

RPIA General Meeting Meeting Minutes – September 16, 2019

The general board meeting of the Ryan Place Improvement Association was held at St. John's Church on Monday evening, September 16, 2019, with President Tim Keith presiding and Sarah Geer as secretary. A quorum was established and the meeting was called to order at 7:15 p.m.

Board Members in Attendance: Tim Keith (President), Sarah Geer (Secretary), Chris Ebert (Director of Historic Resource), Barbara Forshey (Willing Ave Street Director), Josh Gardner (6th Ave Street Director), Joyce Davidson (8th/James/Stanley Street Director), Jake Neal (Director of Membership), Kipp Baker (Director of Communications), Chris Gee (5th Ave Street Director), Terri West (Director of Infrastructure), Jen O'Connell (Treasurer), Ryan O'Connell (Ryan Place Street Director)

Others present included: Cade Lovelace, John Belknap, Ruth Karbach, Ed Furber, Douglas Cooper

Report Summary/Notes

Code Compliance Update

- Senior Officer Traister introduced herself as part of the team that works with commercial property compliance. She works with properties west of I-35. She provided cards with her contact info.
- Officer Mata reported the following
 - 203 pending violations - ~23 junk motor vehicle (note: if a vehicle is behind a privacy fence (not in public view), they can't do anything about it)
 - The city did mosquito testing for West Nile – there were some positive results but not near Ryan Place (much farther north)
 - Note: he no longer manages any area east of I-35
 - Trash carts stored on the side or back are not a violation (only a violation if stored in front)
- Reminder: if you are reporting a violation, be sure to provide the address associated with the location of the violation.
- There is a Code Ranger training class available to the public. Officer Mata provided flyers and there's info on the city website.

NPO – Sergio not present

Special Infrastructure Report

- Josh Gardner shared info from District 9 meeting on 9/7/19 related to the 2022 bond process. Expect 6.5% increase on stormwater fees starting in 2020. Two key contacts have been identified for city liaisons related to infrastructure projects (Josh has more info).
- Officials shared that the city is working to be more equitable and objective in selecting bond projects. 2022 project list (and rubric) is in draft form currently (not publicly available). Expect more info to be shared with public in the next year or so. Currently, there are no Ryan Place projects on the draft list (complaints are driving the draft list).
- Hemphill Connector supposed to be completed in Spring 2020. The Hemphill project isn't related to bond priorities.
- Note: 8th ave was in 2014 bond, Willing was in 2018 bond
- Resident shared that neighbors on 6th Ave have been reporting water/sewer line breaks. City has plans to address this using other maintenance funds (not a bond funding need).

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Activities Report

- Tim reminded that we have a vacancy in Director of Activities.
 - **Chris Gee moves to appoint John Belknap as Activities Director, Kipp Baker seconded. Motion passed.**
- Tim reminded about movie night in Triangle Park the Saturday prior to Halloween.
- Tim confirmed we already have Winehaus reserved for Christmas party.
- Ruth is thinking we should reschedule newcomer's reception to late October.

Candlelight Christmas in Ryan Place (CCRP) Update

- Chris Gee shared that CCRP has \$8,800 in sponsorship dollars in the bank with other funds as receivables
- Event planning in good shape
- On November 5, FW City Council will honor CCRP with a proclamation for 35th anniversary. There will be an outreach effort to encourage participation – considering newsletter plug.
- Homeowner's reception is planned for Nov. 7
- Chris shared that there are plans to expand historic signage. Expected to get 10 new signs (\$80 each - \$40 for sign/\$40 for metal frame). CCRP would pick up half the tab and would like RPIA to cover other half.
 - **Chris Gee moves that RPIA spend up to \$400 on new historical signs. John Belknap seconds. Motion passed.**

President's Report/Updates

Nominations Committee

- Tim presented the following slate for the nominations committee:
 - Mary Jane Davenport
 - Sarah Rucker
 - Kendall Lake
 - Josh Gardner
 - Tim Keith
- **Chris Ebert moves to approve the slate. Chris Gee seconded. Motion passed.**

Update re: Task Force on Police Relations & Accountability

- Tim briefed the board on the document that the task force presented to the city and reminded the board he has circulated the city's response. The task force plans to meet on 9/17/2019 to fully review the city's response.

Triangle Park Update

- Tim reminded the board that the funds to improve Triangle Park have been sitting allocated on our budget for a while and there is a sense of urgency about moving forward. Tim will be meeting with Terri and key residents to discuss next steps.

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Daggett Pavilion Update

- Tim reminded the board that we have \$65,000 available to support the pavilion project (including some electricity work, etc.). Stone wraps are appealing but could push us over budget if we stick with octagon design. Switching to square design would bring budget down to allow for stone wraps. Cade circulated samples.
 - Resident raised the point that certain types of stone are not “in compliance” so we may be limited on options.
 - Note: square with no wraps is \$49,000; octagon with no wraps is \$57,000
 - Resident comment: stone wrapping is better aesthetically but anticipates vandalism no matter what the material. Potentially hold off on anything decorative – we could do it later.
 - Resident discussion focused on cost savings, function over form, etc.
 - **Joyce Davidson moves to support a square pavilion design. Jen O’Connell seconds. Motion passed.**

Vice President – absent

Secretary’s Report

- June minutes
 - Ruth asked to edit the term “welcome wagon” and replace with “welcome committee.”
 - **Ryan O’Connell moves to approve minutes as edited. Jake Neal seconds. Motion passed.**
- Some discussion on neighborhood awards. Sergio has won the past two years for NPO. RP has won newsletter award in the past. Applications can be time-consuming. Seems like they are looking for something really innovative. Reviewers are part of a national organization

Treasurer’s Report

- Jen O’Connell shared updated projections on revenue and cost of newsletter. Expecting ~\$2,000 reduction in costs and ad sales are projected to just about cover it (projected deficit ~\$130).
- Landscaping budget: we purposefully set budget low to force urgency to explore new bids. We’ve spent \$6,000 already and need to allocate \$2,400 for landscaping plan we are on now. Projected total ~\$9,600 for 2019 (includes one-time fall treatment).
 - Terri asked for volunteers to help her look at the budget with John, then revisit in October?
 - Landscaper is recommending shrub trimming and mulch
 - Resident question: should we ask John about doing chicanes? Feel like we need to pay to ensure this gets done as opposed to seeking volunteers
 - **Jen O’Connell moves to approve additional \$2,500 for landscaping through the end of the year. Josh Gardner seconded. Motion passed.**
 - Resident question: where is the money coming from? Jen shared we have healthy balance in checking account, no need to tap into money market.
- Jen brought up the question of League of Neighborhoods membership. Maybe we should only pay if we are going to go to the meetings. Sense from board members is that it’s important to maintain membership.

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- Douglas Cooper expressed interest in serving as RPIA rep for Near Southside. Tim will discuss further.
- Cade reminded that \$14K on budget for tour special project is also for Daggett Park pavilion.
- Jen noted that events are running under budget.
- Resident asked for update on interest rate on money market account, and Jen will report back.

Membership Report

- Jake asked if we could share donation appeal via FB page.
- Ruth shared that the committee has made 3 welcome visits in September.

Communication Report

- Kipp reported stats on constant contact outreach – goes out to ~500 people, ~60 bounce (Kipp purged the list, so now closer to 450 contacts). Most unsubscribes say that content is no longer relevant.
- 300-450 people viewing website each month
- Resident shared with Kipp idea for neighborhood security camera system – board suggested connection with safety committee.
- Residents have inquired with Kipp about candle holders for holiday season. Kipp has connection with ironworks group and asked them to provide a quote. John shared that last time we purchased them in bulk, they were \$16 each. Could be good fundraiser for neighborhood. Residents noted that it will be important to consider the role/intersection with CCRP.

Historic Resource Report

- Chris Ebert asked about any progress on zoning committee. They've met but stalled out and will resuscitate. Chris may have some contacts at the city to share.

Public Safety – Chip not present

Infrastructure – Terri didn't have anything additional to report that had not already come up in discussion.

General Discussion

- Residents inquired whether the fire truck be available for CCRP? It's running, needs a little sprucing up (paint, etc.). Not clear the timing on the paint.
 - Could we park it somewhere and decorate it? That's a possibility but remember it has aged.
 - John Belknap will get an update ~9/21
 - Reminder that we need secure storage within 2-3 miles of RP
 - Almost 21 feet long, close to 8 feet high

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

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Sarah Geer
Secretary