

# Kern Place Association, Board Meeting Minutes

November 30, 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, David Nemir, Charles Intebi, Keith Pannell and Andy Dand. Regular members present were Patricia Dand

## Minutes

To save time, Barbara Christopher emailed the minutes of the previous meeting to Board members. John Byrd moved to accept minutes from September and October and David Nemir seconded the motion. The motion was passed unanimously.

It was agreed to remind periodically (but not monthly) on our Facebook page that the minutes are located in the About section of Kernplace.org. However, the notes from the NCO meetings should not be posted. The Board wants to have done its research properly and have an official recommendation before introducing the overlay to the members.

## Treasurer's Report

Andrew Dand gave the following report:  
Checking Balance as of 9/30: \$5667.16  
Savings Balance as of 9/30: \$2522.95  
CD Balance as of 9/30: \$4533.52

## Photographic/Historic Tour of Kern Place

Barbara Christopher led a tour of Kern Place on November 18. Barbara supplied historical background and Carol Eastman gave photographic tips to Carol's OLLI Photography class. The tour cost was \$2 per person although some people donated more than that. The proceeds totaled \$16 which was given to KPA.

## New Board member

Charlie appointed Patricia Dand to fill the Board vacancy left by Ted Escobedo in August. The KPA Bylaws say that a new director filling a vacancy can participate but not vote until she is elected by members at the annual meeting or at a specially called member meeting.

## Newsletter

The articles are almost all ready for the newsletter. Keith Pannell offered to write a review of a restaurant in the Kern Place area (the first one will be the Salt Box and written under a pseudonym (Hungryman.) Business ads will come from John Byrd (Cinco Press,) Charlie Intebi (Nova Safety

Products,) Jamey Rupley (Perky Press,) Small Cakes and GeoGeske. We will wait until EPISD students are out of school (December 26 – January 6) before distributing to houses. The envelope for mailing in dues will also be included.

Note: John Russell later said he will organize the distribution by dividing the neighborhood into zones on a map. Board members and regular members will meet at his house for their assignments and refreshments.

### Social Media

John Byrd is working on a social media policy. Jamey Rupley said that on kernplace.org, there are icons to click for our Facebook, Twitter and Instagram pages

### Madeline Park

The walking path is finished and sod has been installed along the inner edge of the path. The new playground for ages 5 to 12 will be replaced starting December 5 and finishing by March of 2017. The construction will include with swings, wood fiber fall protection, accessible pathway and containment improvements.

Several neighbors have contacted Parks and Recreation and Peter Svarzbein to object to wood fiber instead of sand. Charlie Intebi said that playgrounds of this height must have wood chips to make a soft landing.

The playground is being paid for with extra Parks and Recreation maintenance funds. There will be no cover over the new playground because this is considered an improvement and must come from private donations or an NIP grant. It is estimated a new cover would cost \$40,000.

Other suggestions for the NIP grant are a mow curb and a glassed in and locked KPA message board in the Gazebo.

### Luminarias

Decorations made of paper sacks and solar stick lights will be placed around the Madeline Park Gazebo by Andy and Jamey on the weekend of December 17. A motion was made by Barbara that Andy and Patricia Dand be reimbursed for the cost of the lights. David seconded the motion and it was passed unanimously.

### Events

Halloween Costume contest, October 31 -

The costume contest started with a parade around the park (led by Peter Svarzbein) that lost a lot of the participants in the process. The final awards for Best Child Costume and Best Pet Costume were handed out,

but there were not enough participants to give out 2<sup>nd</sup> and 3<sup>rd</sup> place ribbons to. Peter had a free photo booth also.

#### Garage Sale, November 5 -

There were 3 tables in Madeline Park and 2 signs posted to advertise sales at houses. Money from the Garage Sale totaled \$40. The Crave food truck served breakfast. The amount of their donation is not known yet. Because of bad weather, their sales were lower than anticipated. It was suggested that the event will make more money if it is a regular annual event. Perhaps in the future, KPA could publicize a one day, community-wide event where residents hold sales at their houses. Crave could still serve breakfast in the park.

#### Christmas caroling, December 17, 5:00 –

Ailbhe Cormac has laminated lyric sheets that she and John Byrd will hand out to whoever is willing to sing on the 17th. She'll get the singing started for each song, but hopefully everyone present will lend their voice to the occasion. There's a chance that the Mesita Brownie troop will join us to help lead the singing. Hot chocolate will be made and served by Patricia Dand and Joe Atilano.

#### KPA Logo

It was agreed that of the three logos that Anne created, we liked the two below. It was suggested that we send all three out for voting through kernplace.org, but John Byrd suggested we ask Anne before doing this.



#### Cincinnati Business District

Keith Pannell met with Mathew McElroy regarding the Cincinnati Ave. block makeover and emailed a summary of that discussion to Board members. Based on that meeting, Keith composed a letter to Peter

Svarzbein that outlined the wishes of KPA for future development. John Byrd moved that his letter be sent to Peter. Barbara seconded that motion and the motion was passed unanimously.

That letter is at the bottom of these minutes.

#### Neighborhood Conservancy Overlay (NCO) Committee

The committee met Nov. 19 and decided on strategies after meeting with City Planning on Nov. 17. The Board suggested that a representative from the businesses on Stanton that are inside the overlay be included on the committee.

#### 518 Gregory

The owner has her appeal to the City Council on hold. She met with Chuck Horak and he explained that her 4-plex as planned would not be economically feasible. But in any case, he made clear to her that KPA will never agree to a change to mixed use zoning.

#### 904 Park

Charlie met with the owner and another resident affected by the setback changes. The owner has agreed to redo his plans and resubmit for a special permit. He will coordinate with the board so that there are no future problems.

#### Christmas party

Keith Pannell suggested we have a Christmas dinner for the Board and their spouses at the Salt Box Restaurant. After investigating, he arranged for us to reserve the whole restaurant on December 14 at 6:00.

#### The meeting adjourned at 9:36 PM

#### Letter to Peter Svarzbein

Peter: Kern Place Association (KPA) thoughts on Cincinnati Avenue  
Make-Over

Below is a set of guidelines and suggestions for the future development of the 200 block of Cincinnati Avenue that is under development/consideration by the City. It is a short document that has 100% support of the members of the KPA and represents the overwhelming majority of Kern Place residents.

Prior to outlining the ideas we have formulated, I wish to preface with a personal comment. As a permanent resident of Kern Place since 1971, I recall the development of the area in question. It was originally a business area serving predominantly the local neighborhood, with restaurants, book stores, barbershop, hardware store, art gallery, mini-

cinema, etc. Upon a request from the property owners, the City Council lifted all the restrictions upon parking normally associated with bars, and thus began the decline that has, in part, stimulated the City to develop the present plan to reinvigorate the area to become a “destination”.

- 1      Whatever final plan is developed, we expect and need a clear business diversity. As noted in the initial plans offered to the public, a pedestrian, family-oriented location was illustrated as the expected outcome. The current format of businesses does not conform to that expectation.
  
- 2      A return of family and adult restaurants such as The Magic Pan and Casa Jurado, utilizing outside tables within appropriate landscaping is an exciting prospect that we applaud. This indeed can make our small block an attractive “destination”. In this regard, we expect all the current city laws regarding outside consumption of alcoholic beverage to be upheld and no exemptions provided.
  
- 3      Regardless of the exact nature of the new businesses we expect a ban on all outside amplification.
  
- 4      With respect to items 2 and 3 above, we recognize the use of the area for special events such a Mardi Grass, Sun Bowl activities, etc. Such limited special events should be able to apply for special permits with respect to alcohol and amplification, subject to the restrictions passed by the City Council in previous years, e.g. cessation of outside amplification at 10.00 PM, provision of extra ‘policing’ and law enforcement.
  
- 5      We expect that outside lighting needed to make the area safe and attractive be devoid of light pollution impacting the residential area. A perfect example of such illumination can be seen at the Centennial Plaza at UTEP, a facility that is receiving both national and International acclaim.
  
- 6      We support the installation of parking meters on all commercially zoned areas of Stanton Street from ~ Albertsons to Kirby, and the concomitant extension of the “residential parking only” streets to ensure the present Stanton parking does not simply move into the Kern area. We are also happy with prevision of business employee parking passes, and, the stated goal of using the income from such meters, in total or in part, to hire persons charged with enforcing, *inter alia*, parking-, litter-, behavioral- and noise-violations.

- 7 Since it is our understanding that the plan being developed is a small portion of a larger and future Mesa-Utep Corridor development, the location of the new Kern Gates/Arches only at either end of a single block could be rethought, perhaps to enhance the Kern residential desirability. In this latter regard many residents have added to the above with comments along the lines that the ideas noted above should also apply to other areas along the trolley route that are potential areas for “development” as destinations.