

Ward 6 Staff



Steve Kozachik



Ann Charles



Bonnie Medler



Diana Amado



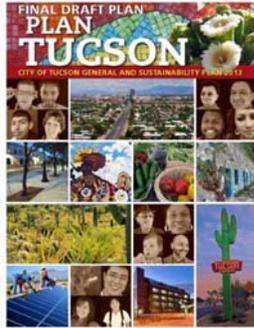
Molly Thrasher



Ward 6 - Newsletter

Tucson First

July 10, 2013



In the process of preparing Plan Tucson for a public vote this fall, over the course of the past 2 years, staff has conducted dozens of public meetings, considered over 1,000 comments, met on multiple occasions with the Planning Commission, made the rounds of each council office, posted all of the progress on an interactive web site, and put thousands of dollars into the preparation of the document whose cover is shown above.

Our thanks go out to the many people who invested their time along this process. The finished product is better than it would have been without the public participation.

Since our public hearing and discussion in June, staff has conducted even more public meetings and have made changes to the document in the following areas:

- a. Splitting social environment and economic environment into two different sections – with separate policy goals
- b. Addressing Davis Monthan and related issues in greater detail
- c. Clearing up concerns over the on-going viability of established neighborhood area plans
- d. Changed some wording and coding on the Growth Area map to ease concerns generally related to intent

The Plan is on-line – just search for Plan Tucson and the full document is available for you to read through. Since I've written about it previously, here I'll just highlight a few of the changes that were made in the past three weeks that got us to the point of agreeing to place it on this year's ballot for your consideration – and hopefully, your approval.

Social and Economic environment – while they overlap in some areas, they deserved to each have their own expression in this Plan document. Economic now includes things such as jobs and workforce development, the business climate, regional and global positioning, and tourism. The Social environment discusses issues such as housing, safety and security, food supply and education.

With respect to DM, language was added that expresses its importance to the region from an economic standpoint, and also expressed the need to be inclusive of community concerns when addressing policies related to the base.



**Important
Phone Numbers**

- Tucson Police Department
911 or 791-4444
nonemergency
- Mayor & Council Comment Line
791-4700
- Neighborhood Resources
791-4605
- Park Wise
791-5071
- Water Issues
791-3242
- Pima County Animal Control
243-5900
- Street Maintenance
791-3154
- Planning and Development Services
791-5550
- Southwest Gas
889-1888
- Gas Emergency/ Gas Leaks
889-1888
- West Nile Virus Hotline
243-7999
- Environment Service
791-3171
- Graffiti Removal
792-2489
- AZ Game & Fish
628-5376

Continued: A Message From Steve

There was initially concern over whether this Plan would obliterate existing neighborhood area plans. There is now language in the Plan that specifically states that those existing plans serve as the starting point for any proposed land use changes, and descriptions of the full public process that will be engaged when changes are contemplated.

And finally, a map that shows potential growth areas received some tweaks that make it clear that the areas shown on the map as potential growth and development sites are for illustration only, and meant to express a potential range of possibilities – not explicitly intended land use plans.

The staff who worked to put this Plan together deserves high marks for perseverance and patience. They’ve listened and responded to as much of the proposed input as could reasonably be incorporated into the Plan. Now it goes to you for adoption this fall.

The State mandates that the voters approve a General Plan – this is ours for you to consider. If it’s not adopted this year, we start the process again – on your dime – and try again at the next election. For what’s intended to be a 30,000 foot overview of the direction we’re headed, I think it’s ready for prime time. Take a browse through it and see if you agree.

Last week I attended another of the Infill Incentive District sub-committee meetings. These meetings are hosted by the Planning Commission and City staff. There will be more of them before M&C are asked to weigh in on the changes to the IID that they’ll propose. I mention this because I could list off the about ½ dozen members of the general public who took the time to participate. They’re the same ones who came to the earlier IID sub-committee meetings. My message is that, in the same way that Staff engaged the public for two years on the Plan Tucson, and at the end of the process we heard that certain groups didn’t feel they had had an opportunity to participate, the Planning Commission is going through a similar process with the IID. Speaking only for myself (but I suspect the sentiment is shared by many of my colleagues) please don’t come forward when we’re about to adopt the IID changes and say you hadn’t been heard. Now is your chance – some people are availing themselves of the opportunity. You can, too.

I hope you’ll support the Plan Tucson.



Or, turning a landfill into a job creating community asset



In 1981, the City annexed some property out on the east side that contained a landfill. The site was zoned Suburban Ranch – the landfill operation is a non-conforming use of the



Important Phone Numbers

Senator John
McCain (R)
520-670-6334

Senator Jeff
Flake (R)
520-575-8633

Congressman
Ron Barber (D)
(2nd District)
520-881-3588

Congressman
Raul Grijalva (D)
(3rd District)
520-622-6788

Governor Janice
Brewer (R)
Governor of Arizona
602-542-4331

Toll free:
1-800-253-0883

State Legislators

Toll Free
Telephone:
1-800-352-8404
Internet:
www.azleg.gov

Mayor Jonathan
Rothschild
791-4201

City Infoguide
[http://
cms3.tucsonaz.gov/
infoguide](http://cms3.tucsonaz.gov/infoguide)

land but was somehow grandfathered in and allowed to operate over the years. So, who wants to live next to a smelly, dirty old landfill? On Tuesday, we were asked to allow the owner to rezone the space so that it would conform to the zoning and allow for expansion.

Sound like a long shot? Especially if you're taken in by all of the "not business friendly" rhetoric? Well, this planned area development made great sense, and it was unanimously approved.

The goal of the Fairfax Companies rezoning was to allow them to build out the space with amenities such as a recycling operation for construction waste, and put in reprocessing capabilities, possibly a plant nursery, biofuel production, passive solar and single-stream recycling operations. In short, to make a landfill the site of a massive recycling and waste repurposing operation. According to the owner/operator, their goal is a '90% diversion rate.' That means, reuse about everything they take in. Without the rezoning, they would be landlocked into having been grandfathered into a non-conforming use classification and prohibited from any major modifications until the zoning was changed.

Their goal is to be an international leader in the field of construction waste recycling/repurposing and landfill reclamation. It's estimated that 98% of 'green waste' ends up in landfills. It could just as easily have been used for mulch, top soil and decorative landscape covering. Instead, we're diminishing our landfill space and missing a great opportunity to reuse the materials.

It's worth noting – in a positive manner – that Tucson is home to some very creative and forward thinking business operators who are transforming simply running a dump into a full-on operation that takes our waste and finds a way to put most of it back into a productive use. That's jobs, and it's good for the environment.

Business concerns and protecting the environment are not incompatible. This item is a perfect example of how we can indeed turn lemons into something sweet.

TCC Renovations



For the past several months I've been meeting with a group who has been putting together some design options for the use of the Rio \$6M investment into the TCC. Above you see a couple of "before/after" images of what's coming.

Last month, the Rio Board voted to approve \$7.8M in investments. With that we're going to put the dollars into what I'd describe as "fan amenities": that is, areas of the facility that directly impact your experience when you come to events. On Tuesday, M&C approved the

direction the design team has been headed.

On that team are representatives of the current Rio Board, members of General Services from the City, representatives from the City Manager's office, the TCC, our Architectural Firm (Swaim and Associates,) and my office. The group is being led by Elaine Weaver, a design professional who works for the City A/E department.

As you probably know, we've got far more than \$7.8M in work that we could do in the building. So, to get a sense that we were headed in the right direction, Elaine and her staff have visited each Council office, the TCC Commission, interviewed a variety of user groups and in the end we've landed on what I believe will be some enhancements that will upgrade some very public areas of the place. The list includes:

- Restrooms
- Concessions
- Seating
- Lighting
- Sound System
- Scoreboards
- Signage
- and a new face will be put on the breezeway that separates the arena from the exhibition halls.

The timing is immediate – working around the events that are on-going in the building. That's always a challenge for contractors / phasing work around planned activities. But I'm happy to report this progress. It's something you heard me talking about during the last campaign and now we're going to be actually making the upgrades.

We're hopeful that this first phase of work will be completed by mid-2014. It's just the most recent example of us heading in a positive direction in terms of development , upgrades to our facilities, and our relationship with the Rio Board.

Thrifty Block / Indian Trading Post

In 2006, the Mayor and Council adopted a resolution that approved the sale to DP Post Investors of what is now known as "The Thrifty Block". The intent was to develop condos – the market quickly changed and there were no reversion clauses in the contract so after spending a significant amount of money clearing the lot, no construction occurred and to this day the lot sits vacant. It's located on Congress, staring blankly at the streetcar tracks and waiting to be developed. There has been talk of a hotel or other mixed use construction, but nothing firm.



For perspective, it's across the street from the old Indian Trading Post – an historic building that was also a part of the Resolution we were shown on Tuesday that Rio has already signed in an attempt to settle litigation associated with the site(s) and finally get something developed.

I'm hopeful that this item doesn't constitute a step backwards in our relationship with Rio. On Tuesday we were asked to approve a Resolution related to the development of the Thrifty Block. It's

about the last remaining black-eye from the previous Rio Nuevo/City relationship.

In the intervening years the developer has put money into design plans, but has failed to secure loans to start building. A lawsuit was filed charging the parties with misuse of taxpayer money, and counter lawsuits filed by the developer against Rio – the first lawsuit has since been partially dismissed, and much of the mess was finally sorted out when we signed our settlement agreement with Rio early this year. That’s a real rough history.

On Tuesday, the Resolution we were given was meant to start a two year meter that would eventually result in either the developer building on the site, or the land being reconveyed to Rio. The intent is good – the terms of the Reso were troubling to me. They included language I’d best describe as squishy with respect to ending the term for building (two years turned into four years, and seemed to be tough to bring to closure,) Rio holding the right to approve conceptual design plans for the building, the City waiving certain fees (not universally available to other builders,) caps put on the level of Impact Fees that can be recovered, and other construction/design related benefits being granted to the project.

Two State legislative sessions ago there was an effort to craft a bill that included many of these same sorts of provisions. That bill related to Rio and its authority on projects overall, not just to the Thrifty Block. To see those same terms written into this Resolution makes one wonder how fully the ties to Phoenix have really been severed. It is instructive to note that at least one of the individuals who was involved in trying to form that piece of legislation is now working in some capacity for Rio as a liaison with the State.

Giving away development authority to a taxing district isn’t something I’m inclined to do. I asked for changes in the Reso. It’s not our responsibility to give preferences to a builder who has not performed simply to wash out a lawsuit. We have plenty of companies doing it the right way in the downtown core. I’m in favor of us all playing by the same set of rules. If that means the lot sits vacant for longer, then at least it’ll be a monument to the City having learned from past mistakes and not repeating them with the current Rio Board.

All this Resolution had to say was simply that the City will entertain any proposal by the developer, and will consider his requests for building incentives in the same fashion as any other prospective builder is considered; nothing more – no sweetheart deals. The rest of the M&C all agreed – the issue will come back to us next month after the appropriate changes have been made.

Code of Conduct

We finally got around to codifying a Code of Conduct that applies to all of us, including our staffs. Most of the Code is pretty boilerplate; including things such as avoiding conflicts of interest, accepting gifts in exchange for votes, giving up confidential information and generally telling us to obey the laws that apply to everybody else in the community. Nothing earth shaking in any of that. Two items are worth noting though.

Section IX of the Draft Code related to our Charter “Council-Manager” form of government. The City Manager is the CEO of the organization. We adopt policy, and he and his staff implement it. That’s as it should be. But I found one sentence in the section an unacceptable imposition on our ability to be responsive to constituent concerns. It stated the following:

“Elected Officials and their appointed staff shall not intervene directly with City staff on behalf of a particular constituent or organization on a pending matter...”

In our office, we call that constituent service, and we're good at it.

I appreciate the need to separate administration from execution, but there is rarely a day that goes by when we're not asked to intervene and help a constituent with a problem that seems to have stalled in the bureaucracy. I asked that the wording be changed to reflect the reality that we're going to keep inserting ourselves when it becomes clear that our policy directions are not being carried out properly. We'll see what comes back in the final language.

The other part of the Code that is worth noting is that now the Council has the ability to impose censure on a fellow Council member for his/her actions. We can already vote to fine a colleague \$50 for inappropriate actions, but censure is new.

A motion to censure has to be tied to a specific part of the new Code. There are timelines built into the process, so once an act is alleged to have been committed, the meter starts for calling for censure. The process is generally for the charging council member to try address the concern first with the target of the censure, and if that doesn't yield the desired result, the matter can be brought to M&C for review. To finally impose a sanction of censure it'll take a super-majority (five votes) of the M&C, and once that has been done a letter of censure is drawn up by the City Attorney and delivered to the offending council member.

We should be held to the same standards as are all members of the community - the same goes for our staff members in each Ward office. This Code of Conduct is a good reminder, and roadmap of that very fundamental truth.



Tucson Mom's Demand Action – Mayors Against Illegal Guns

On July 5th, I was honored to participate with the Tucson Mom's and MAIG groups in welcoming to our community some of the Newtown families – the 6 month 'anniversary' of the Sandy Hook mass shooting. We gathered out at the home parish of the families of Christina Taylor Green and Judge Roll. The Drive to Reduce Gun Violence began in Newtown, CT, and travelled to 25 states in 100 days and spent a moving hour with us at the church, remembering what is too easy to turn into a 48 hour news cycle – until the next time it happens.

Dubbed the **No More Names Bus Tour** they were joined on Friday by a bunch of us who share in their desire to find some common sense solutions to the tragic events that we've seen far too much of. I believe it's important that we keep this conversation alive and let policy makers know that we're not going to be complacent and simply wait for another shooting.

This is about more than the mass killings that get the most media attention. Young people are murdered daily all over the country. Suicide is a leading 'gun death' statistic, and we still have holes in the mental health provision system that need addressing. There's no sin-

gle solution, and that's the reason events such as what the 'Mom's' hosted with the Mayors are so key to keeping people aware that we really didn't see much of anything meaningful at either the State (we took a step in reverse) or the Federal level last session.

Since the children were murdered at Sandy Hook, over 6,800 people have lost their lives to gun violence in this country. Last week I suggested you consider writing State legislators about allowing jurisdictions to ban firearms on public busses. After the event with the Sandy Hook folks, I'm even more amazed that something like that should even be the subject of a debate.

Golf Enterprise – Request for Proposals

The City has now issued to the 7 short-listed companies who are interested in running our golf operations a scope of the work we're marketing. All five of the Municipal courses are up for grabs, and so are some of the associated ancillary operations.

I've stated before that it would be the epitome of bad faith to have put these firms through the fire drill of spending time and money responding to our solicitation, and then simply pull it off the table. One would have to be "clueless" to suggest that such a strategy would endear you to the business community. For example, here's some of the language that describes what the City is looking for from these companies as they prepare their final business plans for the courses:

- *High quality, state of the art golf course operations with emphasis on excellent course playability and an exceptional level of customer service.*
 - *Maintenance of golf course and all facilities to preserve and enhance the City's investment.*
 - *Operate and manage the pro shop, golf range, and golf cart operation.*
 - *Operate and manage the food, refreshment, and event catering service in the clubhouse and on the course.*
 - *Promote and market the course to improve City of Tucson Golf Courses' market share.*
 - *Develop and implement recommendations for a capital improvement master plan.*
- Initiate new programs and services to increase usage of the facility.*

Putting together a presentation that addresses those elements is costly. Here's more, also from the scope of the RFP:

Other Required Elements of Operations/Business Plan Submission:

1. *Provide excellent and professional services to residents and members of the public that visit the facility, consistent with best practices in the industry.*
2. *Establish and adjust fees for use of golf course facilities, golf programs and food & beverage operations, subject to City staff review and Mayor and Council approval, ensuring that such fees are reasonable and competitive for a public facility of this nature. The Mayor and Council currently establish the maximum fees charged.*
3. *Develop and conduct programs designed to make the facility accessible*

and increasingly useful to the public. Such programs may include, but are not limited to, lessons, tournaments, practice area activities, and dining options.

4. *Develop a comprehensive written maintenance plan for the facility. Maintain the golf course and all structures, equipment and related facilities and appurtenances in accordance with USGA standards, best practices in the golf course management industry, and all local, State and Federal laws.*
5. *Procure and provide a full complement of appropriate merchandise for sale and/or rental in the pro shop.*
6. *Provide full service food & beverage operations at a level to be determined jointly by the Contractor and the City, but in no case at a level lower than that currently being offered. Procure and provide all food and beverage products, and the applicable liquor license.*
7. *Develop a comprehensive written marketing plan for golf operations, including programs, facility use and merchandising. Effectively market and advertise the facility with the objective of substantially increasing revenues, traffic, services provided and rounds of golf played.*
8. *Procure labor (including uniforms and supplies), services, non-capital equipment, materials, supplies, tools, products, advertising and other marketing materials, food, beverages, and other resale items, for operation of the golf course, clubhouse and food & beverage outlets.*
9. *Obtain all required licenses, certifications and insurances.*
10. *Work with the City to develop an operating budget for inclusion in the City's annual budget.*
11. *Remain compliant with the approved budget at all times.*
12. *Submit timely reporting and invoicing to the City in a format approved by the City.*
13. *Provide the City with full access at all times to the Golf Club facility.*
14. *Maintain comprehensive records and documents related to the operation, maintenance and marketing of the facility, and provide the City with access to such records and documents.*
15. *The Contractor shall develop a comprehensive written marketing plan to describe various
standard and innovative approaches to promoting and increasing the use of the facility,
including identification of promotional methods by type and frequency.*
16. *Provide the proposed initial term of the contract or lease as well as the quantity and length of
any renewal options.*

And in the area of course maintenance, this:

Golf Course Maintenance Plan

Offerors shall propose a written solution or solutions that provide the outline of a detailed golf course maintenance plan that will include:

- a. The golf course shall be operated at all times to ensure good relations with the surrounding residential and commercial neighbors.
- b. The golf course shall be operated at all times in a professional manner.
- c. Course conditions are expected to be maintained at a superior quality level for a municipal golf operation.
- d. The Contractor shall develop written operational and maintenance plans to guide day-to-day management of the golf club operations.
- e. No signs or advertisements shall be placed on any City property without the City's written approval.
- f. All materials, equipment, etc. used in the operation or maintenance of the facility shall comply with all local, state and federal regulations, including applicable OSHA requirements.
- g. The City shall at all times have oversight of and access to all operations, records and facilities of the golf courses.

The deadline for the proposals is August 20th. I'll continue to maintain that staying the course and letting this process play through is the right way to conduct business. I'm looking forward to seeing the actual business models when they are submitted. And, I'm optimistic that we're going to see some creativity in what they bring to the table.

Pima Animal Care Center



We were asked on Tuesday to approve a two year extension of our Intergovernmental Agreement with Pima County to help fund PACC. I had some problems with that, from several directions.

As recently as last week, I've tried to get PACC to do spot inspections on the Tucson Greyhound Park kennels to ensure that the welfare of the animals is being properly addressed. They alleged to have gone by and found the park locked up. The fact is that they are the agency responsible for oversight of the facility and

could have insisted on access had it mattered enough to them.

That isn't the first time I've experienced a reluctance on their part to address concerns at TGP.

Also, the numbers show that they euthanize more animals than they adopt out. In 2012 they adopted 4,791 pets and euthanized over 7,300. In 2013 it was 5,004 adopted vs. 6,132 killed. I think there might be a better model than that, and so tying up our options under a two year contract wasn't something I could embrace. The deal is for over \$3M into that operation. I asked to limit it to a one year deal. The motion died for lack of a 2nd.

The Humane Society is in the midst of a major capital expansion. When they open the new facility, we may have an opportunity to collaborate with PACC and let the Humane Society

take on some of the areas that PACC is not doing well – say for example, adoptions? By signing a two year deal, we placed a roadblock in the way of finalizing any such deal. At the very least, I'm hopeful that staff will take seriously the need to explore new ways to control stray and lost pets, while at the same time find homes for more than are being gassed.

2 Way Streets

Section 20 of the City Code relates to streets and traffic operations. We updated it in two ways that you may want to know about if you're traveling around the University and 4th Avenue areas. We changed two streets which were formerly one-way streets into 2 way streets.

Herbert Avenue is immediately east of The District student housing project – 6th Street, just east of 4th Avenue. Until now, you could not drive southbound on Herbert and exit onto 6th. Now you can. The change will cut down on through-traffic moving into West University neighborhood.

In addition, Sixth Avenue is now authorized to become two way from end to end. Construction of changes in traffic control devices, street markings and signage is about to begin.

Together, these two changes will improve traffic flow around the perimeter of the UA campus, mitigating the impact of surrounding neighborhoods.

Sincerely,



Steve Kozachik
Council Member, Ward 6
ward6@tucsonaz.gov



Cinema La Placita Outdoor Film Series
presents **“Witness for the Prosecution”**
on Thursday, July 11 at 7:30 p.m.
To view full schedule visit:
<http://www.cinemataplacita.com/>



Arts and Entertainment Events Calendar

This week and next week at the arts and entertainment venues in the Downtown, 4th Avenue, and Main Gate areas . . .

Rialto Theatre, 318 E. Congress St.

Friday, July 12, 8:00pm. “Noche de Flamenco Musica y Danza with Tesoro” all ages.

Saturday, July 13, 7:30pm. “Anjelah Johnson” all ages.

www.RialtoTheatre.com

Fox Theatre, 17 W. Congress St.

Friday, July 12, 7:30pm. “Happy Together Tour” all ages.

Saturday, July 13, 10:00am & 6:00pm “NPC Terminator 2013”

www.FoxTucsonTheatre.org

Ongoing

Tucson Museum of Art, 140 N. Main Ave.

Ongoing exhibition:

“Desert Grasslands,” and “Art + The Machine”

www.TucsonMuseumofArt.org

Museum of Contemporary Art (MOCA), 265 S. Church Ave.

Current exhibition: “Peter Young: Capitalist Masterpieces”

Hours: Wednesday to Sunday, 12:00 to 5:00pm.

www.Moca-Tucson.org

Children's Museum Tucson, 200 S. 6th Ave.

Tuesday - Friday: 9:00am - 5:00pm; Saturdays & Sundays: 10:00am - 5:00pm

www.childrensmuseumtucson.org

Jewish History Museum. 564 S. Stone Ave.

Open Wednesday, Thursday, Saturday, and Sunday, 1:00-5:00 and Friday, Noon to 3:00pm

Special hours for school and group tours, for more information call 670-9073

www.jewishhistorymuseum.org

Meet Me at Maynards

A social walk/run through the Downtown area

Every Monday, rain or shine, holidays too!

Maynards Market and Kitchen, 400 N. Toole Avenue, the historic train depot

Check-in begins at 5:15pm.

www.MeetMeatMaynards.com

Tucson Farmers' Market at Maynards

Saturdays 9:00am – 1:00pm

On the plaza at Maynards Market & Kitchen. 400 N Toole in the Historic Train Depot

Santa Cruz Farmers' Market Mercado San Agustin, 100 S. Avenida del Convento

Thursdays, 4:00 – 7:00pm.

For other events in the Downtown/4th Avenue/Main Gate area, visit these sites:

www.MainGateSquare.com
www.FourthAvenue.org
www.DowntownTucson.org

Other Community Events

Loft Cinema www.loftcinema.com/

Arizona State Museum – Woven Wonders (beginning April 28)

The Arizona State Museum is debuting a sample of 500 pieces from the world’s largest collection of Southwest American Indian basketry (over 25,000 pieces). Visit www.statemuseum.arizona.edu for more information.

UA Mineral Museum – Ongoing

“100 Years of Arizona’s Best: The Minerals that Made the State”

Southern Arizona Transportation Museum – 414 N Toole Ave.

Tuesday – Thursday, Sunday: 1100am - 3:00pm; Friday & Saturdays: 10:00am - 4:00pm
<http://www.tucsonhistoricdepot.org/>

WHAT'S HAPPENING ON THAT PROPERTY ?

An introduction to PROPERTY RESEARCH ONLINE (PRO)

Tuesday, July 16, 2013, 5:30 to 7 pm

Ward III Council Office Community Room, 1510 E Grant Road



Are you looking for information about a particular property within the Tucson city limits?

- *Who owns it?*
- *Did they get a permit for that new porch?*
- *Which Ward and/or neighborhood association is it in?*

Using the search tools at the user-friendly website called Property Research Online (PRO), you can locate virtually any property on a map and access a variety of public records about it. Johanna Kraus, a GIS Analyst from the City’s Information Technology department, will teach participants in this 90-minute workshop how to get the most from this versatile tool.

Follow this link to take a preliminary look at PRO:
<http://www.tucsonaz.gov/PRO/pro/devactionsrch.jsp>



THIS WILL BE THE FIRST OF SEVERAL WORKSHOPS
DESIGNED TO MAKE IT EASIER FOR NEIGHBORS TO GET INFORMATION
ABOUT CHRONIC NUISANCE PROPERTIES.

The training is free but space is limited, so please register early by contacting Judith Anderson at the Ward III council office [Judith.anderson@tucsonaz.gov / 837-4232].