

Kern Place Association, Board Meeting Minutes

October 26, 2016

The KPA Board meeting was called to order at 8:00 PM

The meeting was held at the El Paso Tennis Club on Virginia St. Board members present were James Rupley, John Byrd, Barbara Christopher, Charles Intebi, Keith Pannell, Andy Dand and John Newfang. Regular members present were Patricia Dand, Ann Horak, and Cynthia Rupley.

Minutes

To save time, Barbara Christopher emailed the minutes of the previous meeting to Board members. The minutes were not voted on but will be at the next meeting.

Treasurer's Report

Andrew Dand presented the following report.

Checking Balance as of 9/30: \$5,457.16

Savings Balance as of 9/30: \$2522.95

CD Balance as of 9/30: \$4533.52

KPA website

Jamey Rupley said a KPA Facebook feed will be put on the KPA website.

KPA newsletter

Jamey Rupley said a newsletter will be sent out the last week in November. He asked for members of the board to send him news items. Barbara Christopher volunteered to send a recipe. Keith Pannell volunteered a Science Corner article.

Improvements in Madeline Park

John Newfang reports that two recycle bins will be placed in the park on a trial basis. If they are successful, they will be put in all city parks. The bins will accept all recyclable trash which will be separated by the city later.

The walking path has been treated with binder and is being cleaned off and edged with sod. The black rubber edging was removed. John said that before he applies for the NIP grant in 2018, he will get an estimate from the city as to the cost of a concrete edge to the walking path. People seem to be using the trail instead of walking in the street or on the grass.

Neighborhood Conservation Overlay (NCO) Committee Report

Ann Horak gave a review of the Smart Code zoning that City Plan Commission (CPC) tried to impose on Kern Place in 2012. The CPC saw Kern Place as an older neighborhood in transition and wrote a plan for turning it from Residential to Mixed-Use. KPA replied that we were a well-maintained, historic neighborhood that was definitely not in transition. Chuck Horak, Angie and Steve Nickey, Bob Halter and Linda Troncosco crafted our own Kern Place model for the Smart Code and sent it to the CPC. When the City disputed our proposal, it was sent to their outside expert who endorsed our model. At this point, the city indefinitely tabled their plan to impose the Smart Code on established neighborhoods.

Because of the 518 Gregory zoning challenge and the demolition at 904 Park, the NCO Committee will continue to explore zoning protections. Mathew McElroy from City Planning says the overlay is good, but basic zoning changes are more protective. The 904 Park construction is on hold because their proposed design violates setback restrictions.

The NCO committee plans to create a detailed proposal by January at which time the Board will pass a resolution endorsing it. The plan will be presented at the annual KPA meeting for members in March. At this time an information sheet and a petition to endorse the plan will be presented. A petition of support for an NCO is not necessary, but a lot of homeowner signers can influence the decision of City Council.

In the future, the NCO Committee will publicize its meetings and encourage residents to contact Committee members with questions and concerns.

Coming Events

The Halloween costume parade and contest in Madeline Park on October 31 will be advertised with yard signs and posts on our Facebook page. There will be no blocking of the streets. Peter Svarzbein will run the photo booth in the gazebo again. The parade will begin at 5:15. Joe Sanchez will be MC for the event. This event will use our Park Partner single yearly free permit.

A garage sale and Crave breakfast is planned November 5 in Madeline Park. The sale will last from 7:00 to 2:00. Signs for garage sales in the neighborhood may also be purchased and staked in the park. The idea for the garage sale came from a resident posting on the Nextdoor website.

The Board agreed to the plans for both of these events.

KPA Logo

John Byrd will email revised Logo samples to the Board for review.

518 Gregory

The owner has appealed the CPC decision to the City Council. The date of the appeal is not yet known.

904 Park

The architect of the new house at that location notified Charlie Intebi that he is requesting a special permit from the CPC. Charlie asked for a site plan but has yet to receive one.

Note: A link to the CPC Staff Report with site plan was received on November 10. The report is located at http://legacy.elpasotexas.gov/development_services/meetings/cpc1117161330/ITEM%206%20PZST16-00023%20CPC.pdf.

On Nov. 16, Chuck Horak, Angie Nickey, and Charlie Intebi met with the architect. The set back variance they are requesting is for the back and one side (for the carport overhang). They believe the front of the house should, more or less, line up with the houses next to it.

Meeting with Peter Svarzbein

On October 17, the KPA Board and several Kern Place residents met with Peter Svarzbein to discuss issues important to Kern Place. As a result of the meeting, the Board agreed to table the Cincinnati Street petition. Keith Pannell will give the Board periodic status reports on problems cited in the petition.

Keith took notes at the meeting with Peter and a brief summary of those notes follows. His complete notes will be posted on kernplace.org and a summary placed on our Facebook page.

Cincinnati Avenue

Keith Pannell described the parking, unruly behavior and noise in the business area. He pointed out that the original plan, initiated by Peter, was promoted as pedestrian and family oriented, but was seemingly headed in a very different direction.

Mathew McElroy, the City person overseeing the Cincinnati changes, has replaced Carlos Gallinar who has moved to EPISD. Mathew presented several ideas that could have a large impact.

1. Parking meters could be placed along Stanton from the area of Albertsons to beyond Robinson.

2. The provision of city space, as in the proposed commercial use of sidewalks, would be used to initiate special restrictions and orderly behavior in the area. He proposed a restriction on outside amplification except on special occasions such as Mardi Gras when there would be a 10:00 PM cessation of amplification.
3. The income from proposed parking meters and rental of the new city sidewalk space could be used to hire personnel to enforce parking, noise, vandalism and litter restrictions.

518 Gregory rezoning

Chuck Horak explained that Kern Place residents overwhelmingly oppose changing the current Kern Place Residential zoning designation. However, Kara Eifolla, the owner of 518 Gregory, is appealing the City Plan Commission decision to deny her application for Mixed-Use.

Lola Rodriguez asked Peter if he would deny Kara's appeal when it came before the City Council and he indicated he would deny the appeal.

NCO/Smart Code

Mathew gave information on the differences between a Neighborhood Conservancy Overlay (NCO) and a Smart Code plan for Kern Place. The NCO Committee members who had worked to get the Smart Code adapted to the needs of Kern Place a few years ago were pleased to hear that the Smart Code is probably a better and easier way to go.

The meeting adjourned at 9:15 PM