

RPIA Board Meeting Minutes – February 18, 2019

The board meeting of the Ryan Place Improvement Association was held at St. John's Church on Monday evening, February 18, 2019 with President Tim Keith presiding and Sarah Geer as secretary. A quorum was established and the meeting was called to order at 7:06.

Board Members in Attendance: Tim Keith, President; Ryan Scharar, Vice President; Sarah Geer, Secretary; Jen O'Connell, Treasurer; Chris Ebert, Director of Historic Resource; Terri West, Director of Infrastructure; Jason Allen, Director of Activities; Kipp Baker, Director of Communication; Josh Gardner, 6th Ave Street Director; Chris Gee, 5th Ave Street Director; Ryan O'Connell, Ryan Place Street Director; Chris Rogers, Elizabeth Blvd Street Director; Joyce Davidson, 8th/James/Stanley Street Director

Others present included: John Belknap, Ruth Karbach, Lin Parham, Sergio, Peter Szok, Officer Mata, Steve Halliday (guest), Jason Suder (guest presenter)

Report Summary/Notes

NPO report by Sergio

- Lull of activity
- Update on incident at 1200 Elizabeth – bullet holes in windows of the Sanders Family home are likely from a pellet gun (don't believe it was gunfire)
- Resident mentioned hearing gunfire on south end of nbhd. Sergio said he has not been getting reports of hits. Residents can always call in this information, and it will bring officers to the area. Note that these sounds can be fireworks a lot of times.
- Resident asked for an update re: recent evening family burglaries. Sergio said they believe it was Irish Travelers who hit 3-4 houses then moved on, this happens almost every year.

Code Compliance Report

- Officer Mata currently covering our beat, might be picked up by new officer currently in training
- Slow start to the year but beginning to pick up
- Total violations for Feb to-date: 163
 - 60 are initial/new inspections
 - 103 are re-inspections
- 71 complaints – 30 initiated by citizens/residents, 41 from Officer Mata (11 turned out to be no violation)
- Junk motor vehicles – 5 identified in Feb but have closed out 8 total cases (incl cases from January)
- Solid waste – ~14 cases
- When you do call in a complaint, you can call anything you want to Officer Mata – he can help direct even if not something Code Compliance can address
- 3 ways to report: 1) app, 2) call 817-392-1234 number, or 3) email 1234@fortworthtexas.gov
 - If you provide your phone number, you will get called just to touch base/confirm
- Resident question: how many cars can be on a property? Can cars be on the lawn?

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- Officer Mata said cars should not be on the front lawn. If cars don't impede sidewalk and fit on the driveway, there is not a set number. Backyard has no limit. If vehicle is registered to someone who lives at property, can't do anything. Junk motor vehicle means it has a flat tire, immobile, etc.

Tulips Development Discussion

- Jason Suder (property manager, background in concert production, native of Fort Worth) presented on a proposed music venue – Tulips – currently under renovation on the other side of 8th Ave, near the intersection with Berry (near Americado)
 - The facility is 10,000 square feet – 6,200 is venue space
 - The vision is for the venue to be a creative community event space, available for community use going beyond music
- Jason came to inform RPIA that he is pursuing a variance via the city council to be able to serve alcohol at the venue (similar to variance that Americado secured). He will go before the city council on March 19 to request this.
 - Jason noted that he has been working closely with Paschal High School (and other community stakeholders) to address questions/concerns about the venue. The facility will not be open during school hours except for official partnered events with Paschal that are carefully managed.
- Resident question: what is proposed occupancy? 798 for entire building
- Resident question: is the focus on being late night venue? Yes
- Resident question: what about noise issues? Jason said that they have done significant sound-proofing (including rubber/non-concrete floor). Everything is designed to be indoor, except occasional bazaar using parking lot.
- Resident question: will smoking be allowed? No.
- Resident question: what about parking? 209 spaces. Beyond that considering options to rent Paschal overflow lot when needed. Also considering instituting a permit parking system similar to what was done recently in Arlington Heights.
- Resident question: litter would be a concern, interested in clean-up plan
- Resident question: when would you open? Ideally summer 2019
- Resident question: what about the immediate neighborhood (Paschal Nbhd Association)? Jason shared that he hasn't been able to get a clear opinion yet but has presented to them.
- Resident question: to confirm, you are asking for our support for variance. Are we ready to make a decision/opinion on this?
 - To clarify, RPIA historically has not voted in support of anything. Most we would do is not oppose.
 - Jason does have draft letters of support if any individuals would like to sign (provided some at meeting).
 - Resident comment/clarification: this is just about support for alcohol variance, land use is already approved/within rights/zoning.
- Resident question: what are Paschal principal concerns?

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- Jason shared that the principal wants to ensure safety of students. He is engaged, conversations are productive. He asked Jason to pursue support of FWISD board, superintendent and legal staff. Jason is working with Paschal to coordinate on schedules for school events and Tulips events. Jason suggested regular meetings to coordinate (bi-monthly).
- Resident comment: concerns about mass exodus of people at bar closing time (similar challenges near Magnolia). RPIA has strong history for protecting itself and looking out for encroachment. Concerns about low frequency noise pollution. Residents on James, 8th, Ryan Ave would be most affected.
 - Jason has been connecting with police department, plans to follow up with Sergio. Discussing security concerns, mass exodus (traffic, vandalism), plan to have officers (and 10 contract security guards) on-site at closing time (just like mega churches).
- Resident comment: we should expect uptick in crime, similar to what we've seen around Magnolia. Private security company asked Fairmount Nbhd Association for \$7,000 to patrol 1 block off Magnolia.
- Resident comment: positive attribute is the walkability from our nbhd if you are a concert-goer
- Resident comment: aiming for sold-out show every weekend? (800 people) Mentioned that Live Oak didn't succeed.
 - Live Oak had ~400-person capacity. Business plan is for ticket sales to pay cost of artist and staff/overhead. Alcohol is what generates profits.
- Tim proposed adding regular meeting back to calendar for March 18.
 - **Terri West moves to table this discussion until next meeting. Kipp Baker seconded. Motion passed.**
- Note: Tim sent more information on the development to board members via email.

President's Report

- NuRock development recap – special meeting on 2/10, the city council voted not to oppose NuRock app which is the least favorable action they could have taken. Likely means that this scenario is closed.
- One of the other applications that got more support is dialysis center proposed for the property formerly occupied by Butler antiques on 8th Ave (proposed two-story dialysis center w/ two-story parking garage). Fairmount is not opposing this development. It's within code, they don't need anything from anyone to move forward. A few Fairmount residents individually are fighting it. Tim asked for questions or thoughts on any action we should take.
- Pick back up zoning conversation from January meeting, including idea of TCU overlay
 - From Councilwoman Zadeh, TCU overlay was lengthy process involving TCU and city to help ward off stealth dorms. B zoning – if you have duplex, you can have 5 unrelated people living in one residence. TCU overlay took it down to 3 unrelated people. Not as simple as saying “we want it too” – very specific effort to TCU area. Would be tough for us to do this here given current zoning landscape and rights of current owners.
 - Tim suggested that the best opportunity for Ryan Place is to maintain strong nbhd association.

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- Steve Halliday commented that form-based code is kind of agnostic to use and can lead to joining lots for one mega lot
- Question from Tim: concern about lots that don't have protection of nbhd association
- Resident comment: confused, concerned about jumping to conclusions, should vet additional options/experts, big swaths of our nbhd are zoned as B, other nbhds have adopted TCU overlay (i.e., Westcliff, Berkeley)
- Resident question: Is historic overlay an option? Wouldn't affect new building, meant to protect what's already there. Protects setbacks, density
- Terri shared challenges she found with TCU overlay – enforcement/regulation. Expressed continuing interest in having volunteer committee look into details further.
- Resident comment: keep in mind purview of RPIA and purview of city. Perhaps we should consider parking permit system. We may need to be more active engaging other city departments (police, etc.). Not a magic wand to solve this. Being informed as a nbhd is important – including engaging more residents. City council likely to be more influenced by individual resident communications than single opinion of board.
- Resident comment: in the case of the storage unit across Berry, RPIA was silent on the issue, nbhd associations south of Berry supported the development, individual signatures were collected, didn't carry weight
- RPIA will continue looking into options to stave off unwanted development
- Resident comment: how can we be proactive and identify what we want to see in the nbhd and help pursue that?
 - Action item: Tim will loop back on that idea for next meeting

VP Report

- Ryan shared that we have a bid from a new UPS store re: newsletter printing. Current cost: \$950/month for 8 months – total of \$8,650/year. Three options (all black & white, 12 11x17 sheets, folded in half, saddle-stich):
 - 1 – 20-lb copy paper (thinnest) \$532/issue - \$5,300
 - 2 – 28-lb - \$7,000/year
 - 3 – magazine finish, \$8,175/year
- Resident question: could we see samples in March and then vote?
 - Action item: Ryan will bring samples

Secretary's Report

- January minutes
 - **Ryan Scharar moves to approve January minutes. Kipp Baker seconds. Motion passed.**
- Special meeting minutes
 - Table approval until March
 - Action item: Sarah will email minutes to board members before March meeting.

Treasurer's Report

- Jen provided a report on finances as of 1/31/19
 - A few tour expenses/revenues still adjusting
 - Nothing else of note

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Membership Report

- No welcome visits took place since the last meeting
- Tracking 21 properties currently (sold/for sale)

Communications Report

- Kipp reported that we met the new newsletter deadline/schedule
- Action item: Kipp will update board contact info for web and next newsletter issue
- Online directory has ~400 names
- Contributions continue coming in online
 - Kipp asked if online donation function was used heavily for Candlelight tour and is interested to understand that.
- We secured 2 new advertisers but had to drop 4
- Kipp created a new rate card page with ad specs and costs
- Kipp asked if we could firm up event dates ASAP
 - Action item: Chris will send croquet dates to Kipp/Jason

Activities Report

- Jason shared that he is working to create FB event page for each upcoming event
- BBQ event/general meeting on March 24, 2-5pm – street permit and bounce house all set

Historic Resource

- Chris extended an open invitation to join historic preservation committee
 - Expect to have monthly meetings
 - Reached out to Susan Cline to come speak to committee
 - Planning to meet new historic preservation officer at city

Infrastructure

- Tim and Terri spoke to city re: problem areas on curbs, streets, sidewalks, gutters – in 2019, Elizabeth Blvd will be getting new curbs near school (safe routes to school), expecting additional funds to go toward improvements on Bowie (working through ADA funds)
 - Tim thanked Terri for efforts
- Terri asked for three volunteers to help with getting new landscape maintenance bids
 - Terri has met with current contractor to talk about what we could take out of current contract to help manage costs
 - Developed ideas for monthly clean-up that street directors could help manage – should be low-maintenance
 - Ryan Scharar and [REDACTED] volunteered to help
- Resident question: are sidewalks residents' responsibility?
 - Yes, but city can help with things but limited amount of money/programs
- Terri would like to develop plans for street markers, need support for that, will loop Chris Ebert in.
- We need to talk more about what funds from RPIA could go toward infrastructure projects

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- Resident comment: there was a matching fund in the past for sidewalk improvements, RPIA board could consider this again.

Street Directors

- Chris Rogers: 1405 property has been listed for \$1.2M (corner of 6th and Elizabeth)

Home Tour

- Chris shared that they are still working on behind the scenes stuff, started Instagram page, planning to have music as part of event, ramping up sponsorship efforts

Special Project Update

- John Belknap updated on fire truck restoration – axle is on truck but still not running, need to do engine work and other mechanical work so it will run, very good prospects for having fire truck for this year's 4th of July, in past RPIA has allocated \$5,000 for repairs and we've expended all that. Recommending we consider up to additional \$5,000 allocation for repairs/restoration.
 - Resident question: where could funds come from?
 - Jen: money market (reserve) or checking account has balance
 - Resident question: 1 installment or 2?
 - John: would only pay out actuals on pace needed
 - **Terri West moves that we allocate up to \$5,000 for repair of fire truck. Chris Gee seconded. Motion passed.**

The meeting was adjourned at 8:51 p.m.

Respectfully submitted,

Sarah Geer
Secretary