

WRANGLER NEWS

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A taste of Asia

A sampling of international cuisine was among offerings at the latest running of 6th Street Market, an ongoing Sunday feature in Downtown Tempe. More photos Pages 16-17

Photo by Billy Hardiman
for Wrangler News



PREVIEW:

Controversy brews anew as the future of a long-vacant land parcel on the northwest corner of Warner and Rural roads is again up for discussion. Neighbors who oppose commercial development at the site make it clear they're willing to take their battle to the courts to defend what they say are existing deed restrictions. See a *Wrangler News* special report on Pg. 3.

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Rural-Warner controversy

Long-vacant property up for new scrutiny; neighbors, developer disagree over rights

Special report & photos by Joyce Coronel

A vacant lot at the northwest corner of Rural and Warner roads stands at the center of a long-swirling controversy that has bitterly divided a South Tempe neighborhood.

When a chain link fence popped up days ago along much of the lot's perimeter, and a large trailer and neatly stacked pile of pipes appeared, area residents began to wonder:

Are those four dusty acres about to be developed?

They may have missed the small orange sign that sprouted alongside the trailer: The city of Tempe, it turns out, will be working on some water lines in the area.

However, that seems to be only part of the story.

Steve Tseffos, one of the owners of the parcel, said he and his partner, Tally Ho Farms resident Bill Fautsch, have leased a portion of the 3.7-acre parcel to a company doing the construction work for the city, but they say the property also is "under contract."

So what exactly does that mean?

"That's as much as we actually want to say right now but you can pretty much deduce when somebody says it's under contract that somebody's trying to do something with it," Tseffos said.

Longstanding disagreement

For years, some residents of Tally Ho Farms, the neighborhood that shares a property line with the vacant land, have opposed commercial development of the parcel.

But other South Tempe residents disagree with the idea of developing the property.

A resident of the Alta Mira subdivision, east of Tally Ho Farms, said he's hoping the corner will be developed. "It's an eyesore," the man said. "I don't know what the owner has in mind—I don't know what he's waiting for, but I wish he'd find it." Admittedly though, he said, the property in question is not adjacent to his backyard.

Shirley Albertson's property is. She's lived in the



Shirley Albertson looks over a drawer filled with documents relating to the dispute over the vacant land beside her Tally Home Farms property.



Larry Kelly lives in Tally Ho Farms and favors commercial development of the empty lot; a bulldozer clears the way for replacement of Tempe's water lines along Warner Road.



First responders trained area residents on how to use the new Call, Push, Shock protocol to help save the lives of cardiac-arrest victims.

— Wrangler News photo by Brock Blasdell

Tempe Fire says 3-step action plan uses bystanders to help save lives

By Brock Blasdell

A new emergency-response strategy rolled out across the country has resulted in cardiac arrest survival rates nearly tripling, according to a report by Tempe Fire Medical Rescue.

The process promotes bystander use of compression-only CPR and the so-called CALL-PUSH-SHOCK method, which fire officials say has been so effective that the department plans on extending training sessions throughout Tempe.

A CPR training session held recently at Sun Devil Stadium was designed to help educate the public about the new national emergency response movement dubbed CALL-PUSH-SHOCK. The method, developed by a national collaboration of cardiac arrest prevention groups, promoted a basic three-step action plan that anyone can use to save a life in the event of a heart attack.

“We’re trying to increase our survival rates,” said Andrea Glass, the local department’s assistant chief. “This is an easy way to get to the community and provide information that is simple, that is easy to use and can help us make a difference.”

The method instructs bystanders of cardiac events to first call 911 to ensure rescue services are on their way. After calling for help, they are told to push on the patient’s chest by doing compression-only CPR to keep blood flowing to the brain. Finally, to shock the patient’s chest with an automated external defibrillator, or AED, if such equipment is available.

Living example of how it works

After a short presentation during the ASU training session on both the science and myth surrounding bystander CPR, crowd members were introduced to a living example of the technique done right. After a brief introduction, Daniel Sardina of American Medical Response was awarded an Outstanding Citizen service award by Tempe Fire Chief Greg Ruiz for performing CPR on a cardiac arrest victim at a local racquetball event.

“I was a participant in the event,” Sardina said. “I participate every year. A good friend of mine told me that they were looking for paramedics or that 911 was needed on a court upstairs. Being a first responder, and someone

— CONTINUED on facing page

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that my friend trusts, I went upstairs to evaluate the situation.”

When Sardina arrived, he said, he found the patient pulseless and without breath. He began administering CPR and called on the people around him to call 911 and find an AED. Sardina’s knowledgeable response and fast action, coupled with use of the CALL-PUSH-SHOCK method, were said to have saved the patient’s life.

“Any time that you can have a success story, or someone that was able to talk to you after a traumatic event like that, it is always a warm feeling,” Sardina said.

Heart disease is the leading cause of death in the United States, according to the Centers for Disease Control and Prevention. In fact, over a quarter of U.S. deaths per year happen because of heart-related complications.

In Tempe, according to knowledgeable sources, many know someone with heart issues in their family or through their work. Some have heart issues themselves. So when Tempe began offering hands-on training with emergency response professionals, people took it seriously.

“I wanted to learn how to do CPR in case I came upon anyone who needed it. I didn’t want to feel helpless,” Tempe resident Diane McMartin said. “...I’d feel much better if I were able to jump in and do something and be helpful rather than stand back and just watch.”

‘A Time to Act’

South Tempe resident Dan Kibel told of his own experiences. “I did have a father who had some heart issues, and if something had happened to him I probably wouldn’t have known what to do. After taking this class, I would have jumped in and done something.”

The CALL-PUSH-SHOCK program is co-sponsored by members of the National Cardiac Arrest Collaborative, which was formed in part by the American Red Cross, American Heart Association and the U.S. Department of Health and Human Services. The collaboration’s formation was the eighth recommendation listed in a June 2015 report, “Strategies to Improve Cardiac Arrest Survival: A

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Time to Act” published by the National Academies of the Sciences with hopes of improving cardiac arrest outcomes in the United States.

Said Tempe’s Chief Glass:

“Currently we are (working with) Tempe Union High School District. We are going to start providing more...educational classes, whether

it’s through lunch-and-learns or out in the community. Then, through a three-year campaign, we are going to train 100 percent of city of Tempe employees.

“So if you’re in a city facility you will always have somebody who has been trained in compression only CPR nearby.”

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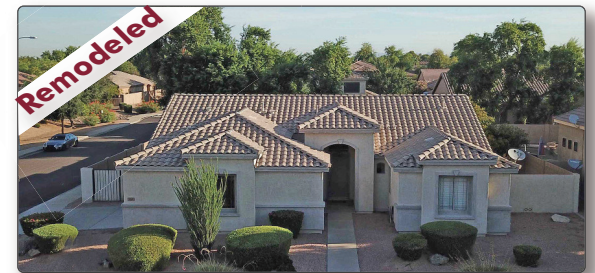
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U.S. Census will hire more than 700 for new Tempe call center

One provider of government services, Pearl Interactive Network, will be in Tempe on Feb. 25 and 27 as part of a campaign to employ seasonal employees helping conduct the 2020 Census.

Recruiters plan to hire more than 700 people locally for the company's contact center work over the next several months.

"There is a tremendous amount of dedication and hard work that goes into producing the U.S. Census," said Merry Korn, the hiring company's president and CEO. "Our representatives will have an opportunity to be involved in helping the public with this historic endeavor."

The company is seeking customer service representatives who will answer phone calls from all over the country as part of the Census Bureau's work.

"We are proud to play an integral role in this process and our recruitment efforts in Tempe are

vital to the success of this project."

In Tempe, the company is offering a competitive hourly wage of \$17.10 for many of the 725 employees hired. Benefits include medical, dental and vision care. Additionally, Pearl is looking for bilingual candidates who are proficient in English and Spanish, Cantonese, Mandarin, Tagalog or Vietnamese.

Seasonal employees will have a variety of shifts available to meet lifestyle and family needs, according to a company-issued press release. Additionally, workers will have the opportunity to be trained as experts in customer service and could receive bonuses for referrals.

Hiring priority is given to veterans, disabled, military spouses and Native Americans.

On-site hiring is being held 10 a.m.-5 p.m. at 1401 S. 52nd St., Suite 100, Tempe.

Information is available at <http://bit.ly/tempecensusjob>.

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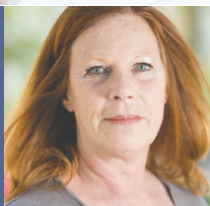
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Helpful tips about casting your ballot in Tempe, Chandler

By Michelle Hirsch

Tuesday, March 10 is Election Day in Tempe and Chandler. Local governing board and city elections are nonpartisan, meaning a candidate does not have to publicly declare a political party affiliation to run and serve in those elected offices, and the election ballot does not list such affiliation for candidates in those elections.

The law does not require citizens to vote, officials note, but voting remains an important right in any democracy. Being informed about the voting process, candidates, ballot measures and various elections is a start to making individual voices heard in local, state and national elections involving the issues, policies and laws that impact communities and their residents each day.

Both Tempe and Chandler city elections are Ballot By Mail, which means all qualified voters receive a ballot in a yellow envelope about a month before the election.

Voters who reside in Tempe and Chandler must have been registered to vote by Feb. 10; ballots have already been mailed to qualified voters.

Ballots will look a little different for these

upcoming elections, with oval bubbles to fill in instead of the previous arrow lines.

Ballots must be signed (with phone number added), sealed and mailed in the green return envelope to be received no later than 7 p.m. on Election Day to be counted. Postmarks do not count.

There will be no polling locations open on that day.

For those who do not mail their ballots in time to be counted on March 10, signed and sealed ballots can be dropped off in the green envelope to either of these Maricopa County Recorder/Elections Department locations, which are also designated Ballot Replacement Centers, from Feb. 12 through March 10, Monday-Friday 8 a.m.-5 p.m. at 510 S. 3rd Ave., Phoenix, or 222 E. Javelina Ave., Mesa.

Chandler voters can pick up replacement ballots or turn in their signed and sealed ballots at: Chandler City Hall, 175 S. Arizona Ave. Hours are 8-5 March 2 through 6 and 8-5 March 9. Election Day hours are 6 a.m. to 7 p.m.

Tempe voters can utilize a Tempe City Hall ballot drop box at 31 E. 5th St. or at Pyle Adult Recreation Center, 655 E. Southern Ave. Monday-Friday March 2 through 10 from 8 a.m. to 5 p.m.

If you haven't yet received your ballot for the Tempe or Chandler election, it may mean you are not registered to vote or you didn't submit a change of address.

If you are a registered voter but didn't receive a ballot, you can visit a Ballot Replacement Center location listed below to print and submit a ballot.

You also can check the status of your returned

ballot at beballotready.vote to see when your ballot has been received and counted or text "Join" to 628683 to receive automatic ballot status updates.

Qualified registered voters in Tempe will be selecting three candidates for City Council and one candidate for mayor. Tempe election and candidate information is available at tempe.gov/election.

On March 10, Chandler voters will be voting on Proposition 426 which proposes an amendment to the Chandler City Charter regarding the timing of city elections to align with state law changed in 2019.

Qualified Chandler residents must be registered by July 6 to vote in the Chandler Primary Election on Aug. 4. A list of qualified candidates for the Chandler City Council Election will be posted on April 6.

More information on the Chandler Special Election on March 10 and Council elections is available at chandleraz.gov/elections.

But wait, there's more...if you are a registered Democrat. March 17 is the presidential preference election for registered Democrats to select from the field of candidates they want as the Democratic nominee in the Aug. 4 Primary Election.

Qualified voters must have been registered as a Democrat by Feb. 18 to vote in the March 17 PPE election.

Several Democratic candidates have formally suspended their campaign but the Arizona Secretary of State's office reports many of those names will still appear on PPE ballot because those ballots have already been printed. The current list of Democratic presidential candidates at press time are, in alphabetical order: Joseph Biden, Michael



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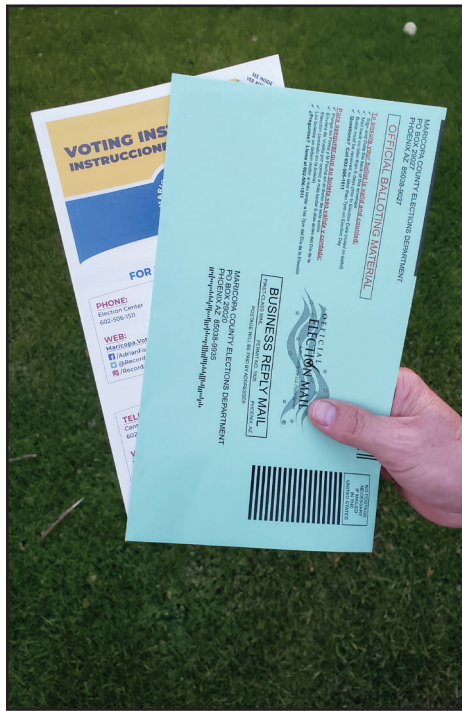


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Voter registration must be completed 29 days in advance of an election, but registrations don’t expire. To register for the first time, check

the status of your voter registration, update current address, political party or permanent early voting status go to servicearizona.com, or contact the Maricopa County Elections Department at 602-506-1511.

You will need your valid AZ Driver License, state issued non-operating identification card or Voter ID number to make online changes.

You can register to vote in an Arizona election if you are a citizen of the United States, a resident of Arizona, at least 18 years old by the date of the election, not a convicted felon (unless civil rights are restored), and not adjudicated incompetent per A.R.S. 14-5101.

The Secretary of State’s office reports (as of Jan. 2) there are 3,926,649 registered voters in Arizona: 34.74 percent Republican, 33.14 percent Other (Independent), 31.29 percent Democratic, and .083 percent Libertarian.

General elections with a national presidential vote usually have a higher voter turnout as evidenced by the voter turnout in the 2016 general election, at 74.17 percent compared to the 2018 general election at 64.85 percent.

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Millennials buoyed by home prices; others not so much

Home sellers in and around Tempe and West Chandler seem to be cashing in on market conditions that have sent prices soaring.

At the same time, buyers seeking homes in the \$350,000 range or lower can find themselves hitting a stone wall because of a severe lack of availability.

All this is going on as Valleywide population is predicted to increase by another million residents within the next 10 years, with forecasters calling this the best growth market in the U.S.

Realtors see the remarkable conditions emerging as metro Phoenix becomes one of the nation's most desirable destinations, especially for millennials.

"The national economy is good, and the local economy is even better," says Randy Goff, a longtime co-owner of Tempe- and West Chandler-based

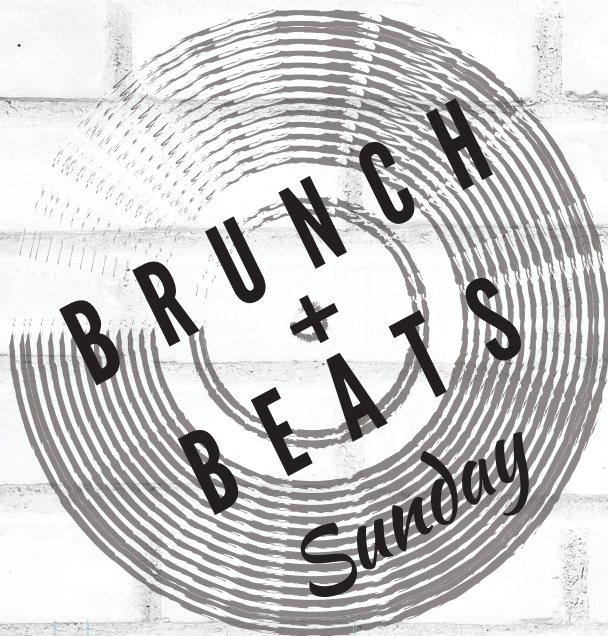
Lucas Realty Group, for which Goff also heads an extensive mortgage-lending division.

"This area's job growth and low unemployment have made this a very attractive market for potential buyers, especially those 25 to 28 years old who have been waiting on the sidelines (to make a decision about home ownership)," said Goff.

Their view: "I want a piece of this."

As a result of the current growth climate, Goff says, the average price of houses has gone up 11 percent in recent months. This as the market came into 2020 with a 30 percent lower inventory, a number he calls "staggering."

The conditions that currently exist are a perfect example of the supply-and-demand phenomenon, which typically results in sellers receiving offers in near-record time at prices



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over the listing amount, said Goff.

Additionally, mortgage rates are running in the mid- to low- three percent range, even as home prices have increased, making it cheap to get financing.

“Here we sit in Maricopa County, the fastest growing area in the country, at the same time we’re getting new business, both large and small,” Goff said.

“And builders just aren’t building (homes) fast enough to meet demand.”

The result is neighborhoods spreading out to a wider geographic area of the Valley, which has rapidly joined California and the Denver area as target markets for those looking for housing in an appealing environment.

But the Valley remains on the top of the list for many prospective buyers.

“We’re even better off,” said Goff, despite our summer heat. “No earthquakes, no big fires (in the Valley area, anyway), no snow, no sleet.” Besides, the price of homes in California averages \$650,000; in Denver it’s \$450,000.

While the homebuyer appeal here needs little added hoopla to attract widespread attention, yet another advantage often awaits some prospective buyers.

“People who come in with cash offers or the willingness to go over the asking price—also, those with a good credit score and a (financial) history that looks good on paper, the standard appraisal can sometimes be waived altogether.”

That results in yet another saving—if, that is, the buyer is willing to bypass that traditional part of the process, and the lender, if any, doesn’t require one (typically on the basis of a large enough down payment).

“The market isn’t as frantic as it was in 2005 and 2006, but I’m hoping we don’t see another 20 to 30 percent appreciation in the future. You can’t stop that from happening, though,” Goff said.

“The dynamics of the market are what they are.”

— Don Kirkland

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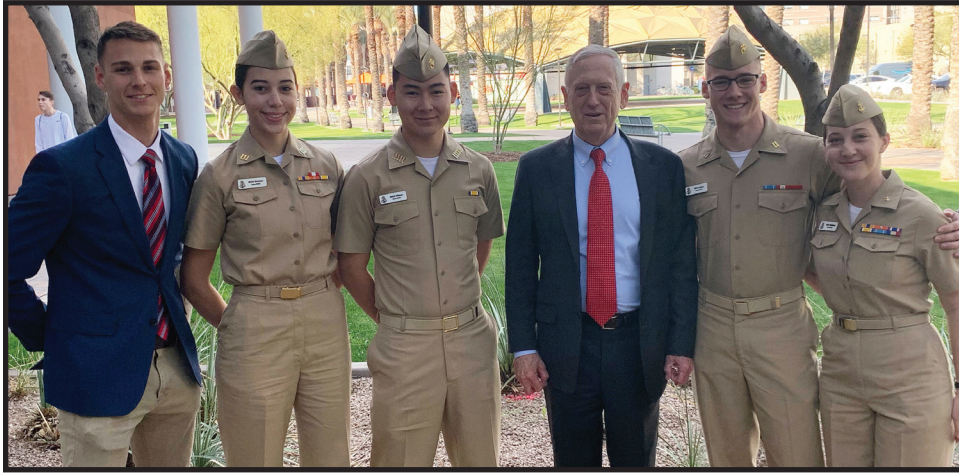
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Midshipmen from Naval ROTC at ASU gathered for personal greetings with General Mattis during his visit to the university's Tempe campus. From left: Noah Kutz, Holly Monson, Alexander Wilson, James Mattis, Paul Volker, Jessica Mathews.

First Person

The art of success, from the eyes of one who has seen it at home and on the battlefield

By Noah Kutz

“I don’t have stress, I create it.” Such self-insight could come only from a man who has dedicated more than 50 years of his life to the art of war.

It was a memorable admission from Gen. James “Mad Dog” Mattis, who recently paid a visit to ASU to speak with students from Barrett Honors College and cadets from various ROTC branches, where he gave advice for each of the young scholars as they

prepare to face the world outside of college.

With 49 years of service in the Marine Corps as an infantry officer and 2 years as this nation’s secretary of defense, Mattis has been known for his grit and tenacity as a leader, as well as for his notoriously blunt style of speaking.

A simple web search will take anyone curious enough to research some of his most notable quotes as a general, and perhaps will help explain why many men and women in the military have become so fond of him.

In his presentation, Mattis spoke candidly regarding his past position with the Trump administration.

In that role, he said, Mattis felt that his views regarding NATO alliances were misaligned from the commander in chief’s, which led to Mattis’ early resignation from the office.

Quoting Omar Bradley, one of the U.S. Army’s best remembered leaders, Mattis said:

“When a general or admiral retires their uniform, they should retire their tongue on political matters.” Mattis encouraged his audience to read his letter of resignation if they felt inquisitive enough.

Often called a modern-day Patton,

for the renown World War II general, Mattis is affectionately known by his peers as the “Warrior Monk” for his unwavering and solitary dedication to studying war and leading troops in battle.

He told the students in his presentation always to stray away from complacency and strive for perfection as they pursue positions of leadership, not only in the military but later as they take on new roles in the civilian world.

The advice seemed to captivate many in the small audience, whose names had been placed on a somewhat exclusive guest list.

Although I wasn’t officially on that list, a friend who received an invite from her Barrett connection was unable to attend and passed the opportunity along to me.

As a number of us are on track to commission as officers in the Marine Corps and Navy following our graduation from ASU, meeting Mattis was an experience that couldn’t be missed.

As we’ve learned throughout the course of our training, the goal for all leaders, military or civilian, is to earn the respect of their followers. Mattis, however, takes this notion one step

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further.

"Trust and respect from your subordinates will come to you when you are highly competent at your job and you listen well to your NCOs," he says.

But there's more to it than that. There was one word, according to Mattis, that took him years to find in order to perfectly define the way a leader should influence his or her followers.

"The word I came up with after many years, because I had the privilege of fighting many times, was affection," he says.

"Not popularity or favoritism."

While serving as a two-star general in the Middle East, Mattis said that 17 of the 29 Marines and sailors who closely surrounded him were killed or wounded in combat.

"Eventually," he said, "my aide was a gunnery sergeant because my officers kept getting shot."

This sergeant, as Mattis explained, was not only tougher than any Marine he'd ever seen, but had a way of gaining his fellow Marines' affection even through the terrors of war and

bloodshed.

"We had a young kid who had been painfully wounded," he said. "We got him on a stretcher and called a helicopter to come get him, and the gunny came walking over and said, 'Well Jones, you've really screwed up your health record this time.'"

Mattis used this as an example to show how the followers grew to have affection for their leader, despite the horrific circumstances that often swirled around them.

In the end, a mission can be accomplished only by those who the leader is leading.

But the level of success of the mission is determined by the strength of the leader and the affection and respect they have earned from their subordinates.

As Mattis noted earlier, the same counsel applies whether to the strict disciplinary regimen of the military or the less rigid—but no less demanding—atmosphere of a successful private business.

BRIEFLY . . .

Free art scavenger hunt

Art Spot, a free, all ages, self-guided art scavenger hunt in downtown Chandler is Saturday, Feb. 22, 10 a.m.-4 p.m.

Pick up a guide to start your art hunt at Vision Gallery, 10 E. Chicago St., Chandler, then follow the clues to find 10 pieces of art. The guide includes special discounts from local restaurants, too.

An in-depth Instagram companion is available at WeArtChandler.

If you can't make it to the art hunt on Saturday, clue guides will be available at Vision Gallery during regular business hours: Monday-Friday 10 a.m.-5 p.m. and Saturday 10 a.m.-4 p.m.

Art Spot is sponsored by We ART Chandler—people finding, appreciating and participating in Chandler-based art.

Chandler Downtown hosting yoga

Yoga on the Square, a free, 45-minute yoga class taught by Yoga's Arc and presented by Downtown Community Partnership, is coming to town from March through April.

The program, sponsored by New Square and Spike Lawrence Ventures, starts at 6 p.m. Wednesdays.

The class takes place directly in the center of the New Square property located at 52 W. Chicago St.

The newly developed property is soon to be home to a Hilton Garden Inn, Great Western Bank, DC Steakhouse and The Stillery, a honky-tonk bar straight out of Nashville.

Participants may bring their own mat or rent one for \$2 on site.

Planners say Yoga on the Square provides an opportunity for community members of all ages and practice levels to unwind and relax after a stressful workday, all while enjoying the new development around them.

The first class will be at 6 p.m. Wednesday, March 4; grand opening will be March 25.

New principal at Tempe High

Brian Guliford has been named the next principal of Tempe High School.

Guliford currently serves as principal of The Academies at South Mountain and has experience in administration, having held positions throughout the Phoenix Union High and Pendergast Elementary school districts, among others.

A graduate of Peoria Unified School District schools, Guliford has lived and worked in the Phoenix area for most of his life.

He and his wife Kimberly have four children. Guliford will officially begin his duties July 1.



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Gen Z market is new collaborative's focus

Wondering how you can reach millennials and Generation Z customers? A new digital marketing agency with a specialty in social media management and events has the answer.

NeverNotSocial, the brainchild of Christian Weninger and Morgan Nash, launches at 6 p.m. Sunday, March 1 at ImprovMANIA in downtown Chandler. Weninger and Nash's goal is to bridge a gap between business and millennials/generation z.

"For us, creating this company started as a project in a high school class," Weninger said.

At just 17 years old, Weninger successfully managed a team of 20 staff members and 55 models for his online publication, QNDP Magazine. Now, at 19, the pair plan to share what they have learned from event planning and digital marketing with other businesses in order to help them connect to a younger demographic.

"The success we found with the venture itself amazed us," said Weninger. "But while we knew we had a lot to learn, what we discovered was that there was a current need for the skills we already possessed." Weninger is a student at Chandler-Gilbert Community College and Nash is honing her video production skills through on-site training with organizations like the Chandler Chamber. They have produced events such as fashion shows and grand openings along with producing videos and administering social media accounts for Chandler businesses.

"Chandler is an innovative city filled with remarkable businesses. We want to use our knowledge of event planning, digital marketing, and video production to help connect the business community with millennials and Generation Z.

"There is a need for reaching that demographic effectively, and NeverNot Social has a track record of doing just that," said Nash.

Film, TV students shine a spotlight on their talents

Film and television students from the Tempe Union High School District just put a wrap on competition in the district's second annual film festival.

The event is an opportunity for beginning and advanced film students to showcase their developing skills gained through the film and TV curriculum, part of the district's career and technical education program.

Students from McClintock, Corona, Mountain Pointe, and Desert Vista high schools submitted entries this year.

The completion culminates on "Premiere Night" at 6 p.m. Friday, Feb. 21, in the auditorium at Corona del Sol.

Friends, family, teachers, school administrators, district administrators and TUHSD board members, judges, community members and students who submitted entries will have an opportunity to view this year's films, and winners will be announced during the Oscars-themed event.

The festival is part of a district-wide initiative encouraging higher levels of student engaged learning and project-based assessment. One of last year's winners, Kevin Randall from McClintock High School, said the event was "the best thing I've been a part of in my four years in high school."

— CONTINUED on facing page



Contestants in last year's Tempe Union High School District Film Festival celebrated their accomplishment.

— Photo courtesy TUHSD

Competitors were given an envelope of required elements Feb. 6 and had until 11:59 p.m. Feb. 11 to plan, write, film, edit and submit their entries.

The required elements were: prop, cookie monster, lines of dialogue ("That's not what you said last time" and "Dutch Bros is so overrated") and a required character, Skylar the Journalist.

Students were free to produce any genre of film they wanted as long as it included the required elements and the run time was between three and five minutes, with 30 seconds extra allowed for credits.

Among this year's judging panel are five celebrity judges with connections to the Hollywood film industry:

Sarah Jackson, an executive producer with James Cordons Fulwell's 73 Production Company and a graduate of Marcos de Niza High School ('98). Sarah was most recently the executive producer behind such shows as *Holey Moley* with Steph Curry and *Seatbelt Physic* as well as executive producer of *The Amazing Race*.

Over the past 10 years, she has worked on shows such as *Hell's Kitchen*, *Big Brother*, *Dance Moms*, *Billion Dollar Buyer* and more. Vladimir Cassel works at The Story Factory and is responsible for numerous NY Times bestsellers and their film/TV adaptations such as *Salinger*, and *Savages*.

Jen Kim Nagakawa has edited television series such as *Bar Rescue* (Spike), *Below Deck* (Bravo) and *Are You The One* (MTV).

Nagakawa has also cut trailers for motion pictures such as Clint Eastwood's *Gran Torino* and *Ice Age*. Manny Montana stars as "Rio" in NBC's hit series *Good Girls* and has appeared in series such as *Graceland* and ABC's *Conviction*.

Montana also appeared opposite Clint Eastwood in *The Mule*.

The career and technical education program at Tempe Union offers many program choices with opportunities for industry certifications and participation in student organizations.

Students have dual-enrollment opportunities with community colleges and universities and can participate in successful work programs during their



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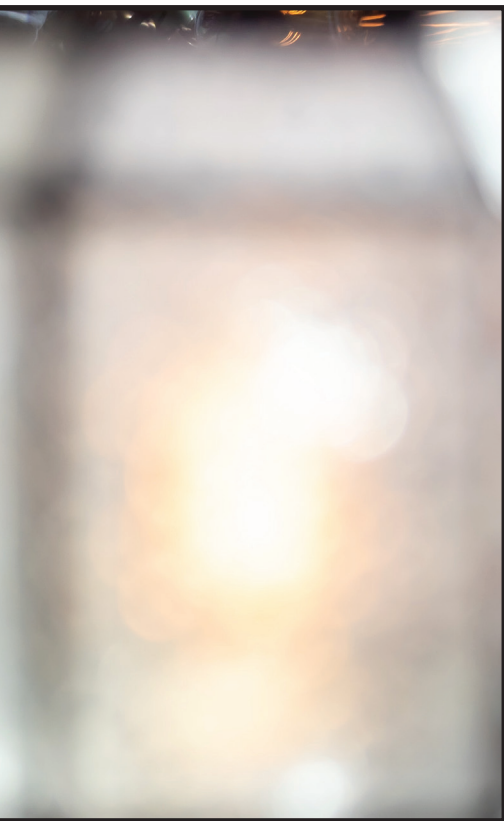
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A little bit of everything

Downtown Tempe's 6th Street Market, which runs Sundays through April 5, features a selection of Arizona-made goods, connecting the community with local artists, produce and food creatives. The Asian Street Food Pop-Up was the latest variation on the event with ever-changing local retail vendors and artisans, and drew a crowd with food trucks like this 'Seoul Good' vendor that featured Korean Fusion. Tasty treats were available for even the youngest of connoisseurs. The market began in 2016 with 20 artists and a coffee cart and has grown to 50-plus vendors.

— Photos by Billy Hardiman for Wrangler News





SPORTS

With Alex Zener

Aztecs' win assures a place in state tourney

Corona's boys basketball team, ranked No. 13, made it to the 6A AIA Basketball State Championship Tournament after defeating Mesa Mountain View, 53-41, in the 6A Conference Play-In Tournament.

The Aztecs were scheduled to play in the first round of the state tournament on Feb. 19 as the No. 13 seed at the No. 4 seed, Skyline.

If Corona defeated the Coyotes, who have a 25-2 overall and 10-0 section season record, they will move into the quarterfinals against the winner of No. 12, Perry, versus No. 5, Brophy Prep.

The Aztecs honored their seven seniors on Feb. 11 before their last home game, which ended up being a hard-fought 54-50 loss to Mountain Pointe.

The team, coaches and crowd honored and thanked their seniors, **Eric Blackwell, Anthony Irvan, DeMarco Smith, Max Faeth, Michah Reaban, Aric Urban** and **Osman Ogras** for their devotion and support on and off the court to Corona basketball.

"Eric has carried the team ever since Anthony Irvan was injured," said head coach **Neil MacDonald**. "He leads us in basically every category. He is a leader and a warrior."

Blackwell has accepted a scholarship to Cal State East Bay, a DII school, next year, according to MacDonald.

Irvan has also accepted a college scholarship to play basketball. He is headed to Purdue NW, another DII school, next year, according to MacDonald.

"Anthony has worked as hard as anyone to become a good college prospect," said

MacDonald. "He has made an amazing transformation over the past three years and was having an All-State-type of year before tearing his ACL in January.

"DeMarco stepped up and helped us out, this year becoming sort of a multi-skilled player because, due to the injury of other players, he has had to play almost every position. He started as a point guard but ended up as a forward.

"Max has a motor that never stops," said MacDonald. "He is undersized for his position, but fears no one, and will battle for 32 minutes non-stop.

"Micah, who overcame serious back issues as a freshman to become a solid varsity player, has an amazing attitude," said MacDonald. "He shows up every day and tries to outwork everyone.

"Aric is a great teammate and leader," said MacDonald. "He understands the 'Aztec Way' and is willing, every day in practice, to put his body on the line to fulfill his Aztec commitment.

Osman, who was new to Corona basketball this year, quickly became part of the family, said MacDonald. "He helped us every day in practice prepare for whoever was our next opponent."

The Aztecs, who have always been in one of the most competitive regions or sections in the state, have played in 14 of the last 15 state championship tournaments, with this year being no exception. "We have played with the best teams in the state and feel we still have an opportunity to be competitive in the state tournament and make some noise," said MacDonald.

McClintock Boys Basketball

The Chargers finished the regular season with a 14-4 record, giving them a No. 9 ranking which, although it did not qualify them for a bye in the first round of the 5A State Boys Basketball Championship, it was good enough to have them end up playing against No. 24 Mountain View Marana at home on Feb. 14 in the 5A Conference Play-In.

McClintock defeated the Mountain Lions 83-66 and moved up into the state championship brackets as the No. 9 seed scheduled to play the No. 8 seed Cactus Shadows on Feb. 19 at Cactus Shadows in Cave Creek at 7 p.m.

The Chargers beat the Falcons, 54-44, in their last regular season away game on Feb. 11 with a well-rounded effort out of five players.

Senior **Armani Williams** led the team in scoring in the win over Cactus Shadows with 21 points followed by sophomore **Pascal Votz** who had 14 points, sophomore **Jaylen Wesley** with nine points, senior **Chance Garland** with seven points and junior **Darius Ward** with three points.

Volz, Williams, Wesley and Ward all shot over 50 percent from the three-point line during that game against the Falcons with Volz hitting four out of his seven three-point attempts, or 57 percent.

Wesley hit two out three attempts or 67 percent of his three-pointers.






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Wesley snagged seven rebounds and six steals, followed by Garland who had six rebounds, four assists and three steals.

Williams had four rebounds, four assists and two steals.

Altogether, on 45 attempted shots, the Chargers had 12 assists, which means they were good at passing and unselfishly sharing the ball during that game.

One downside in this previous game was the free throws. McClintock, as a team, missed six out of 16 free throws or only hit 63 percent.

If the Charger can continue to shoot their treys, pass the ball, rebound as a team, and improve some on their free throw percentage, McClintock may be able to move into that quarterfinals spot scheduled to be played Feb. 21 at the higher seed.

Marcos de Niza Boys Basketball

The Padres finished their 2019-20 season with a 14-14 record ranked No. 16 in the 4A Division after losing a tight game in the 4A Conference Play-In Tournament, Feb. 14, at No. 20 ranked Coconino by a heart-breaking two points, 65-63.

Marcos started the game strong, leading 20-15 after the first quarter but the Panthers were on fire in the second quarter outscoring the Padres by 16 points or 24 to 8 to surge ahead 39-28 at the half.

Although Marcos outscored Coconino in the third quarter by two points and in the fourth quarter by seven points, the Padres

ran out of time losing at the buzzer, 65-63.

It was especially difficult for the nine seniors, **Asael Worden, Ethan Arroyo, Jaden Davis, Russ Lingruen, Tommy Lingruen, Matt Canada, Jaden Upshaw, Camrion Bryant** and **Garrett Lamb** who had yearned to go farther into the state tournament.

As usual, Russ Lingruen led the team in scoring against Coconino with 18 points while his brother Tommy Lingruen was next with 14 points.

Worden scored 11 points, Arroyo, seven points, Bryant, four points, and Upshaw had three points.

Junior **Nehemiah Washington** hit two three-pointers to score six points,

Tommy Lingruen led the team in rebounds with eight total rebounds while Worden had four assists and Bryant had three assists and three steals.

Corona Boys Soccer

The Aztecs, with an 9-3 record, ended the regular season as one of the top eight teams who received a bye from the Conference Play-In tournament on Feb. 13, where the teams ranked 9 through 24 had to play in order to get a chance to play in the Boys Winter Soccer 6A State Championship tournament.

As the No. 7 team, Corona went straight into the first round of the state tournament on Feb. 15 where the Aztecs had the

— SPORTS, Page 20



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Sports

From Page 19

unfortunate luck of being scheduled to play against the team they lost to twice in the regular season, No. 10 ranked Desert Vista.

It was a hard-fought battle but the Aztecs ultimately lost to the Thunder 1-0 in the first round.

The Aztecs had recently lost at Desert Vista on Feb. 4, 2-1, before playing their last home match on Feb. 7, where they honoring their seniors and defeated Mountain Pointe, 4-1.

The seniors who were honored Feb. 7 included goalkeeper **Jack Ireland** and defenders **Sebastian Flores**, **Jacob Helm**, **Nathaniel Thompson**, **Zach Wadsworth**, **Jake Ryan Houk** and **Ahmed Wali**.

Senior forwards or midfielders who will be graduating in the spring include **Manny De La Cruz**, **Nikhil Chagam**, **Alex de Heij**, **Jude Homs**, **Mohamed Ndiaye** and **Jacob Flores**.

After losing 13 out of the 20 players on the roster with the potential of only returning seven players, juniors **Moises Escobedo** and **Reyes Carbajal**, sophomore **Diego Aplicano** and freshmen **Aran Garza**, **Diego Frausto** and **Andrew Davies-Boerner**, the Aztecs will most likely be in a rebuilding mode next season.



Corona's boys soccer team gets fired up to play against Desert Vista in the first round of the 6A State Soccer Championship on Feb. 15.

— Photo courtesy Kris Cartwright / kriscartwright.smugmug.com

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Diversions

March filmfest looks back at movies with a link to Tempe

By M.V. Moorhead

Who knew that Tempe had such a long and varied movie career. As one might expect, the fine folks at Tempe History Museum did. And they mean to prove it, with a film festival that demonstrates how the city has played a role in the selection of movie themes and locations over the years.

Tempe Film Fest 2020 kicks off at 7 p.m. Wednesday, March 4, with a showing of the low-budget 1940 crime programmer *Marked Men*. Then, every Wednesday for the remainder of March, a different film with a Tempe connection will be shown at Alamo Drafthouse Cinema.

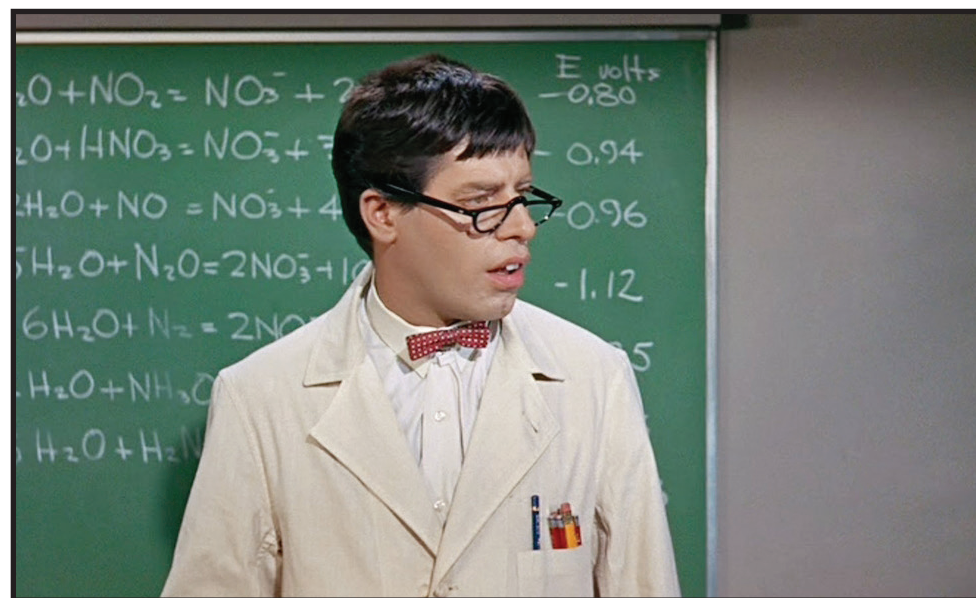
For more than a century, at least since 1916's *The Yaqui*, Tempe has been a presence in movies, according to History Society President Vic Linoff.

Linoff regrets that this early Universal melodrama starring Hobart

Bosworth appears, at least at the moment, to be a lost film, and can't be featured in THM's March series. But he has lined up a diverse selection of other movies, as part of the festivities surrounding Hayden's Ferry Days, running from March 4 through 25 at various locations around Tempe, and as a sort of very early preparatory party for the town's sesquicentennial, to be celebrated in October of next year.

The movies, all starting at 7 p.m. are these:

Wednesday, March 4: *Marked Men* (1940) — Also known as *Desert Escape*, this poverty-row yarn directed by the prolific Sam Newfield (under the name "Sherman Scott") is the most obscure of the selections, and thus maybe the most intriguing for film buffs. It stars Warren Hull as an innocent man escaped from prison who hides out in a sleepy desert



town—well, guess where? This first showing of the series will be held in the Community Room of the history museum at 7 p.m.; historian Jay Mark will present the film. It's free to attend.

After that, the series will move to Alamo Drafthouse Cinema for the remaining three Wednesdays in March. Tickets for these screenings are \$8. A portion of the proceeds will benefit museum programs.

Wednesday, March 11: *A Star Is Born* (1976) — A big concert sequence in the classic Barbra Streisand/Kris

Kristofferson version of the show biz yarn was shot at Sun Devil Stadium. A friend of mine was an extra in the crowd, and once told me that it was a grueling experience; he claimed the throng was virtually held prisoner for many hours after the glamor of being in the movies had worn off.

Wednesday, March 18: *The Nutty Professor* (1963) — The ASU campus was the setting for, arguably, the best Jerry Lewis movie without

— FILMFEST, Page 22

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Filmfest

From Page 21

Dean Martin, a comical version of Dr. Jekyll and Mr. Hyde. There are, however, those who insist that Martin is in the picture, after a fashion; that the Hyde character of Buddy Love is a lampoon by Lewis of his former partner.

Wednesday, March 25: *Campus Man* (1987)—Another relative obscurity, this collegiate comedy stars the late John Dye of *Touched by an Angel*. It was inspired by the real-life case of ASU marketing major Todd Headlee, who in the early '80s published a calendar featuring hunky male students, aimed at women. Kim Delaney, Miles O'Keefe and Morgan

Fairchild are also in the cast.

There are a few omissions from the series: the 1985 teen comedy *Just One of the Guys* was filmed in part at Tempe High; parts of Robert Altman's *O.C. and Stiggs*, from the same year, were Tempe-shot. And possibly the best movie ever made in Tempe was 1987's *Raising Arizona*, by the Coen Brothers.

How about Tempe Film Fest 2020, Part II?

Tempe History Museum is at 809 Southern Avenue in Tempe; Alamo Drafthouse Cinema Tempe is at 1140 E. Baseline in Tempe. For details call 480-350-4311. Doors open at 6 p.m. for all screenings; introductions begin at 6:30 p.m. Doors open at 6 p.m. for all screenings; introductions begin at 6:30.

Kiwanis helps kids 'Leap into Literacy' at this Feb. 29 event

By Michelle Hirsch

Lean Day this year gets a jump on helping kids get excited about reading with the Leap Into Literacy event 9- 11:30 a.m. Saturday, Feb. 29 at Aguilar Elementary School, 5800 S. Forest Ave.

Children in kindergarten - 5th grade are invited to celebrate this kickoff to the week celebrating Dr. Suess' birthday and Read Across America by participating in literacy activities and games, enjoying refreshments, and entertainment.

Each child completing their "passport" of activities will be able to select a new book to take home, enter the prize drawings, and take a turn in the Dr. Suess-theme bounce house. The event is free and children must be accompanied by an adult.

"Literacy is an enabler and it empowers children for their future," said David Whitehorn, Kiwanis Club of Tempe spokesman. "Children are so curious, naturally curious, and if we don't take advantage of that curiosity and get them excited about literacy and reading, then we've missed an opportunity."

Literacy has been identified as a top priority in a recent community needs assessment lead by Kiwanis Club of Tempe President Linda Spears.

The Kiwanis Club of Tempe is leaping into action to promote literacy along with the following partnering organizations: Kiwanis Club of Ahwatukee, Kiwanis Club of Casa Grande, other Tempe-based Kiwanis Clubs (Friendship Village, Nuevo, and Sunrise), Kiwanis CKI club of ASU, Key Clubs of Compadre and Tempe-

high schools, Read On Tempe, Tempe Elementary School District, and the Kyrene School District.

Peter Piper Pizza in Tempe is donating five pizza dinners prizes that include drinks and tokens, and also giving coupons for free pizza to the first 250 kids in attendance.

Prize drawings also include a new Surface Go computer donated by Microsoft at Chandler Fashion Center, Changing Hands gift cards, book packages and local author-signed books.

Other sponsors leaping in to support this literacy day include ADP in Tempe with donations of books and volunteers; Be. Dream. Do. is providing the bounce house; and Landings Credit Union is donating "literacy-theme" cookies and refreshments.

The Kiwanis International mission is "Serving the Children of the World," with literacy projects being a priority focus of the service efforts of Kiwanis Club of Tempe. Since 2007, KCOT members have implemented their Read to Succeed Program that shares the joy of reading and helps improve children's literacy in Head Start classrooms in Tempe.

Tempe Elementary Superintendent Christine Busch added, "Leap into Literacy is a collaboration of Kiwanis Club of Tempe and other community partners, celebrating Read Across America and our community's commitment to ensuring that every child in Tempe is reading successfully by the end of third grade.

"It is an event focused on instilling the joy and love of reading for our youngest children."

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Chamber honored for helping students achieve in workplace

The Chandler Chamber of Commerce has been honored by Chandler-Gilbert Community College as the 2020 Teal and Silver Business Partner of the Year.

The award was announced Feb. 7 at a reception recognizing the contributions of community partners in the support of student success.

Chamber President and CEO Terri Kimble said the award pays tribute to the collaborative relationship maintained by the college and her organization.

"It is an honor to be recognized... education is crucial to our community, economic growth and future workforce. It is truly a pleasure to partner with this incredible higher education institution in our Community Foundations Scholarship program, internships and education advocacy," said Kimble.

"I look forward to long-lasting

success in our workforce development."

The first Teal and Silver awards ceremony was held in 2004 to honor individuals who positively impact the college by assisting with program or service improvements; supporting creative and innovative ideas; improving the quality of the college experience; supporting the delivery of experiential learning and instruction; providing resources or assisting with cost-saving measures and advocating for the college in the media, with elected officials and in the community.

The Chandler Chamber aims at promoting regional economic growth, advancing business-friendly public policies and supporting its members through programs, benefits and services. It represents over 1,500 businesses with more than 170,000 employees and is the third largest chamber in Arizona.

Information: Chandlerchamber.org.



Jenna Kahl, associate vice president of community relations, Chandler-Gilbert Community College; Terri Kimble, president/CEO, Chandler Chamber of Commerce; and Dr. Greg Peterson, president, Chandler-Gilbert Community College.

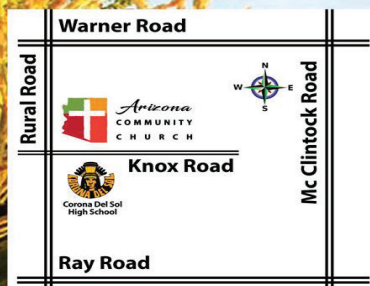
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WE HEAR YOU . .

Editor's note: The following are among online comments about our Feb. 8 story reporting on the controversy over planned establishment of an assisted living group home in Corona del Sol Estates.

Kelly: Yeah because those rowdy seniors can really be disruptive and you should segregate all the old people from family neighborhoods. What's the difference if they're living in their own home or in a group home? Wouldn't you rather have that for your parents instead of an institutional setting? Some people are so ignorant!

Mwd25: Except as article points out, you can get waiver for not only more than 5, but up to 10 and they only need be disabled. Meaning you can have a house full of "recovering" addicts as that is a federally defined disability. I have no issue with that that being defined as disability but i do have a problem with for profit business being put in residential area. Particularly when you put requirements in place but then always give a work around, or as they call it a waiver, to not have to comply with the requirements. If its zoned residential then thats it. It shouldn't mean you can open a business. And it certainly shouldn't mean you can say its for 5 seniors, get approved, then next thing you know theres 10 twenty year old recovering addicts living there.

Dave: It doesn't work like that. You can look into how the zoning laws allow for mixed use which is part of what drives the tax base. Nimbyism makes you look like a

very small person.

David: Seem like the same type of idiots that move next to an airport or a racetrack. Then complain about the noise... hate them...

Jim Zirbes: Nick is exactly right. The fear of this in some circles is much worse than what will likely actually transpire.

Lynne S: It's a tough issue. There is a need for well run senior living places. Cities need to restrict it to seniors only. Prescott is full of group homes, many for drug addicts. Not good in family neighborhoods.

M: I cannot believe how disgustingly selfish these homeowner are. Get a grip NIMBYs. ITS A SENIOR HOME. You're lucky your kids haven't put your ass in one yet.

Hoodstrong: I have worked in group homes off and on for years serving both adults and children(mental illness)..one thing said at the end of the article has no bearing on the issue..saying that Tempe is underserved does nothing to help his case...people come from all over(state) to any neighborhood with an affordable open bed...i am thinking now and can not recall any residents of the group homes I worked in being from that same city..much less same neighborhood..it's generally not something they want to share with family or childhood chums...

Frank A Wilson: The real question is what is the age and circumstances of the individuals who are going to be living in the "group home". Group home is a very broad term, and can be a residence for anything from senior citizens down to teens who have been adjudged "in need of services" by the courts. If the zoning permit for the home restricts residents to 55 years of age and older, there probably will not be a problem, but if the owners of a group home are free to change the type of clients they serve after the group home is established without restriction and input from the community there is a problem. Hopefully legislation and zoning restrictions can be but in place that both protect the communities and allow the support those who need the assistance of group homes.

Rose: U have to be pure trash to literally have a problem with a place most of y'all b—— will end up

in one day. I hope y'all are treated the exact same way when y'all get old.

Jayne daou: Wow. Do these people have parents? Grandparents? There is a very good chance you yourself will end up in one of these places. The stupid burns bright with these people. Do they realize this place is is licensed and has professionals coming into visit their clients(that doesn't mean an endless string of people either) so it has to be clean and kept up. More than likely this place will end up being the nicest looking place on the street. If these people would actually look up AZ laws they would realize the patient/caregiver ratio in AZ is not that low so don't worry there's not going to be ten cars parked ruining your upscale neighborhood. BTW, where would you like these places located? In the middle of nowhere with difficult access to medical care? If your parent was here do you want the ambulance 30 minutes away when your dad is having a stroke?

Kellie: My mother lived in a home like this in California. I was so grateful for her time there as it was a much better transition for her to go from living on her own to before having to be moved into a full nursing care facility (she has MS). Every time I visited, the street was very very quiet. What chaos is the neighborhood afraid of? The biggest concern is making sure local F.D. is aware of the home and how many occupants are there so in case of an emergency they can assist more effectively in evacuating the residents. These places don't have a feel of a "BUSINESSSS" in the neighborhood. It just feels like a larger home with more occupants that go to bed by 8 p.m. and don't drive and park in the street and have people caring for them 24 hours a day so the next door neighbors don't have to worry about their elderly neighbor that they haven't seen in a few days. You would have more traffic from a 5 person family with teen drivers. and by the way, when someone buys a house you have no control over how many people live in it, at least with these homes there is a limit because of regulations on caring for them.

Commentary: By Don Kirkland

How our young digital guru brought me and 7,999 others into the 21st century



If you're anything like me—that is, a holdover from a generation that actually wants to hold the newspaper in our hands—the concept of Googling today's news just doesn't work.

Don't get me wrong: I know this is where our industry, our world, is headed, and I'm on board.



Just don't ask me to read Wrangler News on my Verizon cellphone or explain the technical significance of how many people plugged in to our online coverage of the assisted-living flap in Corona del Sol Estates.

That doesn't mean, of course, that I'm not intrigued (delighted,

actually) to learn from our young digital wizard Noah Kutz that more than 8,000 views were recorded to our site at WranglerNews.com that day.

As much as my old-school upbringing conditioned me to fetch the morning newspapers from the driveway and pore over them with a cup of home brew (black, no cream or sugar), I still enjoy seeing how Noah magically converts ink to pixels.

At the same time, he adds photos and cleverly arranges online ads to supplement, plus vastly extend the reach of, those that appear in our print editions.

These ads—which by a single click take the viewer directly to each business' own website—not only provide a kind of online instant gratification but help business owners fill their need for social media exposure in one single media transaction: Print plus online.

Plus, of course, the knowledge that businesses can attract prospective clients and customers in the nearby neighborhoods that are their (and our) No. 1 target audience.

For many of those businesses, that's a great value-added benefit of Wrangler News advertising—and, best of all, at no added cost.

So, while we still get emails, phone calls and regular drop-in visits from folks (young and old, by the way) wanting extra copies of the print edition to mail to Grandma in Poughkeepsie, we're very much aware of the growing power of social media.

We hope you'll tell your favorite neighborhood providers of quality products and services about how we've combined the "old" Wrangler News with the newest digital technology. And either one can still be sent to Grandma.

Human Relations Commission honorees

Tempe recognizes contributions to expanding diversity

Three teens, four adults and three area organizations have received Tempe's 22nd annual MLK Diversity Awards from the city's Human Relations Commission.

The letters of nomination highlighted the recipients' contributions to understanding, respecting and promoting diversity.

The awards were presented during ceremonies at Tempe Resort Marriott at The Buttes.

Individual Youth winners

Ann "AC" Schick facilitates after school peer education projects for middle school youth at the Guadalupe Boys and Girls Club. She is a member of Peer Solutions. She also volunteers at ongoing service projects such as Tempe Tardeada, Unity Walk, and more.

Emma Ison is a Peer Solutions peer educator. She facilitates weekly violence prevention workshops during lunch for her peers and after school for middle school youth. Additionally, she participates in quarterly workshops for youth with traumatic brain injuries and volunteers at many city diversity events.

Jesus Espinoza is a trained peer educator. Through Peer Solutions, he works with students on issues such as relationship violence, bullying, and oppression in all forms. As a mentor, Jesus meets weekly with middle school students to facilitate lessons and model ways in which to prevent future harm through positive actions. He also volunteers at many community events.

Individual Adult Winners

Bayyinah Muhammad overcame poverty, racism, sexism, Islamophobia and systematic disenfranchisement to accomplish her dream of being a playwright and director. Through her plays, she has brought to light the stories of Syrians, Somalis, West Africans and more. Using Tempe residents and spaces, she created a digital short that showcased the plights of American Muslims, which can include domestic violence and depression.

Doreen Garlid provides ongoing, free community presentations called, "My Mother's Navajo Stories," in which she shares her family's experiences and gives audiences a new appreciation for the indigenous people of our state, their role in U.S. history, and the importance of verbal storytelling to preserve Navajo culture for future generations.

Gloria Scheeland co-founded Peer Solutions at Tempe High School and is the club sponsor. She hosts weekly lunch meetings and supports afterschool peer education projects, arranges Biannual Days at the Capitol and year-round community service projects geared towards diversity and unity.

Jevin Hodge walks the talk about representing his community. He brings the perspective of a young black man raised by a single mother to ensure representation of some of our most vulnerable communities. Jevin is an activist with issues that affect young people and people of color.

Organizational Winners — Community Organization

AZ Youth Climate Strike: Arizona Youth Climate Strike (AZYCS) is a climate-justice organization led entirely by a multicultural group of students advocating for bold climate action. They held press conferences, met with local and national officials and used social media to explain to both the community and elected leader how climate change disproportionately impacts low-income communities, people of color, and indigenous people and to urge people to act.

Organizational Winners — Educational Organization

Arizona State University Committee for Campus Inclusion: The mission of the Committee for Campus Inclusion is to promote a positive, harmonious campus environment that celebrates individual and group diversity and resolves issues in such a manner as to respect all persons and their dignity. This group created a training workshop to promote inclusive language and personal pronouns and has taken it to several departments at ASU.

Business Organization — Express Employment Professionals

Express Employment Professionals is an Equal Pay Certified Business in Tempe. This certification is a very extensive process and shows a commitment to equality and to respect for all people. It shows that they value diversity and want to be known for their advocacy of equality.

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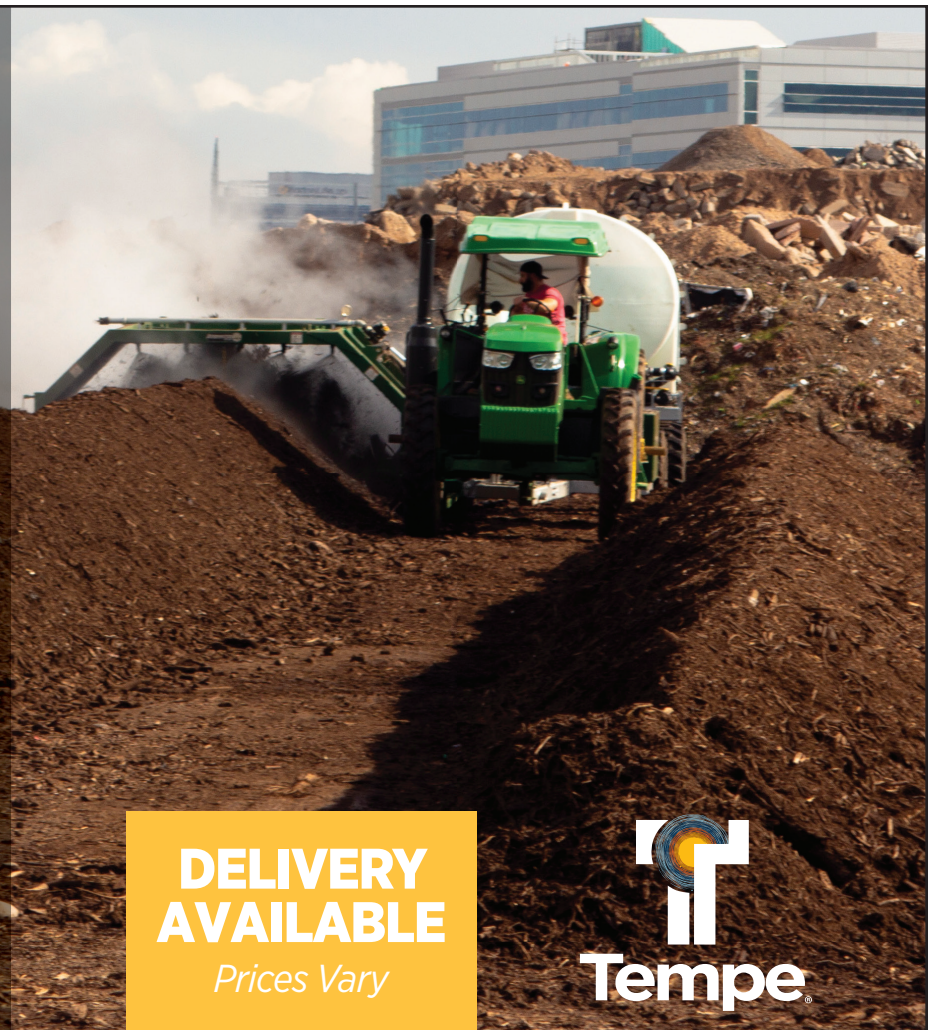
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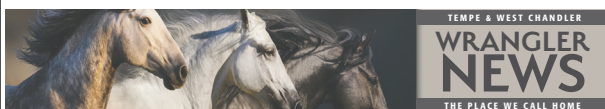
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Tally Ho

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same home in Tally Ho Farms for 49 years. "Back then, the biggest traffic hazard was sheep," Albertson said.

When investors eventually bought the empty lot behind her home, Albertson said she and her late husband, joined by another neighbor, approached the new owners and showed them the deed restrictions they intended to enforce.

"And for 20 years, they have tried everything under the sun to get around those deed restrictions," Albertson said. Then, in 2017, Gov. Doug Ducey signed a law that makes it easier to amend covenants, conditions and restrictions.

According to Tseffos, that new law means that instead of needing 100 percent of a subdivision to agree to change the CCRs, now it's only 51 percent. He called the Tally Ho Farms original deed restrictions "draconian" and said only a "small minority of people" oppose commercial development of the corner. He said he and Fautsch went around the neighborhood collecting signatures to amend the CCRs to remove the vacant land from the Tally Ho Farms subdivision.

"Our position is that it no longer falls under that as a result of this new state law," Tseffos said. "In the past, Shirley Albertson and those guys blocked this thing by saying 'We're not going to sign.' Well, now the way things work is, it's already been amended."

Albertson stands by her viewpoint.

"Commercial development will ruin the neighborhood. Who wants a business right on their property line? I think it's wrong of them to ruin the neighborhood just for personal gain. They want big bucks. They can make money on their investment—one to four houses can go in there."

Tseffos disagrees. He says market studies show

no one wants to live on that corner and that traffic counts support commercial development.

"The important corners that are left in Tempe need to produce something for the taxpayer. This is an opportunity to collect tax dollars that benefit the entire city."

Tempe City Councilmember Jennifer Adams weighed in on the controversy. "I believe if we work closely with the surrounding neighbors we can have the corner turn into something that will benefit our entire community and city," Adams said.

She's not alone in her assessment. Scott Agnew, a longtime Realtor in the area, offered a similar take: "The great people of South Tempe are going to enjoy more options and more convenience as a result of the entrepreneurs. It may feel disruptive to some of the folks in the immediate neighborhood so that's the challenge with commercial growth," Agnew said.

"Overall many residents benefit in the end. Tempe needs projects like this and so does the community."

"People have come to us and said, 'Please do something there I can walk to or ride my bike to—put something there that's usable for the neighborhood,'" Tseffos said. "The fight is behind us. Hopefully we can all come together as a community and see what works best for the entire community."

But before anyone breaks out the champagne, there's this:

Dale Zeitlan, the attorney representing Albertson and other Tally Ho Farms residents opposed to commercial development of the empty land, said the property in question was not removed from the Tally Ho Farms subdivision by the 2017 law and therefore is still subject to the original deed restrictions that preclude commercial development.

And while Tseffos and Fautsch say they gathered enough signatures of Tally Ho Farms residents on a petition to meet the 51 percent required by the new law to amend CCRs, Zeitlan says in this case, that won't work.

"The problem with that whole argument is that

that statute does not apply retroactively," Zeitlan said. The new law applies to new neighborhoods' CCRs, but not those already established before the law took effect.

"We have a strong argument against them. We believe [commercial development] would be an unconstitutional impairment of contract because everyone else in Tally Ho bought subject to those deed restrictions in requiring 100 percent of the people to remove them."

Tally Ho Farms residents purchased their property years before the new law went into effect and were relying on the provisions. "The law can't retroactively change your contract," Zeitlan said.

John Giek, a Tally Ho Farms resident opposed to commercial development of the parcel, agreed. He said he and his wife looked hard for the right neighborhood in which to raise their three children and made a "smart investment" in their Tally Ho Farms home.

"We were told by the CCRs that you had to build a single-family home on the property you had or you could split it one time if it was over an acre. We thought this was the perfect neighborhood for us," Giek said.

He's concerned commercial development will lead to light pollution and increased traffic along 71st Street. When the now-closed Tempe Public Market Café at the northeast corner of Rural and Warner was still open, patrons would sometimes park on 71st Street, Giek said.

"They would say, 'It's completely packed over there, so we're parking on your block,'" Giek noted. If a restaurant were to be established on the vacant lot, he anticipates further such intrusions. And, he said, he's worried that if they allow commercial

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development within Tally Ho Farms, “that means that anybody can sell any piece of property on the whole block to a commercial developer and they can start cutting up the entire block. It will no longer be just single-family homes.”

Zeitlan says the vacant lot was under contract last year but the deal didn’t come to fruition. “Their principals would call me and basically just start screaming at me about how I was wrong and they were right. And I’m like, ‘Well, there’s a court system to solve that issue. If you think you are correct, let’s go to court to decide.’”

Zeitlan said he’s not trying to spoil any potential deals. “We have a very legitimate position and the people there are prepared to enforce the deed restrictions. If we have to go to court we will.”

A few small signs with bright red lettering still line Tally Ho Farms’ quiet street, telling residents to vote no on commercial development.

Is there still an option to vote?

If so, Larry Kelly’s vote would be yes. He’s been a Tally Ho Farms resident for 52 years. “I’m in favor of the development because if you drive down Warner Road from the 101 to the 10, it’s the ugliest residential corner in that entire stretch of Warner Road,” Kelly says. “There are a number of high-value property developments like Circle G that have single-story commercial buildings on the corners and it’s my opinion that that has not devalued the property at all where those corners have been developed.”

Tseffos says there’s nothing to vote on.

“The thing that’s next is to make your feelings known to the city of Tempe if and when there’s a rezoning hearing.”



Signs like this one dot 71st Street, declaring some Tally Ho Farms residents’ opposition to commercial development

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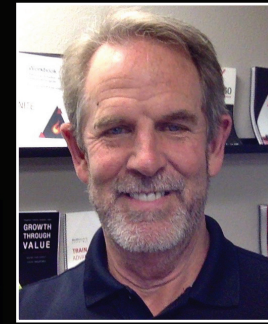
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