

MIRAMONTE NEIGHBORHOOD ASSOCIATION

Board Meeting Minutes
Wednesday, October 9, 2024
Ward 6 Office, 3202 E First Street

Theresa Webster, President, called the meeting to order at 6:02 p.m.

MNA Board members present: Ann Baldwin, Betsy Lubis, Brenda Kazen, Dave Meko, Ellen Wheeler, Jan Howard, Richard Webster, Theresa Webster

absent: Anne-Marie Laurian, Marc Salerno, Morris Palter, Ravi Bewtra, William Kuitert

Guests: Dora Maldonado (Ward 6); Nicholas McCullough (Pima County Board of Supervisors, District 5); Jason Jurjevich, Charles Casey, and approximately five additional Miramonte residents.

Ward 6 update

- Royal El Con. Dora reported that no action has yet been taken by the city attorney on complaints about undesirable and criminal activities at Royal El Con. TPD continues to gather crime statistics for the property and in the area, and residents are encouraged to continue to dial 911 to report crimes and nefarious activity. It was noted that the Royal El Con property is still up for sale.
- Miramonte Park. Dora reported that work is in progress on repairing the broken irrigation system at Miramonte Park. The system will have the capacity to support additional plants. Work is expected to be completed by the end of the week. The park will be cleaned up before the date of the Halloween Party. Some concern was raised about several trees that have apparently died, and whether they will be replaced. Dora will investigate.

New business

- Racist Covenants in some Miramonte CC&Rs. Ellen reported on the Restrictive Covenants webinar, hosted by ASU. One important point is that neighborhood associations, such as MNA, are not by themselves able to amend these covenants, which apply to specific developments and other entities such as homeowners' associations. Racist covenants in CC&Rs are relics and are not legal or enforceable. Recently enacted state legislation is supposed to facilitate removal of the covenants. How exactly to get that done efficiently in Miramonte without being cost prohibitive or creating too much effort/confusion for individual property owners was a topic of discussion. Jason Jurjevich suggested that action would best be taken at a higher level than individual neighborhood associations and will be working with the City's Housing and Community Development department to find a more overarching solution. Theresa volunteered to write a letter on behalf of MNA showing support for eliminating restrictive covenants and encouraging the Housing and Community Development department to find a solution. It was agreed that an article informing neighbors of this initiative could be a topic for the next (spring) MNA newsletter.
- Miramonte Halloween parade and party. The annual Miramonte Halloween parade and party will be at 4 pm on Saturday, October 26. Jan and Casey reported on the planning. Banners, and the sandwich boards advertising the party are ready to display. They also donated paper bags to give-away to kids for collecting candy. Casey distributed a sign-up sheet for members to volunteer to staff stations (there will be 7) at the park, or to contribute in other ways.

- Tripartite Commission Meeting report. Dave reported on the meeting, held August 12. Dave and Ruth Beeker represented MNA at the meeting. This commission, which meets four times a year, was originally formed to deal with issues involving three entities: El Con Mall, City of Tucson, and adjacent neighborhoods. Crime, the status of the former J.C. Penney property, and the Rio Nuevo project were three topics occupying much time in the meeting. TPD officers who were guests at the meeting said that shoplifting is the dominant crime at the mall but is not so severe as to force stores to move out. The J.C. Penney property is being renovated, but no tenant has yet been lined up. Rio Nuevo is a tax increment finance (TIF) district, reaching from A-Mountain to Park Mall and including El Con Mall, whose funds help renovate Tucson downtown. Rio Nuevo is an ongoing agenda item for this commission and provides some support for security at businesses. Dave suggested that those interested in the history of the commission check out the *Tucson Weekly* article from February 17, 2000 (<https://www.tucsonweekly.com/tucson/el-conclusion/Content?oid=1065919>). Next meeting is 5:30, January 23, 2025, at Ward 6.

Other updates and announcements

- Chicanes and grates. The Camino Miramonte chicanes have been completed, except for the landscaping. Grates along Miramonte have also been repaired. The chicane landscaping has not yet started, and no schedule has been provided for that work.
UPDATE: Chicane planting is due to begin on October 28. MNA extends its thanks to the neighbors whose properties lie adjacent to the chicanes, and who have agreed to water the plantings until they are established.
- La Rosa Arts Center at the Benedictine. Approval of the liquor license and the status of the parking plan is currently unknown. These issues may be updated at the next MNA Board meeting. David Slutes was unable to attend this month's meeting, but Theresa will try to arrange with David to have next month's (November) meeting at the Benedictine.
- Fall Newsletter. Theresa reported that the Fall Newsletter is being printed and is expected to be distributed by October 16. The City of Tucson will cover printing costs for only black and white copies – not color. Color printing costs were discussed and estimated to be an additional \$550. The Board has already voted to cover the additional costs.
- Treasurer's report (Ellen). No money has been spent since our last meeting; the balance remains at \$5,580.59.
- District 5 announcements. (Nicholas). Nicholas reiterated that library closures are not planned, and public hearings will be held before any discussion of possible closures. Early mailing of voting ballots has started. Go online to *Pima.vote* for more information.
- El Rancho Center. A restaurant "Miramonte," is planned for the center. The owners are hoping to open by the end of this year if renovations can be completed by then.

Adjourn: There being no further business, the meeting was adjourned at 7:08 p.m.

Upcoming:

Alvernon-Fifth Crime Coalition – Wednesday, October 23rd

Ward 6 office November's Miramonte Board meeting -- Wednesday, November 13, 2024