

Minutes of the Mesquite Ranch Neighborhood Association

April 3, 2007 – Call to Order

The Meeting was called to order at 6:30pm. The following board members were present:

Randall Pierce
Keith Miller
Sylvia Katvala
Bill Hughes
Sam Hagadorn, Jr.
Chip Ellis
Karina Trumbull

A Quorum was noted for the record.

Approval of March Minutes

The minutes of the March 6th meeting were presented. Motion to approve was made by Sylvia Katvala and seconded by Sam Hagadorn. The minutes were approved by unanimous vote.

Special Presentation – Gordley Design Group/Houghton Road Project

Jan Gordley of Gordley Design Group was present to discuss her firm's involvement in the Houghton Road Widening project. Ms. Gordley introduced M.J. Dillard, project manager for the City of Tucson who discussed the segment which extends from Valencia Road to 22nd Street. A summary of Ms. Dillard's presentation follows for the record:

Sonus Engineering has been selected as a consultant for the project.

Upon completion, Houghton Road will initially comprise two traffic lanes in each direction, separated by a wide median that will ultimately provide an additional traffic lane in each direction. Six-foot bike lanes and paved foot paths will be provided on each side of the roadway. The right-of-way for the project will extend approximately 75 feet on each side of the centerline of the current roadway. A sketch of the proposed roadway layout, and an overlay showing the approximate location of the new roadway over the existing road was presented.

The first part of the project involves improvements to existing intersections impacted by the widening. Completion of this work is planned for the end of 2008.

At least two technical reports will be prepared and presented to the public between now and September 2007, during which a "design concept" will be completed. Gordley Design Group is currently developing a web site to provide information as the design progresses. A link will be provided from the MRNA website.

The floor was opened to questions from the audience. Several concerns were raised and Ms. Dillard agreed to take these into consideration during project development and future communications:

1. Flooding at Poorman/Houghton
2. Impact on existing landscaping and pedestrian path along Houghton
3. Bus Routes/Public Transportation improvements along Houghton
4. Potential for a Park n' Ride at Houghton/I-10

Minutes of the Mesquite Ranch Neighborhood Association

5. Use of Davis-Monthan right-of-way to minimize impact on east side of Houghton
6. Access to Houghton from Poorman (traffic signal and impact on commercial vehicle traffic)
7. Access to Houghton from Forest Glen (may be restricted)
8. Speed limit on Houghton after widening (likely 40-45 MPH)
9. Impact on MR property values

Call to Audience

A resident asked what the boundaries of the MRNA included. Randall Pierce explained that the current MRNA boundaries are Bilby Road to the North, Poorman Road to the South, Pantano Wash to the East, and Harrison Road to the West.

A resident that lives along Poorman complained that school buses are arriving early and stopping along Poorman until their scheduled pickup time. Randall Pierce agreed to bring this issue forward to the school district for resolution.

Terry Hlivko (MRHOA President) explained that a new state law being passed would override the current CC&R rules that restrict parking in the cutouts to guests only. It is thought that parking anywhere else than in cutouts would still violate City ordinances due to the width of our streets. Several questions were raised regarding parking of commercial vehicles, boats, and campers. It was agreed that the MRNA would research this issue further along with the MRHOA to try and answer these questions, and communicate findings at a future meeting.

Officer/Committee Reports

Community Service: Chip Ellis reported that the Spring Community Yard Sale would be held on Saturday, April 21st and that four 20' rolloffs would be available during the period of April 20th thru April 30th for the Spring Cleanup.

Newsletter: Randy Pierce explained that work on the Newsletter was continuing, but had been delayed due to time he expended on the Poorman Road cattle guard issue.

Neighborhood Watch: Sam Hagadorn Jr. announced that crime maps would be available next month on the MRNA website. A resident communicated knowledge of at least one break-in recently in the US Homes neighborhood, involving entry through an open window while the owner was away briefly to pick up their child from school. Another resident, who is a real estate agent, mentioned that vacant homes in Rita Ranch were being occupied by vagrants. He suggested that Mesquite Ranch residents be on the lookout for suspicious activity, given the large number of homes currently for sale.

Plans and Development: Groundbreaking has begun for the new Gas City at the SE corner of Valencia and Houghton. A Carl's Jr. is also in the works among the commercial development currently underway along Houghton between Valencia and Rita Road.

Traffic and Safety: Sylvia Katvala reported that street sweeping at Poorman was begun, but may have been incomplete due to mechanical trouble with the street sweeper. She will follow up with the City on this request. Sylvia reported that she had evidence that a resident was dumping dog excrement over their wall into the wash. It was recommended that this activity be reported to the Dept of Neighborhood Resources. At Randall Pierce's request, Sylvia agreed to submit a request for additional No Stopping/No Parking signage to be installed on the south side of Poorman Road, to match that installed on the north side.

Minutes of the Mesquite Ranch Neighborhood Association

Nomination: No discussion.

Social: The May meeting of the MRNA will be held at 6:00 pm at the East Pool, with barbecue and fixings being served. Karina Trumble discussed plans to put a questionnaire on the web site that would invite ideas from residents about future social events of interest to the community.

Old Business

As agreed at last month's meeting, Randall Pierce sent a letter to the State requesting their intervention into the safety issues surrounding the heavy commercial traffic on Poorman Road and its impact on the cattle guard which is in severe disrepair. Randy stated that emails had also been sent to the Mayor and to TPD with pictures clearly showing the safety issues. The State currently holds that the City is responsible for maintaining the cattle guard, but the City indicates that there is no written agreement to that effect. City Council Ward 4 will be requesting clear written delineation from the appropriate State attorneys, to try and resolve the stalemate over responsibility for the cattleguard. The Arizona Daily Star will be publishing a second article about this issue to further communicate the safety concern to the public. It was recommended that any noise issues involving commercial vehicles be reported to the Police as 911 "disturbing the peace" calls.

New Business

No new business.

Meeting Closure

Motion to adjourn was made by Karina Trumball and seconded by Chip Ellis. Vote was unanimous and the meeting was adjourned at 8:05 p.m.