

Willo Neighborhood Association Monthly Meeting Minutes  
April 11, 2024, 6:30 p.m.  
Oven + Vine, 14 W. Vernon Ave., Phoenix, AZ 85003

The meeting was called to order at 6:32p.m. by President Brad Brauer.

Board members present in person: Brad Brauer, President; Linda Doescher, Treasurer; Wylie Carhartt; Dan Childers; Eric Gilmore; Jonathan Roberts; Lara Sands; Jim Smith; Patrice Wappel

Board members present via Zoom: Sandra Lefcovich; Jeremy Schachter

Board members absent: Aaron Searles; Nicole Armstrong

Other attendees:

In person: Chris Norton; Ed Buckel; Courtney Sutherland; Reid Mertens; Bobbi Ryals, Tom Doescher; Tricia Amato; Sarah Bradley; Decker Williams; Rex Nelson

Via Zoom: Bob Cannon; Barry Sparkman; Valerie Gentz; Ashley Bridwell, Kristine Carranceja-Gurski

Approval of Minutes: President Brauer presented the minutes from the March meeting in Secretary Armstrong's absence. Treasurer Doescher made a motion to approve the minutes as written, seconded by Wappel, motion passed.

Treasurer's Report: Treasurer Doescher presented the Treasurer's Report. The Association's total current assets as of March 31, 2024 are \$179,795.46 with net income better than LY by \$36,161.71. Childers made a motion to approve the Treasurer's Report as written, seconded by Roberts, motion passed.

Guest Presentation: Eric Froberg, City of Phoenix, gave a presentation on 3<sup>rd</sup> Avenue flooding. Gilmore introduced Froberg by mentioning the efforts to address flooding over the last 2 years. 2 handouts provided: One that lists the neighborhoods and drainage surveys that have been done (only covers ½ of Willo to Encanto), the 2<sup>nd</sup> shows the drainage from an engineering POV. The engineering document shows that 3<sup>rd</sup> Ave is prone to flooding. The City hopes to have preliminary study results in November with recommendations to alleviate the flooding. Then there will be a 2<sup>nd</sup> study which probably takes 3 months. 2<sup>nd</sup> study results projected by the end of March 2025 - which then goes for funding. Childers asked about green infrastructure and Froberg acknowledged the city is looking at that in the 2<sup>nd</sup> study. Froberg will be happy to come back and update the Board after the November study has been completed.

Committee Reports:

Social: Committee Chair Roberts reminded everyone that April HH will happen tomorrow, 4/12 at 533 W Cypress St, hosted by Bob Cannon and Don Vallejo and advised the May HH will be at 90 W Virginia on 5/10, hosted by Nic and Lawrence Andrews.

3<sup>rd</sup> and 5<sup>th</sup> Avenues / Traffic and Safety: Committee Chair Bob Cannon reported that paving should be completed soon and the speed humps are going to be replaced. Stop signs will be installed at 3<sup>rd</sup> Ave. and Encanto. 5<sup>th</sup> Ave. still has some water main issues with a few homeowners to be resolved. Complete update is posted on Willo website and Facebook.

Social Media / Communications Strategy: Committee Chair Schachter reported he had to repost the Rules & Regulations on our Facebook page due to a recent post bashing other neighbors.

Inside Willo: Committee Chair Lefcovich reported the deadline for the next issue is tomorrow, 4/12. There is one more issue before Summer – starts back up in Sept.

Kid's Club: Valerie Lane Gentz gave an update on recent activities.

Zoning: Tom Doescher reported that Duke's Photography is still for sale. Building is described as historic in the advertisement. Vacant Lot at Virginia and 1st Avenue: City issued 14 building permits on 3/10/24 for the interior single family attached homes. Construction has begun.

#### Legislative Update:

HB2720 - "known as the ADU Bill" would preempt any existing ADU regulation enacted by cities and stop cities from regulating them in the future. Would allow two ADUs on an existing single-family lot. ADUs can be used as short-term rentals which goes against what constitute an ADU (affordable housing with lease more than 30 days)

HB2721 - "middle housing Bill" would allow duplexes, triplexes and fourplexes to be built on single family lots in any residual zoned neighborhood including historic districts.

Striker HB2734 - reintroduced when original Bill didn't make it out of committee. Will allow only two public hearings on residential rezoning cases. The Bill will drastically reduce citizen participation in the zoning process in Phoenix. The Village Planning Committees would be eliminated and Historic Preservation Hearing could also face elimination.

Home Tour: Committee Co-Chair Courtney Sutherland reported that home tour committee planning sessions are scheduled and she can share the March feedback session in a PowerPoint.

Block Watch: Committee Chair Bobbi Ryals reported we have had 2 weeks without tagging or illegal dumping reported in the alleys. She showed the new signs for the alleys and will start installing soon. Upcoming Block Captain meeting on 4/27.

Old Business: Reid will manage the storage units and Chris mentioned the need for storage racks for luminaria supplies.

New Business: Treasurer Doescher discussed a City of Phoenix grant opportunity (max \$5K) for planting trees (due Monday, 4/15). Community building opportunity.

Sarah Bradley discussed she has been working with Courtney Sutherland on Willo IG posts and engagement is good. She spoke to alleys and yards with weeds overgrown and suggested we formalize a group effort and means to help cleanup as needed.

The meeting was adjourned at 7:58 p.m. following a motion by Wappel and seconded by Childers. Motion passed.

The next meeting of the Association will be Thursday, May 9, 2024 at 6:30 p.m. at Oven+ Vine, 14 W. Vernon Ave., Phoenix, AZ 85003.

Jim Smith, Acting Secretary