

# Kern Place Association, Board Meeting Minutes

May 1, 2017

## The KPA Board meeting was called to order at 7:39 PM

The meeting was held at Charlie Intebi's house on Kelly Way. Board members present were Charlie Intebi, Michael Maldonado, Barbara Christopher, Jamey Rupley, Andy Dand, John Byrd, John Newfang and David Nemir.

## Minutes

To save time, Barbara Christopher emailed the minutes of the Annual Meeting, and Board Meetings on April 3 and April 17 to Board members. John Byrd moved to accept these three sets of minutes and Charlie Intebi seconded the motion. The motion was passed unanimously.

## Treasurer's Report

Andrew Dand gave the following report:

Checking Balance as of 3/31/2017: \$7493.60

Total Dues Collected at Annual Meeting \$1715.00

85 Total Dues collected for 2017

Savings Balance as of 3/31/2017: \$2524.60

CD Balance as of 3/31/2017: \$4536.54

## Membership

John Byrd volunteered to become Membership Chairman. We currently have 85 dues paying members. He will coordinate with Jamey Rupley to maintain an online spreadsheet with passwords.

## Future spending

There was a discussion on what to do with the funds coming from additional members and the recent increase in the amount of dues. Scholarships were mentioned, but that might deplete the funds too fast. We may wait to see what NIP grants can provide and then we could pay for projects not covered by grants.

## Newsletter

If the Newsletter can't be distributed before the meeting that will present the NCO to residents, Jamey Rupley said we can send out a postcard announcing the meeting and also the Movie in the Park on June 17.

### NIP Grants

Barbara Christopher passed out information on the NIP informational meeting held on April 18 by Parks and Recreation staff. The staff is still evaluating Round 3 results and will not have a timeline for applying for Round 4 for 6 to 12 months. The notes for that meeting are at the bottom of these minutes.

John Newfang passed around a picture of a single freestanding bulletin board with a locking glass cover. The City priced the bulletin board and installation at \$1800.

John Byrd suggested that we start preparing for the grant ahead of time by all coming to the next meeting with ideas of how to improve Madeline and Alethea Parks.

### New swings in Madeline Park

Peter Svarzbein said that the swings will be completely installed within 3 weeks. There will be wood chips to break falls and a rubber path to the swings to be ADA compliant.

### NCO Committee

The committee met with City Planning staff on April 26. After the February meeting, Chuck Horak and Angie Nickey added narrative that explained the background and expectations of our neighborhood. The City Planning staff took this version and revised it to meet their requirements. The changes were discussed at the April 26 meeting.

It is expected that the final content will be finished by the end of May and notices (with KPA letterhead) will be sent to residents inside the NCO boundaries. KPA will have a meeting in early June to present the NCO in detail and ask residents to sign a petition of support. We will plan for this meeting at our next board meeting.

The notes for that meeting are at the bottom of these minutes.

### Welcoming new residents

Charlie Intebi again asked for suggestions on how to welcome new residents. It was suggested that we can locate new homeowners through the HCAD database and have our information sent out automatically. The information would explain the purpose, activities and dues of KPA

### Kern Place crime statistics

The officer from EPPD will present Kern Place crime statistics at a future meeting.

### Staggering terms for Board Directors

John Boyd pointed out that other organizations stagger 2 to 3 year terms for Board members so that there are a few new members every year. This method prevents burn out and invites in fresh blood and new ideas. Barbara Christopher mentioned that using volunteers for events gets residents involved and interested in serving on the Board.

### Events

May 20 – Retro Spring Picnic and Fungi Mungle Concert – The picnic and balloon bouncing room starts at 3:00 and the concert is from 7:00 to 9:00. Jamey will see if Crave would like to Participate in some way. There will be two porta-potties and a stage for the band.  
June 17 – Movie in the Park – showing *16 Candles* – starts at dusk

### Business District

Keith Pannell said Mathew McElroy is still waiting for estimates from Granite Construction on the Cincinnati Street improvements. This new work will be part of the Streetcar track installation, so the job could be given to Granite without a new bid for the job did. If their bid is low enough, the improvements will go through as originally planned for \$1.5 million. If it is not low enough, the city will scale back the improvements and the Board may be consulted as to what improvements to leave out.

### Logo

Charlie Intebi showed the winning logo.



### New Board Member Election

The four candidates (Paty Dand, Claudia Rupley, Adrienne Palmer and Kara Eifolla) will turn in a brief paragraph on their qualifications and goals for KPA. As soon as we get that we will go forward with the election. Jamey Rupley will send an email to all members with paid up dues. This email will have a button that will lead to a page in kernplace.org where members can vote.

### KPA officer election

The officers from last year all volunteered to serve again in their same office.

The slate of officers are:  
Charlie Intebi – President  
John Byrd – Vice President  
Jamey Rupley – Vice President  
Barbara Christopher – Secretary  
Andrew Dand – Treasurer

John Newfang moved that this slate of officers be elected for the 2017-2018. John Boyd seconded the motion and it passed unanimously.

### New Committee members

Charlie Intebi asked where the lists of volunteers were from the Annual Meeting and encouraged Board members to make use of the volunteers. He said he would send them a welcoming email.

### Meeting with Mission Hills

This summer our board will plan a group meeting with the Mission Hills Association. By reaching out to Mission Hills, we can share information about events, projects, resources and solutions to common problems.

### Hoover House reception

The KPA board as well as officers from nearby neighborhood associations are invited to a reception for the 100<sup>th</sup> Anniversary of Hoover House. The date is not yet known.

### Meeting was adjourned at 8:45 PM

## NIP\_Information\_Meeting, April 18, 2017

### Round 3

In January 2017, Round 3 of the NIP grant from the 2012 Quality of Life bond election was closed. Neighborhood Services handed out a survey as part of their review and evaluation of Round 3. They will give a report on this evaluation to City Council on May 15.

There were complaints that big projects don't get funded even though the application is perfect. 29% of all NIP grants since Round 1 were \$90,000 or more. Although these types of grants meant less money for other smaller grants, it was an efficient use of city resources. The challenge is to have more grants awarded yet be cost effective.

When a city department can't afford to provide an improvement to a neighborhood, it suggests that the neighborhood apply for an NIP grant.

#### Round 4

Round 4 NIP Grant Pre-applications will give the staff an idea of the number and type of applications to expect. There is no date yet for sending out the Round 4 Pre-applications. It could take a few months or a year before a tentative timeline is set for Round 4.

The staff tinkered with the NIP Application Scorecard which is used to evaluate the grant applications. Grant writers have control over their score for 56% of the application. The rest of the grant (42%) – budget, strategic alignment and bonus merit – is graded by City Departments. Neighborhood Services will try to give out an example of a good grant application.

Neighborhood Services said there is a place on their website to view a list of all NIP grants and what each one cost.

We can apply for 2 projects and if one loses, the other might win.

A future NIP idea for Kern Place is a historic sign.

## KPA Meeting with City Planning Staff April 26, 2017

Members of the Kern Place Association's (KPA) Neighborhood Conservancy Overlay (NCO) Committee met with staff from City Planning on Wednesday, April 26, at 10 am. Anne Antonini, Senior Zoning Planner, led the meeting. Other City Other Planning staff present was Harrison Plourde. KPA members present were Charlie Intebi, Chuck Horak, Ann Horak, Angie Nickey, Joaquin Rodriguez and Barbara Christopher.

Previous to our meeting, Chuck Horak and Angie Nickey had added the narrative and details that the City Planning staff had requested on February 2. They sent their draft to City Planning who edited it and presented it at this April meeting.

Chuck Horak led our discussion with the City Planning staff as we went through each page of the new draft. He asked that the words "Residential Core and Residential Transition Areas" be changed to "Residential Areas." "Transition" would send the wrong message. Toward this end, we also asked that the Proposed Plan Area map show only three divisions: Rim-University Plan Area, Residential Area and Commercial & Multi-Family Area. On this same map, we

asked that the entire southern boundary be defined by Robinson Ave. This would eliminate the area bounded by Ochoa, Boston, Stanton and Robinson. The staff will investigate this change.

Also discussed were carport and garage setbacks, height restrictions, prohibited home uses and grandfathered parts of current houses. Chuck said the NCO needed to define boarding houses as specifically as possible and prevent them in some meaningful way. Anne Antonini will check with legal to see what language could be added to our NCO.

All discussion should be finished in two weeks, and final content will be ready by the end of May. The City will then mail notices about the NCO to all residents and owners within the boundary of the Proposed Plan Area.

The KPA plans a meeting and a detailed NCO presentation for residents in early June. City Planning staff will attend to answer questions. This event will be advertised through our social media, website, email and park signs. A good meeting turnout and a lot of names on a supporting petition is important for City Council for approval.