

MIRAMONTE NEIGHBORHOOD ASSOCIATION

Board Meeting Minutes
Wednesday, October 11, 2023
St. Mark's Church – Knox Room

Ellen Wheeler, President, called the meeting to order at 6:02 p.m.

MNA Board members present: Ellen Wheeler, Brenda Kazen, Sam Behrend, Linda Dobbyn, Ann Baldwin, Morris Palter, Richard Webster, Theresa Webster, Jan Howard

absent: Ann-Marie Laurian, William Kuitert, Betsy Lubis, Ravi Bewtra

Guests: Five additional Miramonte neighbors; Dora Maldonado, representing Steve Kozachick and the Ward 6 office; The Reverend Tracy Daub, new interim pastor at St. Mark's Presbyterian Church

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

- The Ward 6 office is expecting an update from Jesse Soto, City of Tucson Transportation, on status of the chicanes project along Camino Miramonte week of 10/16. The project is still in the design phase and additional information will be communicated as it becomes available.
- Royal El Con – no new information since most recent buyer was in contract. Dora will call realtor to see if he has anything to report.

Rancho Center

- MNA has been contacted by a DoorDash/DashMart representative asking the neighborhood's thoughts about using the former Performance Bicycle space as a warehouse/supply site/fulfillment center for merchandise, including alcohol. There was discussion among the board. Concerns included increased traffic and speeding through the Miramonte neighborhood, elevated potential for theft, liquor licensing requirements, etc. It was concluded that more answers to our questions are needed. The DoorDash lawyer told Ellen that they would participate in the November meeting if the Rancho Center location is still under consideration then.
- Rancho Center owner/operator, Larsen Baker, has reported that due to skyrocketing construction costs and high interest rates, their focus has shifted to leasing retail space. Their initial idea of development of Rancho Center as mixed use is untenable at this time. They will, however, go through with some kind of exterior update/remodel.
- A potential buyer is looking at the former Fronimo's building west of Camino Miramonte for its own use. The northern section of the undeveloped lot on the SW corner of Camino Miramonte and Speedway (the former "Chroma" parcel) is also under consideration by a potential buyer for a retail use. Larsen Baker would still like to develop a small residential/townhouse complex on the southern part of the vacant land.
- Melissa Lal, Larsen Baker representative, will be invited to the November MNA meeting to provide further updates on Rancho Center development plans, potential new tenants, and answer other questions posed by neighbors and the Board.

Treasurer's Report

- Ann reported a beginning balance of \$6,931.81 in the account, with expenses of \$583.48 to report for the month (newsletter color printing costs). The ending balance, as of October 11, 2023, is \$6,348.33.

Miramonte Pocket Park and Upcoming Park Events

- Ellen reported that Miramonte Park is still having irrigation issues. She is working with the City to replace several trees that were lost, now that the weather is more ideal for planting.
- More events are being organized to keep the park in use. Theresa reported that the September 21 eegee's "Cool Down" event was a success, with an estimated 40 adults and kids attending.

Additional discussion focused on covering details and to-dos, recruiting volunteers and getting donated items to cover the following upcoming events:

- Saturday, October 28, 2023: Halloween Fun and Parade beginning at 3:00 p.m., followed by the Miramonte Park Ribbon Cutting at 4:00 p.m. The ribbon cutting is to celebrate recent park improvements/upgrades and thank those who contributed. Treats and light refreshments will be provided.
- Saturday, November 11, 2023: Kid's Playtime at the Park from 8:00 a.m. – 9:30 a.m. Coffee, juice, and donuts will be provided.
- Thursday, November 16, 2023: Miramonte's Third Thursday Meet-up from 5:00 p.m. – 6:30 p.m. Light snacks and beverages will be provided.

Mister Car Wash

- A Sam Hughes neighborhood representative contacted Sam Behrend mentioning that Mister Car Wash is expanding their location at Speedway/Country Club. The redevelopment will include more lanes/vacuums and beautifying the property. It appears that the property improvements will trigger City code requirements for improvements to the billboard on the north side of the Mister Car Wash property. Sam Hughes neighbors have written a letter to the City asking that the City ensure proper enforcement of the existing code requirements. Sam Behrend made a motion that the MNA support the position of the Sam Hughes NA, saying he will write a simple letter in support of their position and forward it to Ellen for review and submission on behalf of MNA. Linda Dobbyn seconded the motion. The motion passed unanimously.

Design Development Option (DDO) application

- The Board has learned that the owner of the property at 3201 E. Hawthorne St. has withdrawn their DDO application, to which MNA filed an objection. The City's new planning director, Kristina Swallow, recently held a citizens meeting to introduce herself and field concerns/questions. Ellen and Linda Dobbyn attended. Swallow acknowledged concerns regarding the DDO process, including the cost to citizens of \$1,000 to appeal an approved DDO application.

Annual Miramonte Newsletter

- Ellen reported that the Fall newsletter should be arriving in Miramonte mailboxes beginning Monday, October 16.

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. Thank you, Stephanie.

Other announcements

- 5th/6th Street pedestrian improvements, including sidewalks, lighting, landscaping, and HAWK light street crossings:
 - The planned improvements were approved as part of the bond vote; however, some neighbors remain concerned about certain details and are advocating for changes. Two public meetings are slated for public input on the plans :
 - October 25, 2023, 5:30 p.m. – 7:00 p.m. at Peter Howell School
 - October 25, 2023, 8:00 a.m. – 9:30 a.m. at Himmel Park (Treat Side)

There being no further business, Ellen adjourned the meeting at 7:03 p.m.

The November MNA Board meeting is set for 6 p.m., Wednesday, November 8 at the Ward 6 office, 3202 E. First St. The meeting will also be available via Zoom.