

MIRAMONTE NEIGHBORHOOD ASSOCIATION

Board Meeting Minutes

Wednesday, October 12, 2022

Ellen Wheeler, President, called the meeting to order at 6:05 p.m.

Present: MNA Board members Ellen Wheeler, president; Ann Baldwin, treasurer; Jan Howard, secretary; Ravi Bewtra; Linda Dobbyn; Sam Behrend; Richard Webster; Joanna Dinan, vice president; and new board member Morris Palter. Board members absent: Brenda Kazen and Ann-Marie Laurian.

Ward 6 update - Steve Kozachik

Tucson residents have now recycled 15 tons of plastic to the test project which manufactures bricks from the material. He hopes the City will approve moving forward with the program by the first of 2023. Steve has secured new commercial partners and a number of area businesses and nonprofits are now adding their recycled plastics to the venture. Tankersley "Tank's Green Stuff" location is another site for consideration of installing the plastic brick manufacturing equipment.

Steve said his ultimate goal is to implement curbside service for the plastic recycling and discussions are underway with city. He cited a recent survey that said 82 percent of Tucson residents also support.

His next update was on his discussion with the Tucson City attorney re Royal El Con. All complaints and reports from the last 12 months to the Tucson Police Department regarding the ongoing issues with the Royal El Con and Royal Palms apartment complexes about criminal activity were provided to the City Attorney to document the magnitude of the issues regarding the two properties and the lack of response by the buildings' owner, Greg Stanton. The City Attorney is reviewing the record of criminal activity to determine if it supports court action to have the property declared a public nuisance. Steve will keep the board apprised of the city's next legal steps regarding getting the two properties into compliance.

Steve took a moment to explain the new protocol for reporting homeless camps to the City and the potential responses. The homeless protocol teams advise those homeless individuals they encounter of city services that could be beneficial to help get them off the streets and to let them know that they can't stay where they are encamped. It is estimated that the city is short at least 2,200 units of temporary housing needed to get people off the streets. Steve said there is an effort at the County level to set up a controlled homeless camp with certain services to help fill that gap.

An online reporting tool has been established. Reports can be made to this link:

<https://survey123.arcgis.com/share/10b590ae4b7e423ca9c02912996620a8>

The public can report three types of homeless camps, and the city will respond to each as follows:

Level 1: There is a lot or corner that is a bit messy and looks like people have camped there. City representatives will clean up the site.

Level 2: People are actively encamped at the site and the area is quite messy but there doesn't appear to be any criminal activity. Those living there are advised by the city that the site needs to be cleaned up and that they cannot remain there. The city will offer assistance and make sure the site is cleaned.

Level 3: There is apparent criminal activity is going on and neighbors' safety is at risk; the police will respond, and cleanup will occur.

Steve added that there are probably more steps needed and that the feedback loop to those reporting the homeless encampments is not structured at this point. La Frontera's social services division is helping identify homeless camps and helping with continuum of care services with the Tucson Police. Without adequate temporary housing for stabilization of homeless residents, controlled encampments may be the only option, but they require intense oversight and management by City of Tucson and Pima County services.

Proposed apartments on 3rd at Alvernon

Next steps on the planned redevelopment of property at the northwest corner at 3rd Street and Alvernon were offered by owner Jeff Katz and Lazarus & Silvyn consultants. They are asking for a zoning change from office (O3) to residential (R3) to accommodate converting the original home built in the 1920s into two living areas and the surrounding land into a 24 1-bedroom apartment complex. In addition, the owner is seeking to have the parking lot spaces reduced to 32 from 40. The next step for the project is the Zoning Examiner hearing Thursday, Nov. 17, to consider the proposed rezoning. City staff will consider the request for a reduction in parking spaces. The final decision will be made in January by the City Council. A motion was made by Ravi Bewtra and seconded by Ann Baldwin for the MNA board to support the rezoning. Eight members of the board approved the motion with one abstaining.

Updates:

- The next Alvernon-Fifth Crime Coalition meeting will be Wednesday, October 26, at 6 p.m. at the Ward 6 office and via Zoom.
- Halloween Party: MNA volunteer Charles Casey provided an update on supplies and activities for the kids' Halloween Party, at 3 p.m., Saturday, Oct. 29, including trick-o-

treat stations, a parade led by Devil Dan, a photo booth and other fun things. In preparation for the party, volunteers are needed for our pocket park clean up from 8 to 10 a.m., Saturday, Oct. 22. A flyer announcing the party has been created and distributed by email, posted on the bulletin board and shared on Facebook. Extra flyers are at the Ward 6 office.

- Equipment for the Pocket Park upgrades have been ordered but will not arrive in time for the Halloween party. Updates will be provided as the equipment arrives and installation times are provided by Tucson Parks & Recreation. Ellen added that Parks & Rec stops by the park twice a week to manage trash pickup and monitor activity there. The landscape team also completed a major brush clean-up this month to ensure play areas are clear of cholla and paths are ready for the parade.
- The MNA Newsletter is out with updates on neighborhood activities and an announcement about the upcoming Halloween party. Extra copies are at the Ward 6 office.

Ann provided the September treasurer's report:

September 15, 2022 Balance \$4528.81

Expenses: \$10 for AZ Corp Comm filing (MNA debit card)

Deposits: \$1900

- Donations for play equipment

October 12, 2022 Ending Balance \$6418.81

The meeting was adjourned at 7:25 p.m.

The November MNA Board meeting is set for 6 p.m., Wednesday, Nov. 9, at the Ward 6 office, 3202 E. 1st St. in person and by Zoom.