAC members are to bring pertinent questions and concerns from their group to the NAC meetings for discussion.

Mr. Portner stressed that the NAC meetings were “working” meetings and explained a few ground rules that he would like to implement in order to ensure the success of the NAC.

1. Every attempt will be made to keep the meetings focused and to contain them within one (1) hour. It is recognized, of course, that some meetings may require more time simply due to the amount of material being covered.
2. All members of the public are welcome to attend the NAC meetings in order to observe the proceedings and hear what is being discussed, but the meetings will remain focused on NAC business, and there will not be open exchanges between the NAC and attending members of the public.
3. Mr. Portner will work to keep the NAC Committee members focused, so that their time will be efficiently and productively spent.
4. It is up to the discretion of each individual NAC member as to how they intend to communicate NAC-related information to their respective groups. For example, if they presently use electronic communication, newsletters, and/or association meetings for this purpose, then they should feel free to utilize these same methods in transmitting NAC-related information.

Ms. Pageau of Kaneen Advertising & Public Relations described the future plans for receiving, storing, and using public comments (i.e.: from those outside of the NAC) and for providing updated project information to the public. She described the link that will be available on the Pima County Transportation website that will provide up-to-date information regarding the project. Ms. Pageau provided copies of a Comment Form for NAC review and indicated that an electronic version of it should be available soon. The Comment Forms will enable community residents to submit comments or questions to their respective NAC members.

At this point, some questions and issues were raised by members of the NAC:

- *Does the NAC member provide an answer to the questions submitted, or do they take all comments and questions to the NAC meeting?*

Mr. Portner recommended that, if it is a question that has already been discussed and the NAC member knows the answer, then they should go ahead and provide an answer to their constituent. Copies of the 'raw data' received from the public will be compiled and submitted to the NAC so that there is an on-going record of each question or comment.

- *NAC members requested a copy of the formal Development Agreement with Pima County.*

Ms. Silvyn said she will provide an electronic version of the signed Agreement. She noted that the agreement was approved by the BOS in November 2006, and that it is a recorded document.

- *Are NAC meetings subject to the Public Meeting rules?*

Ms. Silvyn stated that NAC meetings are not subject to the Public Meeting rules.

Mr. Portner then asked Ms. Silvyn to explain the overall history of the Mountain Vista Shopping Center project and the related road improvement project. She explained that Donahue Schriber owns the NE corner at Ajo Highway and Kinney Road, and that Wal-Mart will be the anchor

store, adding that Wal-Mart has already purchased the portion of the property on which the market will be located. Mr. Portner indicated that the Shopping Center development plan is already in the review process with Pima County. The Shopping Center and road improvements will occur simultaneously, and completion of them will be concurrent. The construction of the Shopping Center is presently on-hold until the roadway project “catches up”. Ms. Silvyn said that the Project Team has been working since October 2006 to pull together the Design Build Team.

- *A NAC member heard that the roads have to be completed before the Shopping Center can be constructed.*

Ms. Silvyn stated that the roads have to be completed before the Shopping Center opens, and that construction of the Shopping Center and the roadway will occur at the same time. Mr. Portner discussed the requirement for a Certificate of Occupancy to be issued before the Shopping Center can open.

Josiah Roberts, URS, a member of the Design Build Team, was then asked to explain the various components of the roadway design/build project. He used an aerial depiction of the Kinney Road and Ajo Highway intersection and the improvements to the Bopp Road alignment and the Bopp/Kinney Road intersection.

- *There were various questions regarding traffic and the number of cars using Kinney Road.*

Mr. Roberts did not have the traffic study with him, but he was aware that a traffic study was conducted.

- *A NAC member requested that construction vehicles be prohibited on Sheridan Avenue.*

Mr. Roberts agreed with the request (South Sheridan Avenue runs north/south from Bopp Road to Ajo Highway, west of the Shopping Center). Mr. Roberts indicated that there was no intention of putting construction traffic on Sheridan Avenue.

- *Will the hotel (South Forty Hotel and Restaurant) be affected by the road project?*

Mr. Roberts said that Pima County is working on acquiring right-of-way from the property owner. The road improvements will take part of the hotel parking lot.

- *What other businesses are affected by the road construction?*

Mr. Roberts was unaware of any other business property affected by the road improvements. The right-of-way required for the road widening and improvements is already owned by Pima County Department of Transportation (“PCDOT”) or Arizona Department of Transportation (“ADOT”). Although the road is currently a two-lane highway, the right-of-way includes additional property on both sides of the road. Mr. Roberts reviewed the right-of-way dimensions for Kinney Road and Ajo Highway.

Josh Marks, Sundt Construction Project Management, a member of the Design Build Team, then explained the actual Design/Build process and the proposed timing of the work involved. He stated they began working on the project in April 2007, and that the Design/Build delivery method can reduce overall construction time by 8 to 12 months. Mr. Marks explained that the typical project goes through the design process first, and then, after the construction drawings are approved, bids are sought from contractors for the construction portion of the project. The bids are reviewed, and the successful bidder is then formally approved by the Board of Supervisors. Alternatively, in the Design/Build delivery method, the project is assigned phases. The design is approved for the first phase, and construction begins on it while the design is being developed and approved for the second phase, and so on. The overlapping activities reduce the overall design and construction timeframe.

Mr. Marks then mentioned that a formal Environmental Assessment and Mitigation Report (“EAMR”) would also be prepared. Mr. Portner added that the NAC will be reviewing this document and making formal recommendations on it to the BOS.

Mr. Marks said that the EAMR must be approved by the BOS before roadway construction can begin. Mr. Marks noted, however, that the utilities within the roadway corridor would be relocated as part of the project, and that this relocation work could (and would) commence ahead of formal road construction; the utility relocation will begin in July 2007. Mr. Portner stressed again that the construction plans for the actual roadway improvements have not yet been approved, and that only utility relocation has been approved at this time.

Mr. Marks then presented a bar-chart schedule titled, “Ajo/Kinney May Update-Classic Schedule Layout”. He reviewed some of the upcoming scheduled dates, such as the design, utility, and roadway construction for the various Design/Build phases.

Mr. Marks spoke about how the Design/Build Team has worked – and will continue to work – closely with PCDOT and ADOT regarding the road improvements. He also stated that, at a minimum, one lane of travel in each direction will be preserved at all times during construction. Kareen Advertising will be notifying the neighborhoods about any changes in traffic control.

- *How will neighborhood be notified? By flyers?*

Ms. Nanette Pageau of Kareen Advertising said that neighborhoods will be notified through the NAC, through traffic advisories on radio and television, and through the Pima County website. She is working with PCDOT to establish a link on their website so the public can receive up to date project information.

- *Will the road signs be preserved during construction? Specifically, directional signs such as signs directing visitors to the Saguaro National Park?*

Mr. Marks said that any sign removed during construction will be relocated during construction to an area that will continue to provide the needed information to visitors and motorists.

- *When will the Shopping Center site be cleared?*

Ms. Silvyn said that site clearing will begin in approximately six months.

- *How long will it take to build the Shopping Center?*

Mr. Louie Aguilar, Donahue Schriber, said it should take about eight months to build the Shopping Center. The Shopping Center is planned to open May 2008, so construction should begin in the fall of 2007.

Mr. Portner then discussed the history and the work of the prior Citizen Advisory Committee (“CAC”) that reviewed the previous road design for Kinney Road, and which provided formal comments on the EAMR to the Board of Supervisors. That EAMR was never voted upon by the BOS, because the roadway project was postponed. The present roadway project is slightly larger in scope than the original one, and so a new EAMR must be prepared and submitted to the BOS for approval.

Mr. Portner identified current NAC member Mr. Charles Aquilina as a former member of the prior CAC. Mr. Portner then distributed a copy of a May 22, 2001, letter from the prior CAC to the BOS articulating its comments on the prior EAMR. Mr. Portner said that the NAC would be responsible for a similar recommendation letter to the BOS to address the new/updated EAMR. When the NAC reaches the point where a recommendation letter can be drafted, he indicated that he would prepare the first draft. The NAC would then review it and work to modify it until they agreed that it accurately reflected the Committee’s findings and formal recommendations. At that time, all members of the NAC would sign the letter for submittal to the BOS.

- *A NAC member directed a question to the Pima County Representatives, asking them if there is any plan to improve the Kinney Road segment north of Bopp Road through the Tucson Mountain Sanctuary subdivision. The speaker recommended that the road improvements include a center turn lane, so the residents of the Tucson Mountain Sanctuary subdivision could make safe left turns into their development. The NAC member also asked for suggestions of what the public could do to either encourage road improvements or to influence the timing of construction in that area.*

Mr. Goff, Deputy Director PCDOT, said that there are road improvement plans for the Kinney Road segment north of Bopp Road through the Tucson Mountain Sanctuary subdivision, but there is no funding for those road improvements. He also said that the construction of the road improvements for the Ajo/Kinney project may help free up dollars and help move up the start date for the improvements planned for the segment of Kinney Road north of Bopp Road. He also said that he could make no promises. As to citizen participation, Mr. Goff suggested communication with Supervisor Sharon Bronson.

Mr. Portner then distributed two remaining documents to the NAC: 1) a Schedule of Upcoming Meetings/Open House/Milestones, and 2) a Kinney Road Improvements Project-EAMR 2007 NAC/CAC Process chart. Mr. Portner went over the Schedule of Upcoming Meetings and verified with Ms. Silvyn that the booking of the meetings and the open house were completed.

Ms. Silvyn acknowledged that all reservations have been made, and that all meetings would be at the Tucson Estates, 5900 West Western Way Circle, Tucson, Arizona. Ms. Silvyn thanked Mr. Duane Krause, the General Manager of Tucson Estates, for his continued assistance in providing the facilities for the NAC to meet and for the open house.

Mr. Portner and Ms. Silvyn told the group that they were available via e-mail or telephone. Their objective was to keep communication flowing as necessary, and that any NAC member should feel free to contact them directly with questions or comments.

III. ADJOURNMENT. Mr. Portner then thanked all those in attendance and adjourned the meeting of the Neighborhood Advisory Committee at approximately 7:07 p.m.

Attachments:

- Agenda
- NAC, Schedule of Upcoming Meetings/Open House/Milestones
- Roadway Improvement Plan-Aerial Depiction
- Ajo/Kinney May Update-Classic Schedule Layout
- EAMR 2007 NAC/CAC Process chart
- CAC Letter to Pima County BOS, dated May 22, 2001
- Copy of approved Development Agreement
- Updated matrix of all NAC/CAC members

VAH/vah