

Border Health SI!
Special Action Group
November 28 , 2001
Meeting Minutes

Welcome and Introductions

Marilynn Johnson welcomed the group and introduced the guest speaker, Charlie Hulsey, Vice President of the WLB Group. She spoke about Mr. Hulsey's interest in the Mastick/Escalada property development and SAG. The SAG members introduced themselves. Then they decided that the December meeting will be postponed and continue with the SAG group in January. The next SAG meeting will be January 23, 2002, 12-2 at the United Church Village.

Border Health ;SI! Update

Jill de Zapien reported on the Sustainability Meeting that took place in Casa Grande. Many of the SAG members were able to attend to this meeting. There were people from Santa Cruz County, Cochise County, Yuma County and numerous people from different projects beyond Border Health ;SI!.

The issue addressed was, "How to develop statewide initiatives for sustaining prevention programs". In particular prevention programs that utilize promotoras throughout the state. Jill in detail explained the various opportunities they had to hear from different people and groups, for example the ACCHSS program, Promotora Programs and State Legislator, Virginia Yrun. Then there was a brainstorming activity in five sub-groups that explore alternatives.

1. Promotoras working to organize a state wide association, that will give them a method for advocacy. It will provide a way for them to show what their services are and why they are important to the Health Care System. Promotoras will try to figure out how different programs throughout the state can support their organization and become an infrastructure for a particular organization, they can become good advocates for various issues, too.
2. A group is exploring what are the Indian Public Health tax district laws that are on the books. This could be a way for local cities to receive monies that can support long term prevention programs.
3. State Legislature. Ginger pointed out they need to be aware and not to pay attention when state legislators say "that it isn't a good time" because it is never a good time. It was mentioned that it does take approximately three years for something to get on the legislature radar screen. The sooner the thinking of how to get the issues into the minds and hearts of the state legislators, the quicker the group will see some long term legislation put fourth.
4. Employer based windows of opportunity. They will particularly be looking into the Yuma area, because of the Growers Association thinking of having a healthy work force and inventing perhaps a prevention program using promotoras. They are looking for an opportunity through an employer or possibly with an HMO that can be a model for actual sustaining a long term prevention program.
5. Public Health being the fact that everything in terms of public health is building an infrastructure around disaster preparedness. Then really look at the monies coming into the state as building infrastructure for all public health. Including all kind of prevention opportunities and being involved in the dialog and discussion of how that infrastructure will be built.

The meeting minutes will soon be distributed and Jill has suggested to Maia Ingram that the Casa Grande meeting minutes be sent to all the SAG members.

Jill reported that in Yuma, one of the initiatives they are doing around the nutrition area has been going very well. They have received permission from the grocery stores in the community to have promotoras give their demonstrations. Three different Promotora components of Border Health ;SI! and members of the SAG group set up every two weeks inside the stores. They set up on Friday, from 4:00 to 7:00 pm. and Saturday, from 3:00 to 6:00 pm. They have also testified before the Planning & Zoning Commission about the General Plan in San Luis. Members of the walking clubs, promotoras and Vickie Steinfelt from Cooperative Extension were there to testify. The General Plan is moving forward to the City Council.

Karen Halverson commented that they hosted the promotoras for Developing the State Wide Associations meeting on Monday, Nov 26, 01.

The three major employers of promotoras or outreach workers in the health field attended, which were,

1. Platicamos Salud
2. Way of the Heart
3. Child & Family Resources

They will assign from each employer one outreach worker to be on the steering committee for the association. They also took with them more enrollment papers to get more members involved.

Charlie Hulsey, Vice President, WLB Group

Marilynn introduced Charlie Hulsey to the group. She gave a detailed background on Mr. Hulsey's involvement in our SAG group and she spoke about the meeting that took place the day before with the Robert Longaker, Project Manager for the WLB group.

Mr. Hulsey spoke about the Mastick/Escalada project. He commented that this was an unusual project for the WLB group, because they don't often work with the families that have owned the land for a long period of time. Mr. Hulsey was interested to learn that a group in the community was interested in having a walking/bicycle trail built in Nogales. He said he has never had the opportunity to work with a group like SAG. The SAG group is the first group, that he knows of, that has approached a developer before plans are drawn to provide input. He immediately wanted to set up a meeting with members of the group. He believes the WLB Group contacted Kathleen Vandervoet early enough, so they can figure out what the needs of the community are and how they could help them get to that point. In a project the need for walking parks is being known up front so that trails can be built into the project. This helps the developer before they get to the end of the project and someone says they need 5 acres of park or trails in the area. If the developer knows the needs of the community up front, they can make the financing for the project available. The members of SAG can help them or direct them to create an amenity for their project as well as for the community.

On the map used in the meeting with Mr. Longaker, Mr. Hulsey explains the project that is known as the "Oasis", Mastick and Escalada Trust. He oriented the group by using the map to show the different locations, for example the location of the Mariposa Rd., the existing Wal-Mart location, the existing motel sites and the I-19 Interstate. The Mastick's and the Escaladas's have owned the properties for many years. This is an entirely different perspective for the families, because they have owned the land and grew up on it. This is why they have directed the WLB Group to maintain as much of the area as possible. They decided to be involved in the development process. They are active and involved developers who have not become sellers. The role of the WLB Group will be to prepare a plan for a commercial development that will do the following things.

- 1) Provide for immediate need that Wal-Mart has for a larger site.
- 2) Long-term mall site for the community.
- 3) To figure a way to preserve the bulk of the hill tops and set them aside for public space, park space or trails.

One of the components of the plan would be a small resort with tennis courts and meeting rooms, (no golf course). The WLB Group developed a plan giving them a new Wal-Mart and a centralized business area. When looking at the map, as a whole, it shows a commercial site with a street system within it. This includes parking areas along the outside connecting the buildings through the center of the site. Their direction is an idea of keeping the hill tops, keeping the trails open, keeping the ranch open and keeping it nice looking when coming from I19.

Mr. Hulsey explained that in other cases when working with developers and the issue of trails or parks arise, they usually have a horrible problem in trying to negotiate to provide those facilities. Trails for a normal developer are a problem. One of the problems that arise is, they do not know who they need to speak with about building exercise trails. The park departments in the community realize they don't have a handle on what kind of trails need to be built, where they need to be built, and who owns the land and how to acquire the land. This is why trails never really have a definition. He stated that Nogales does not have a large scale master plan for the community. Mostly it is composed of a subdivision here and a subdivision there. The WLB Group has done master planning in Nogales before, Kino Springs being the most recent and in Rio Rico, which was an old time plan, long before they thought of trails. They also did master planning for Thomas Olsterman, (Pena Blanca Heights) North of Nogales.

Mr. Hulsey spoke in detail about different projects the WLB Group has worked on. One being the Rancho Vistoso, in Tucson. He spoke about the way projects are built and the difference it makes when the developer is aware of what the community wants

before the project begins and not when it is close to finishing the project. The difference is that accommodations later will cost the developer more money. This happens because they are not aware of the different needs of the project before it is built. The changes in side walks primitive trails are made to accommodate the public and the people who use the trails for exercising. He also spoke about the water retention basins and what can be built around them and what they are used for.

Marilynn shared a funding source for bicycle trails. Mr. Hulsey commented that since returning to Arizona five years ago, this is the first time someone has shown him that these funds are still available. In the Mastick/Escalada project they have not set specific trails. The developers set aside the land for them and then there were federal monies available and sometimes matching funds. The bicycle groups were usually the best ones in coming up with the monies for the matching funds to build bicycle trails and pedestrian trails.

In the Mastick/Escalada project they have not set specific trails. What is a challenge in developing the trails is if it is for the public, it has to be ADA accessible. The difficulty becomes laying down a flat surface to meet the ADA requirements, and Mr. Hulsey is not sure how this can be accomplished because of the hills. He does not know how he will keep a trail at less than 2% that is 2 feet of a hundred feet where the hills are on site. This will likely mean the trails will diverge from the public ways from the street and side walks and there will be separate trails that wind around the hills to provide the 2% slopes, but at this point they have not worked out the specific trail plan of this project.

Kathy Vandervoet stated the SAG members which consist of about 40 people made it clear at the beginning they were looking for exercise for people with chronic problems and what excites the group is the trails being ADA accessible, because there will be people with wheel chairs and people that suffer from health problems that would be able to get out and find a place to walk to fight off continuing health problems. She realizes that Mr. Hulsey views this as a problem, but this is where the SAG members are coming from.

Mr. Hulsey responded by saying this is not a problem, but it will be a challenge in trying to accommodate every person. They have in some cases marked trails as not being ADA accessible, but in most cases they have made sure either the main trail is accessible or there is an alternate route that will be accessible. It will take him some time to find that, but he will find it.

Jill De Zapien commented and emphasized on what Kathy Vandervoet said that in dealing with any developer, as a developer's perspective, they need to understand the community they are working in. This coalition has developed a plan of action to deal with chronic disease for this community. One out of five people over the age of forty in Nogales is a diabetic. They now know, with proven, research that there is one simple way to prevent the ongoing diabetes or at least prolong diabetes is with physical activity and nutrition. One of the things that the SAG group wants to do is to find a developer that is willing to do this kind of thing. Then provide recognition to the developer for meeting the needs of the community, for being supportive and improving the quality of life.

Discussions

Discussions took place on various topics that included, the Growing Smarter, Promotoras, and the El Tour workshop. George Lineiro gave an update on Growing Smarter plan and they have received submittal's from consultants for the city, that will begin to be evaluated. The plan is to ask the council to allow the planning funding to enter into contract with one of the consultants. There will be a lot of public participation that calls for four public meeting throughout the process. There is also a State ADOT grant for walking paths on hold.

Marilynn shared that the promotoras being a unique group that are able to motivate people, went out to the Walmart area and got signatures to present at the Planning and Zoning meeting, Wednesday before Thanksgiving. The petition was requesting that the meeting be postponed for a night where people could attend and present ideas to encourage landscaping and a walking area around the perimeter of the Walmart parking lot. The discussion of the building and communicating with Walmart of a walking trail was an issue. The fact that the planning for the Walmart area is finished would seem impossible for a walking trail to be built. Although nothing is impossible, perhaps speaking with the local manager it would be able to be accomplished. Perhaps an area for safe walking would be the solution.

Marcel Bachelier and George Lineiro attended the workshop by Matt Zoll, in Tucson. Connie Hannah from Carondelet Holy Cross, also attended the workshop in Tucson on Walkable Communities. She gave some great insight for grant funds and other ideas. One being the CDC and Matt Zoll gave the name of the person to contact. Marilynn will be contacting them.

The groups did not breakout for their continued work on the action planning but, will resume in January. The December meeting was canceled and the meeting will continue in January. Marilyn will send out a survey at the beginning of January to be returned before the next meeting.

The next SAG meeting will be January 23, 2001 at the United Church Village.