

# Kern Place Association, Board Meeting Minutes

September 28, 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, John Russell, Charles Intebi and John Newfang. Regular members present were, Ted Christie, Cindy Christie, Lola Rodriguez, Joseph Riccillo, Marilyn Jay and Fred Ozyp. Special guests were Shanan Valles and Bob Geske

## Minutes

To save time, Barbara Christopher emailed the minutes of the previous meeting to Board members. John Byrd moved to accept those minutes and John Newfang seconded the motion. The motion was passed unanimously.

## Treasurer's Report

Andrew Dand was not present but emailed in the following report.

Checking Balance as of 8/31: \$5265.06

Savings Balance as of 8/31: \$2521.31

CD Balance as of 8/31: \$4530.50

## Resident meeting about 518 Gregory

Charlie Intebi moderated the meeting on September 24 in Madeline Park where Kara Eifolla described her plans for 518 Gregory and interested residents voiced their questions and opinions about the zoning changes that she is requesting. Charlie said that 70 residents were in attendance.

## El Paso ISD Bond Election

Shanan Valles and Bob Geske spoke about the coming Bond election on November 8 and why the improvements and school consolidations are necessary.

## Proposed zoning change for 518 Gregory

Seven residents of Kern Place spoke about why they were against changing 518 Gregory from R3 (Residential) to R-MU (Mixed Use.) The residents were Ted Christie, Cindy Christie, Lola Rodriguez, Joseph Riccillo, Marilyn Jay and Fred Ozyp.

After hearing their concerns and suggestions, the board discussed the situation privately. John Russell made a motion to support and maintain the present residential areas of Kern Place as Residential zoning areas and oppose changing any part of these Residential areas to Mixed Use or

Commercial zoning. John Newfang seconded the motion and it passed unanimously. Board members will share their position at the City Plan Commission (CPC) hearing for 518 Gregory on October 6. This hearing is at 1:30 at City Hall 1 at 300 N. Campbell

John Byrd urged everyone present to write, email or call the CPC and express their opinion about this issue in addition to attending the hearing.

#### Membership

Charlie Intebi said that several residents paid dues at the zoning meeting on September 24.

#### Newsletter

Jamey Rupley said that a newsletter will be put out the first or second week of October.

#### Facebook

Barbara Christopher asked who will post important statements. It was agreed that either Charlie Intebi or John Byrd will post such statements.

#### Coming Events

10/31 – Halloween costume parade and contest in Madeline Park

#### KPA Logo

Jamey will send out the logo candidates again, and we will work with Anne to decide on the final version.

#### Cincinnati Business District

Board members will meet with City Representative Peter Svartzbein on October 6 at 6 pm at Kopi Coffee house to discuss our concerns and the petition (see below.)

#### Neighborhood Conservancy Overlay (NCO) Committee

At the Zoning meeting on September 24, twelve residents signed up to create an NCO for Kern Place. Chuck Horak was suggested for chairman.

#### Mike Hutson's KPA files

Jamey Rupley volunteered to pick these up.

#### The meeting adjourned at 9:23 PM

Email sent to Peter Svartzbein on September 6, 2016 by KPA Board:

Peter: Thank you for giving me a phone call the Friday before last. I appreciate you giving me an opportunity to explain the board's reasoning behind its petition in response to the improvements in the Cincinnati business district.

It's unfortunate that you heard about this petition before the KPA board had a chance to share it with you. We haven't yet started circulating this petition, and had wanted your feedback and input before we proceeded. It is attached here. Please do give it some thought and send us your comments.

The board's intention with this petition is to gather the neighborhood's input on the improvements the city has proposed for the Cincinnati district. We feel that the majority of the neighbors are supportive of how these improvements will make the business district friendlier for families, pedestrians and bicyclists. We also hope the changes will create a diverse and robust business culture in the district. But there is also concern that businesses in the district may revert to practices that strained relations between the district and the neighborhood just a few short years ago.

We believe that some common sense, good-neighbor policies will make the improved business district a success for everyone. Neighbors will feel that their quality of life and property values are preserved, and even enhanced. While business owners will profit from commerce with its neighbors.

Thank you for your consideration.

Petition sent to Peter Svartbein on September 6, 2016 prior to passing this petition out to Kern Place residents:

The board of the Kern Place Association welcomes the city's investment of \$1.5 million in the Cincinnati businesses district. The upgrades will benefit neighborhood residents by making the area safer for pedestrians and bicyclists. The city's investment also provides substantial benefits to the property and business owners in the business district because it will make the area significantly more attractive for customers.

In light of the substantial benefits this investment will bequeath upon the property and business owners, the undersigned request that the city work with business and property owners to put in place the following common-sense rules to ensure that the business district remains good neighbors to the Kern Place neighborhood.

- Validate parking at the Glory Road Parking Facility and otherwise encourage patrons and business district employees NOT to park in the Kern Place neighborhood
  - Minimize noise pollution in the neighborhood, possibly by banning outdoor amplification
  - Use environmentally friendly light to reduce light pollution in the neighborhood
  - Proactively work with to city to ensure compliance with all laws and codes that maintain a clean, friendly business district.
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