

# MIRAMONTE NEIGHBORHOOD ASSOCIATION

Board Meeting Minutes  
Wednesday, September 13, 2023  
St. Mark's Church – Knox Room

Ellen Wheeler, President, called the meeting to order at 6:00 p.m.

**MNA Board members present:** Ellen Wheeler, Brenda Kazen, Sam Behrend, Linda Dobbyn, Ann Baldwin, William Kuitert, Betsy Lubis, Jan Howard, Ravi Bewtra, Richard Webster, Theresa Webster

**absent:** Morris Palter, Ann-Marie Laurian

**Guests:** Eight additional Miramonte neighbors; Collin Chesston, Project Manager with City of Tucson Transportation & Mobility Department; Dora Maldonado, representing Steve Kozachick and the Ward 6 office; and Nicholas McCullough from the Pima County Board of Supervisors District 5 office

**Ward 6 updates – read more detail on Ward 6 topics in [Steve's weekly newsletters](#).**

- Ward 6 office is still under renovation and staff hope to be working back in the location no later than November 1. Note that glass and recycle bins are still available and accessible, but effective September 22, the bins will be relocated to the CenturyLink parking lot across the street.
- On September 19, Steve will be on the Mayor and City Council agenda to discuss the ByFusion plant location, which he proposes should be located in midtown.
- Miramonte chicane project: The City anticipates that draft plans will be completed in another month, at which time they will be shared with Ellen Wheeler for discussion and comment with the MNA Board and residents.
- 5<sup>th</sup>/6<sup>th</sup> Street improvements:
  - The City is preparing for two public input sessions, anticipated to occur the week of October 23, 2023. A good portion (60%) of the plan is ready to share and ready for community input, including lighting, sidewalks, landscaping, and HAWK light street crossings. See upcoming issues of Steve's newsletter and the MNA website at [miramontena.org](http://miramontena.org) for more information.
  - 5th Street Road Diet – The City is reviewing potential timelines and schedules with construction consultants, including a timeline for the water line replacement. The project has yet to be negotiated with contractors, so no timeline is available yet. Once the timeline is established, the City will share info with surrounding neighborhoods. The road diet will not occur until after the construction work is completed.

## **Proposition 101/411 - Miramonte Repaving**

- Ellen mentioned that streets in Miramonte between Country Club and Palo Verde are slated to be paved in either October/November 2023 or March/May 2024 (no paving will occur during winter/cold weather months). The city is working with the contractor on scheduling.

## **Proposition 407 – Camino Miramonte/Palo Verde Bike Boulevard**

- Collin Chesston (City of Tucson Transportation & Mobility Department) provided a process update on the proposed Bike Boulevard that will stretch from Aviation Pkwy north to a proposed bike boulevard on Kleindale, near The Loop, and pass through Miramonte along Camino Miramonte.
  - Two neighborhoods along the route, Colonia Solana and El Encanto, have concerns with bike boulevard alignment and have asked The City to consider alternate routes circumventing their neighborhoods.
  - The City is working with a design consultant to perform quantitative analysis on traffic, speeds, safety, and cost of two alternative route options. Meanwhile, the Tucson Transportation & Utility Department is soliciting MNA's and other neighborhood associations' input on the alternative routes under consideration.
- The ensuing discussion included Q&A between Collin and the Board on process, practicality, costs, and neighborhood and user impact. In addition, the Board reviewed a large map showing the original (voter approved) route, and the two alternative routes.
- Following several minutes of discussion and consideration, Ravi Bewtra made a motion that the MNA declare support for the original route. The motion was seconded by Brenda Kazen, and unanimously passed with 11 votes.

## **Upcoming Miramonte Events**

- The Pocket Park Cool Down is slated for Thursday, September 21, 2023, from 5:00 – 6:30 p.m. at the park (3<sup>rd</sup> & Richey). Theresa Webster requested MNA funds to provide eegees to attendees. Sam Behrend made a motion that the Board approve up to \$200 to cover costs for the event. The motion was seconded by Jan Howard, and unanimously passed with 11 votes.
- The annual Halloween celebration and Pocket Park Dedication will be held as a combined event on Saturday, October 28, from approximately 3:00 – 5:00 p.m.
  - Charles "Casey" Casey and Joanna Dinan will once again lead/organize the Halloween portion of the event, and Ellen Wheeler and Theresa Webster will organize the park dedication to directly follow.
  - Volunteers are needed to help with planning and day-of activities. Organizers are also looking for donated snacks, candy, small treats, or other services (e.g., kid-friendly, facepainting, games), music or musical accompaniment at the dedication, etc. Anyone interested in helping with these events, please contact Casey at [stuff4jcc@gmail.com](mailto:stuff4jcc@gmail.com) or Theresa at [twebster2003@yahoo.com](mailto:twebster2003@yahoo.com).
- Ellen also brainstormed ways to incorporate kids play dates in the park. Potential ideas could be Saturday morning play dates with juice/coffee/donuts, etc. Jan Howard has reached out to Boy Scouts/Girl Scouts to gauge their interest in helping coordinate and participate in kids' activities.

## **Design Development Options – Ruth Beeker**

- Ruth Beeker spoke to the Board about her concerns regarding the City’s process in dealing with Design Development Options (DDOs), which are the process by which residential property owners request variance from code requirements for setbacks and perimeter wall heights. Her concerns stem from her recent experience in addressing a DDO that is in process for improvements to a Miramonte property and slated for approval by the City. It is her position that neighbors have not been given sufficient notice of the DDO application, that details and information explaining the reasons/necessity for variances are missing, and the process for neighbors to protest/object to the application is inadequate.
- It is Ruth’s desire that the Board file an objection to a specific DDO requested at 3201 E. Hawthorne St.
- There was discussion to determine if the Board would like to take a stand against the City on the overall process, or just this particular instance, and whether MNA should file an objection to the specific DDO by the September 14 deadline.
- Sam Behrend made a motion that the MNA Board file an objection to the DDO for the reason that the information that would support the required findings in favor of the approval has not been provided/does not exist. Linda Dobbyn seconded the motion. The motion passed with 10 votes in favor and one opposed.

## **Treasurer’s Report**

- Ann reported a balance of \$6,931.81 in the account, with no expenses or receipts to report for the month.

## **Annual Miramonte Newsletter**

- Ellen reported that the city neighborhood office will cover the cost of the fall newsletter, with the exception of \$550 additional costs to print in color. Ward 6 has offered to cover the cost of three more newsletters a year, excluding color.
- Jan, Ellen, and Stephanie Van Latum are making good progress, and newsletters will go out to every address in the neighborhood before Halloween.

## **Miramonte Facebook page**

- Ellen reminded the community to visit the Miramonte Facebook page and provide your photos and news items to Stephanie Van Latum for posting. General neighborhood information, photos, event announcements are all welcome. Email your submissions to Stephanie at [azsteff@gmail.com](mailto:azsteff@gmail.com).

## **Other announcements**

- The Alvernon/5th Crime Coalition meeting is Wednesday, September 27 @ 6:00 p.m., at the midtown police station on Alvernon & 22<sup>nd</sup>.
- Royal EIcon – Last month, we heard about two parties interested in buying. The second was actively pursuing and completing due diligence. No other announcements have been made.

- Alvernon/3rd St. property improvement/housing project – Permitting is going slowly, Ellen will check with the attorney representing the developer and provide an update at the next Board meeting.
- BASIS school – Traffic problems persist, and residents present at the meeting continue to voice concerns that congestion and long lines pose danger and safety concerns for pedestrians and other cars during drop-off and pick-up hours. Dora’s contact at the school said that BASIS would be starting their after-school activities in the next week or so, which should decrease some of the traffic problems.

There being no further business, Ellen adjourned the meeting at 7:24 p.m.

***The October MNA Board meeting is set for 6 p.m., Wednesday, October 11 at St. Marks Church (Knox Room) due to the Ward 6 office closure. The meeting will also be available via Zoom.***