

Willo Neighborhood Association

Meeting Minutes

Sept. 9, 2021

Board Members present in person: Brad Brauer (Vice President), Opal Wagner (Secretary), Linda Doescher (Treasurer), Aaron Montañó Searles, Erika Gagnon

Board Members present via Zoom: Sandra Lefcovich Moreno, Jeremy Schachter and Ann Bommersbach, Charlene Gum

Absent: Bob Cannon (President), Kush Govani, James Varela, Patrice Wappel

The meeting was called to order at 6:30 p.m. by Brad Brauer, Vice President

Minutes: Opal Wagner made a motion to approve the June and July, 2021 minutes. Linda Doescher seconded the motion. The motion passed unanimously.

Treasurer's Report: Linda Doescher presented the financial report. Net assets are currently \$145,000 (Down from \$177,000 at this time last year due to cancellation of 2021 Willo Home Tour, as a result of Covid-19 pandemic). Profit and Loss operating money is in the red, which is normal until revenues from the Home Tour are realized. Opal Wagner made a motion to approve the financial report. Sandra Lefcovich Moreno seconded the motion. The motion passed unanimously.

Guest speakers: Steven Azarik of Studio Ma architectural firm and Alan Gutkin of JAG Development presented their plans for the "Holly 6" development of six single-family attached homes to be built on the former city-owned lot at 36-42 W. Holly, just east of Willo. The homes are expected to be 21.5' high, with the HVAC units on top bringing the overall height to 25' (zoning permits buildings up to 40' high on the lot). A Zoning Change will be applied for to change from the existing Parking zoning to Walkable Urban Code. The project is expected to be heard by the Encanto Village Planning Committee on October 4, 2021; by the City of Phoenix Planning Commission on November 4, 2021; and by the Phoenix City Council on December 1, 2021.

Streets and Traffic Safety Committee Report: Opal Wagner presented the following update: On July 7, 2021 Bob Cannon received an email from City of Phoenix Streets Transportation Department staff that an update on the 3rd and 5th Avenues McDowell to Thomas Rds. project had been posted on the City's website. The update included statements that a public meeting for the 90% design stage would be held in Sept. 2021 and that – due to budget cuts to the Capital Improvement Program – the project would now be "programmed for construction as early as Fiscal Year 2023."

On July 19, 2021, the Willo Board met in a special meeting to address the update of the 3rd and 5th Avenues improvement project - which substantially pushes back the timeline for funding of the construction phase - and potential action steps on our part. After hearing from several neighbors and Board Members, the following action was taken by the Board:

Opal Wagner made a motion that the Willo Neighborhood Association Board authorize its President Dr. Robert Cannon, to write a letter to the City of Phoenix urging the City to prioritize funding for the construction and completion of the 3rd and 5th Avenues improvement project. Brad Brauer seconded the motion. The motion passed unanimously.

On August 4, 2021 Willo President Bob Cannon sent the letter that the Willo Board approved at our July 19, 2021, special meeting to Phoenix City Manager Ed Zuercher, with copies to Councilwoman Laura Pastor and the leadership of our partner 4 Corners Neighborhoods.

On August 5, 2021 Bob Cannon received an email reply from Mr. Zuercher stating the City would review our letter and return a substantive response.

On August 23, 2021 Bob Cannon again emailed Mr. Zuercher asking for a response to our letter before the Sept. 9th Willo Board meeting, reminding the City Manager that it has been 5 years since we began this project and reiterating this issue is of serious concern to the long-term success of Willo.

On August 23, 2021 Mr. Zuercher responded that he would have a response to us well before our Sept. 9th meeting and that we would get something "this week."

That was 2 ½ weeks ago, and we have not yet received a reply from the City of Phoenix.

Having exhausted all other avenues we can think of, the Willo Streets and Traffic Safety Committee is requesting that the Board allocate funds to possibly hire an attorney and/or a streets/traffic safety consultant to ascertain and advise of our rights in this matter. The talent pool in Willo is very deep and very wide, but sometimes we reach the point on an issue where expert help is needed. Within the past few years, we've spent money for legal consultations on other vital issues, including the FAA flight path issue and the proposed APS power station on 1st Ave. between Cambridge and Virginia. In each of these cases, this was money well spent and led to a successful conclusion for Willo.

Opal Wagner presented the following motion: I move that we, the Willo Neighborhood Association Board, allocate up to \$3,000.00 to pay for legal and/or consulting fees with regard to safety and improvements to 3rd and 5th Avenues between McDowell and Thomas Roads. Linda Doescher seconded the motion. The motion passed unanimously.

Zoning Committee Report Tom Doescher reported the hearing for a proposed zoning change for the "Duke Photography" lot (NW corner of 7th Ave. and Thomas) has been continued to December, 2021 to allow the owner to seek alternative uses for the property aside from a Raising Cane's drive-through restaurant. The developer, Aaron Klausman, has indicated he will get back to Tom within a couple of weeks with an update.

The "Willo Residences" project at 1st Ave. and Virginia is moving forward with striping the street. Once that's done, pipes and foundations will go in. The fallen gates and fences on 1st Ave. that were knocked down during the recent storms have been reported to the City as a safety precaution.

The excavator that was being stored in the front yard of 78 W. Cypress has been moved. The owner has applied for a 5' pool fence in the front yard, which is not consistent with the current zoning. The Zoning Adjustment Hearing has been continued to Dec. due to improper notice. The Willo Zoning Committee supports the City of Phoenix Zoning Ordinance and the Willo Conservation Plan which do not permit a 5' wall in the front yard. The Zoning Office has indicated a pool in the front yard will not be approved.

Social Committee Update: Willo Happy Hours will return on October 8, 2021 from 5:30-7:30 p.m. at the home of Greg and Lisa Carrington, 26 W. Vernon. While our hosts welcome children, parents are advised there is an unfenced pool in the back yard. In light of Covid-19 precautions, please do not bring food to share, but you are welcome to bring your own food and drinks. Please check willophx.com and *Inside Willo* for updates.

Willo Architectural Book Update: Diana Herman reported the committee has pre-sold 153 books, which has brought in \$7500 to Willo's coffers. The Willo website will be updated with photos from the book.

Inside Willo Update: Sandra Lefcovich Moreno reported the deadline for submitting content for the October issue of *Inside Willo* is Sept. 10, 2021.

Yard Sale Update: The semi-annual Willo Yard Sale is scheduled for October 9th (all day event).

Social Media Committee Update: Jeremy Schachter reported the committee will reconvene next month to review guidelines, policies, ad procedures, etc. Members include Kush Govani, Sandra Lefcovich Moreno, and Aaron Montañó Searles.

Block Watch Grant Update: Linda Doescher reported Willo was awarded \$9800 for a Block Watch Grant, specifically for Luminarias, Kids Club and the Willo website. The grant money is especially welcome at this time because of decreased funds due to cancellation of the 2021 Willo Home Tour.

Celebrate Willo Event Update: Erika Gagnon reported the committee is collaborating with the Willo Kids Club on the "Celebrate Willo: Halloween Edition" event on October 30th from 5-7pm at Walton Park. Food trucks, decorations in Walton Park, a balloon artist and a Halloween-themed face painter are scheduled. Committee members are in the process of getting 3rd Ave. blocked off with barricades for the event which requires getting neighbors' signatures on Holly and Monte Vista.

Block Watch Update: Brad Brauer reported that Block Captain volunteers are being sought. About 6 blocks are missing a captain. Contact Brad for further details.

Officer Ben Harris, CAO, reported 2 recent burglaries: one in the 100-block of Cambridge. Evidence was recovered and videos of the suspect vehicle were obtained. A hammer used to gain forced entry was recovered. This occurred at the end of July. A couple of stolen vehicles recovered, one in Alpine, CA. The suspect has a criminal history. One car was taken and recovered same day. There have been reports of criminal damage/burglary of vehicles. No catalytic converter thefts reported, though this has been occurring in nearby neighborhoods. Twice in June, stolen vehicles were recovered in the Willo neighborhood. Suspects had tools to steal and cut catalytic converters. Large parking lots are usually targeted. Phoenix Children's Hospital has been hit. Increase in platinum prices has been driving these thefts. Metal recyclers are required to take ID from people.

More CEPTAD (Crime Prevention Through Environmental Design) evaluations are being done with neighbors, vis-à-vis prevention.

Home Tour Committee: Brad Brauer reported the Willo Home Tour 2022 Kick-Off Meeting was held at his home on Weds., Sept. 8th. At least 20 people attended. Discussion included protocols allowing homeowners to decide whether they want masks required or not. Six homes are scheduled right now. Bob Herman reported 27 vendors have signed up and reserved 32 spaces, thus far. There are 14 food trucks scheduled.

Willo Kids Club: Samantha Singer Keating reported the committee met last month to develop events for the coming year. Committee leaders met with Erika Gagnon to talk about plans for the October Celebrate Willo event. The Willo Kids Club will be hosting a back-to-school event on Sept. 18th with an inflatable obstacle course and ice cream school bus at Lewis Park.

Old Business None.

New Business None.

Linda Doescher moved to adjourn, and Erika Gagnon seconded the motion. The motion passed. The meeting was adjourned at 7:47pm.