

RPIA Board Meeting Minutes – February 17, 2020

The board meeting of the Ryan Place Improvement Association was held at St. John's Church on Monday evening, February 17, 2017, with President Tim Keith presiding and Sarah Geer as secretary. A quorum was established and the meeting was called to order at 7:09 p.m.

Board Members in Attendance: Tim Keith (President), Ryan Scharar (Vice President), Jen O'Connell (Treasurer), Sarah Geer (Secretary), Douglas Cooper (Infrastructure), Chris Gee (5th Ave), Josh Gardner (6th Ave), Ryan O'Connell (Ryan Place Drive), John Belknap (Activities), Hayley Wateska (Ryan Ave), Jason Jones (Public Safety), Kipp Baker (Communication), Joyce Davidson (8th/James/Stanley), Chris Ebert (Historic Resource)

Others present included: Ruth Karbach, Ruth Barajas, Ann Zadeh, Terri West, Michelle Howard, Jeff Schroeder

Special Reports

- Code Compliance – Officer Omkin did not have a report but was present to answer any questions (Officer Mata will likely be back in March)
- Tim welcomed visitors from the city – Councilwoman Ann Zadeh and Ruth Barajas from the Community Engagement office.
- NPO Report - Sergio is not here tonight but Tim shared there is nothing much to report.
- Saigebrook development update: Tim shared that, in late January, the Fairmount Neighborhood Association overwhelmingly voted to support the Saigebrook funding application. Terri West shared that the Hemphill task force voted to let them proceed. Ann Zadeh shared that across the region there was a large number of applications for the special funding, it will be very competitive, Fort Worth is hoping to get funding for the top four projects. She reminded us that having community support doesn't mean the project will actually happen. The developers gave it a 50/50 chance of actually happening. Tim shared that the project looks like it is falling just below the line to be eligible for funding but also noted that some of the projects above the line are "iffy."
 - Resident question: do we know the value of the land? Tim shared that the price is not particularly realistic – eligibility for federal funding drives the price up.
- Proposed apartment development near Paschal: Tim updated us that the Paschal Neighborhood Association shared the news that the city's zoning commission voted 6-3 to deny the project without prejudice (which means the developer could come back with a similar proposal in the future. The proposal will go to city council for consideration in March.
 - Resident question: is there any news re: Jared Vogel and the previously proposed discussion of the triangle-shaped lot in south Ryan Place? No one had any updates.

Director's Reports

President

- Tim discussed the park pavilion project – neighborhood representatives are trying to get the project moving forward but are not getting communication back from the contractor. We

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sought assistance from the city parks staff to try to get things moving. Tim and Cade called on 2/17/2020 to say RPIA would like to change contractors due to lack of communication. We have a list of city-approved vendors and the goal is to have an official proposal for the board in March. Tim and Cade will be doing additional vetting to ensure we get a better fit.

- Tim asked Terri for an update re: the new RPIA “legacy award.” Terri is seeking volunteers for a committee that would design nominations/selection protocol. Chris Gee expressed interest.
- Tim provided an update on efforts to build a historical archive of neighborhood documentation. We now have an inventory of photos, minutes, newsletters, etc. stored at the city library.
 - Terri noted we have a lot of old railroad ties/timbers in a resident’s backyard.
 - Resident question: any additional materials we should be looking for to add to archive? Tim shared that board members are planning to work with Mary Ann and Joan Kline for additional materials.

Vice President – nothing significant to report

Secretary

- Sarah distributed minutes from the RPIA meeting on January 20, 2020.
- Jen O’Connell confirmed she will provide a copy of the final approved 2020 budget to include with the records from the January meeting.
- **Douglas Cooper moved to approve the minutes. Ryan O’Connell seconded. Motion passed.**

Treasurer

- Jen provided a financial report to board members.
 - The current balance for the checking account is \$39,171.
 - Jen reported we’ve already had good sales/collections on newsletter ads – we have almost reached our annual sales goal. Jen anticipates having more than \$8,000 in sales by end of March, which would make the newsletter profitable.
 - Jen updated that the crepe myrtle removal is scheduled for Feb. 21 and is expected to come in under budget.
 - Jen shared that there is still a little lag on CCRP income/expenses which is why we’re still seeing activity/changes in the budget.
 - Resident question: are we still members of Historic FW? Yes, but we offer advertising space in exchange for our membership, so it doesn’t show on the budget.

Membership

- Jake was absent, but Ruth shared that she has completed two welcome visits. Ruth also shared that we have a new welcome committee member and that there are several properties going up for sale, so we expect visits to ramp up.

Communication

- Kipp has started making web updates – new photos on home page rotation, calendar updates.

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- Kipp shared that we've printed 16 pages for the last two newsletter issues and anticipates that we will continue to have the budget to handle that in the future.
- Kipp reminded the board that there are additional candlesticks available for sale.
- Resident question: when is the next newsletter deadline? It's the 3rd Friday of the month or the 15th whichever comes later. Content is sent to the publisher about 3 days before the end of the month.
- Resident comment: we need to make sure the Cowtown cleanup date is advertised since it's the first weekend in April. Any ideas for encouraging more participation? Make sure to advertise on FB. Provide more details on what to expect.

Activities

- Tim shared that we've had interest from another resident – Jeff Schroeder – in joining the board. Tim reminded the board that John Belknap was only expecting to be in that role on an interim basis.
- **John Belknap moved to appoint Jeff Schroeder to Director of Activities. Chris Ebert seconded. Motion passed.**
- Tim shared that a resident asked about doing a joint Fairmount/Ryan Place Mardi Gras parade (not for this year but maybe in the future).
- Tim reminded us that we need to do advance planning for Halloween since it's on a Saturday – we need to be prepared with safety measures, etc. Tim is interested in blocking off Elizabeth Blvd and maybe a couple other streets. We would need to go through the city's Transportation & Public Works Department to ask for closure.
 - Related Resident Question (to Ann Zadeh): are there any additional funds for sidewalk repairs?
 - Ann shared that there are some pools of funds for sidewalk repairs. Ann reminded us that it is the property owner's responsibility to repair sidewalks using a city-approved vendor.

Historic Resource

- Chris shared excerpts from old neighborhood newsletters with the board.

Public Safety

- Tim introduced Jason as the new public safety director.
- Jason is planning to connect with Sergio offline.

Infrastructure

- Douglas reached out to the city re: the property owned by Jason Vogel to see if there might be an opportunity to turn it into a park. However, it would probably a long process to pursue this option.
- Douglas is working on options for sconce lighting at the neighborhood entrance.

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Other Updates

- Josh Gardner shared that he spoke with an Atmos employee and the work is expected to span up to just north of Robert for the alley between 6th and 5th (not sure if the same is true for all alleys).
- Ann Zadeh provided an update re: Elizabeth Boulevard. For historical context, it was on the 2014 bond for prioritization but didn't make the cut. It needs full reconstruction, which necessitates bond funding. It was considered again for 2018 bond funding but didn't make the cut. Ann noted the curbs near EM Daggett Elementary are in very bad shape, which is not a good example to property owners who are responsible for sidewalks in front of their homes. The Transportation & Public Works department is planning to core the pavement. Ann reminded the board that parts of Elizabeth Blvd are included in "Safe Routes to School" funding. She shared that public meetings for the next bond will begin Fall 2020. Ann reminded us that we are following equitable decision-making, not a "squeaky wheel gets grease" approach.
 - Resident question: does use/traffic on sidewalk factor in for prioritization? [No answer recorded for minutes.]
- Ryan O'Connell shared that January 25 was a successful mulching volunteer day. He suggested we try to do that twice/year.
- Tim announced that Parents Prom at DMS is Feb. 22 sponsored by Dragon Dads.
- Jason suggested that there might be interest in bringing back "women's wine night" events – we should consider adding it to official events options.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Sarah Geer
Secretary