

**MENLO PARK NEIGHBORHOOD ASSOCIATION**  
 Minutes of Virtual meeting because of COVID-19  
**September 09, 2021**

ITEM	ACTIONS
<b>Board Members present virtual MPNA meeting</b> <a href="mailto:menloparktucson@gmail.com">menloparktucson@gmail.com</a>	<b>Zach Yentzer-President, Wendy Sterner-Vice President, Raul Ramirez-Vice President, Liza M. Grant-Secretary, Steve Brown-Parliamentarian, and Matt Perri-Historian</b>
<b>Introductions</b>	Board members were introduced to the attendees via ZOOM meeting platform. There were 19 neighbors in attendance via Zoom. Guests included LT Belinda Morales and CSO Erin Peters from TPD, Flor Burruel from Ward 1, Keith Bagwell, representing District 5, Jesse Soto from City of Tucson DOT, Bill DuPont (Mission Garden) and Collette Altaffer.
<b>August 2021 Minutes</b>	The August minutes were unanimously approved, as Wendy moved and Isabel seconded.
<b>Treasurer’s Report—Isabel Doe</b>	\$305 balance in bank account. There is a \$500 re-imbusement due which will increase the balance to \$805.
<b>TPD Report and Community Feedback—LT Belinda Morales and CSO Erin Peters</b>	<p>CSO Peters presented stats in a “pie chart format” which enhances reporting in the standard “spread sheet format”. This format will morph into a “graph format” to make trends visible for the community.</p> <p>LT Morales reported there have been a ramp-up in auto thefts and break-ins. There has been an increase in car thefts as well as homicides on the Westside (but not specifically in Menlo Park). The highest call volume comes from the St. Mary’s Road corridor, specifically from Safeway, Food City, Family Dollar, and Walgreen’s. Drug houses have been identified in Hollywood on and off of St. Mary’s Road. There are numerous apartment complexes and hotels near I-10 that have a large call volume. The more cars, businesses, and people yield higher call volume because of higher opportunity for crime.</p> <p>LT Belinda Morales Operations Division West, (520) 837-7203, (520) 589-8487,  <a href="mailto:belinda.morales@tucsonaz.gov">belinda.morales@tucsonaz.gov</a>.</p>
<b>Menlo Park Small Business Spotlight—Zach Yentzer</b>	<p>Dana from <b>Decibel Coffee</b> (located in the <b>MSA Annex</b>) reported he opened a kitchen to provide breakfast along with coffee and other beverages. The shop is open <b>7:00 AM-2:00 PM every day</b> and from <b>5:00 PM to 9:00 PM Thurs.-Sunday</b> with a limited dinner menu. The new housing in the Mercado District will bring additional customers.</p> <p>If you know of a local start-up or small business that could use neighborhood support, please email Zach <a href="mailto:zyentzer@gmail.com">zyentzer@gmail.com</a> or MPNA <a href="mailto:menloparktucson@gmail.com">menloparktucson@gmail.com</a></p>
<b>Barrio Sin Nombre Infrastructure Report—Jesse Soto</b>	<p>Jesse gave a quick overview of the history and scope of the project: The project calls for the re-paving of Nearmont, Grand View, and Melwood, Solar street lighting (#9), traffic calming such as speed humps, and Melwood/Cushing will be closed temporarily to decrease “cut-through traffic”.</p> <p>There will be a Barrio Sin Nombre monument wall erected using stones from the A Mountain quarry (Nearmont/Cushing). They will be similar to the Menlo Park monument walls. This 60-day construction project is slated for October.</p> <p>Parking options are being considered. But Tucson Water is working on lifting the pipes and meters which will take about 2 months.</p>
<b>Accessory Dwelling Units (ADU’s) discussion continued from August—Bill DuPont and Collette Altaffer</b> (Barrio Neighborhood Coalition Members)	<p>Bill and Collette presented concerns regarding ADU’S as follows:            Proposition 207 makes zoning changes in AZ permanent. Zoning for ADU’s is concerning because the language, terminology, and definitions are not clear enough for the zoning (especially if something may be brought to court). There are a number of other concerns. The zoning would not prevent the units from becoming “short term rentals” or be purchased by/built by developers.</p>

	<p>An ADU will raise the value of the property and that of the surrounding neighbors which in turn raises the property taxes of those neighbors. Concern for the neighbors' costs needs to be addressed.</p> <p>Parameters for the ADU structure need to be defined and concerns for the neighbors' privacy should be considered. A 2 story ADU would impact the privacy of many neighbors. Attention needs to be placed on the impact of parking, congestion, and increased maintenance.</p> <p>House insurance policies will shift for the property owner, increasing with the possibility of more structural protection and the protection of more people.</p> <p>What would the impact be on historical properties (or will there be protections by the City)?</p> <p>If there is an amnesty component to be included for those that are currently in existence (and may not meet code) there needs to be specific assistances provided and defined before an ordinance is put into place, and not after the ordinance. What assistance might be provided to the property owner to bring those existing units to code so that they are safe, especially for vulnerable community members, is a question that has not been answered either.</p> <p>The Planning Commission will meet on 09-15-2021 with a presentation either in October/November/or December in front of Mayor and Council.</p>
<b>President's Report—Zach Yentzer</b>	<p>Hours of A Mountain will change: Monday cars will not be permitted. Tues., Weds., and Thurs. 2PM to Sunset, and Fri., Sat., and Sun. 11 AM to Sunset.</p> <p>It was agreed to put off annual Executive Board elections until there could be a safe in-person meeting. There will be a simple survey sent out regarding the elections.</p> <p>Ann Chanecka will present at the October meeting regarding the Westmoreland affordable housing project. There will be a 2-month community input phase.</p>
<b>Call to Audience/Announcements</b>	<p>Bill Dupont of Mission Garden thanked the MPNA for agreeing to have the Día De San Juan at The Garden. The open environment made social-distancing possible with the 450 attendees because of COVID-19.</p> <p>Bill also reported that on Saturday there would be a Buffle Grass pull with volunteers meeting at 7:30 AM at the back gate of The Garden. He reminded everyone to wear long pants, long sleeves, and shoes with socks. There will be pastries provided by La Estrella Bakery.</p> <p>Diana Hadley invited everyone to The Garden tomorrow AM at 8:30 to hear David Walker's presentation on the issue of buffle grass. This round table talk will include Gene Einfrank and will be recorded.</p> <p>The Garden will host a Pomegranate Festival on 09-18 2021 from 8-12 PM. There will be a plant sale on 09-25-2021 (plants grown in The Garden). On 10-03-2021 an event supporting mental health will be held. On 10-09-2021 there will be a plant sale of those plants The Garden has cared for of the Benectdine Monastery.</p> <p>David Walker at <a href="mailto:frijoles1234@gmail.com">frijoles1234@gmail.com</a> also mentioned he is looking for volunteers for an organized "goat head" pick at Menlo Park. These "stickers" effect kids playing, dogs, and the soccer players at the park.</p> <p>Mark Rodriguez announced he was a new attendee and voiced some of his concerns about the neighborhood.</p>
<b>Meeting Adjourned</b>	<p>Wendy moved and Liza seconded a motion to adjourn the meeting at 7:30 PM which was unanimously approved.</p>
<b>Next Meeting</b>	<p><b>September 9, 2021 in-person at Menlo Park Elementary School Cafeteria (or possibly hybrid).</b></p>