

RPIA Board of Directors Meeting Minutes – May 20, 2019

The Board of Directors meeting of the Ryan Place Improvement Association was held at St. John's Church on Monday evening, May 20, 2019, with President Tim Keith presiding and Ryan Scharar acting as secretary, serving at the request of Sarah Geer in her absence. A quorum was established and the meeting was called to order at 7:02 p.m.

Board Members in Attendance:

Jennifer O'Connell, Ryan O'Connell, Tim Keith, Terri West, Chris Ebert, Chip Mansfield, Kendall Wells, Kipp Baker, Chris Gee, Ryan Scharar, Jake Neal, Joyce Davidson, Barbara Forshey

Others present included: Lyn Parham, Randy Parham, Ruth Karbach, Cade Lovelace, John Belknap, Edward Furber, J. Mata, Michelle Howard, Sergio Guadarrama

Report Summary/Notes

Tim Keith welcomed members and guests in attendance. Discussed that due to recent events in the neighborhood, a separate meeting will be scheduled to address the kidnapping and related security concerns of neighbors. Tonight's meeting will focus on the regularly scheduled agenda.

Sergio Guadarrama – Property crime is in a bit of a lull. FWPd reintroducing themselves to businesses on Hemphill and surroundings due to illegal gaming centers popping up. Separate meeting to be held on kidnapping and RPIA security issues.

Officer Mata – Working 3 areas, accumulated 346 cases (3x normal). Grass cases, no permit construction cases, etc. Due to rains, grass enforcement has been suspended. If you are doing construction, make sure to have permit posted, easily visible. This month, 183 inspections. Complaints 87 total, 68 by public, 19 by Officer Mata.

Peter Szok – Peter Initiated a petition, getting 51% of required signatures to bring to a vote, a change for the 2900 to 3000 block of James and 8th Avenue, Zoned B currently, proposed to Zone A5, single family. Most of RPIA is A5, so this would put in line with remainder of neighborhood. This would defend against other uses of property. This vision coincides with city planners' vision and strategic plan.

TCU has had growth to ~11,000 students currently, rumored that TCU wants to grow it to 14,000. Limited availability leads to stealth dorms that can house up to 10 unrelated persons with separate bathrooms and parking to accommodate tenants. This dramatically changes the nature of a neighborhood. Infrastructure to roads and existing single families suffer. Other neighborhoods passed overlays limiting the number of unrelated persons per building, but nothing has been done in RPIA. Remaining areas become more subject to change due to this.

Peter shared stories of neighbors, community and diversity vital to this neighborhood. He requested that the Board support his petition to move this zoning to A5. Tim Keith added that Councilwoman Ann Zadeh is in support of this plan. This is a vulnerable area so zoning as proposed makes sense to the neighborhood. Terri West clarified; taxes not affected. If this goes forward, will not impact current residents.

Tim Keith - This is the start of process and notices were sent out. Zoning commission docket for June 12th. If 20% oppose, then it could take a supermajority of City Counsel to approve. Peter says the B defined properties, 4 of them, have a house in front and house in rear of lot.

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Terri West makes motion, proposed to support a zoning change on 8th Ave. and James blocks as proposed changing zoning from B2 to A5. Jake Neal seconds. All in Favor, None Opposed. Motion Passed.

Cade Lovelace presents on neighborhood pavilion project. He has spoken to city, parks department, and consultant, who all agreed on a contractor who does numerous pavilions for the city. Contractor reviewed park plan, located a spot for the pavilion, and has 2 proposals: octagons in shape generally. These are model plans only and the consultant would present to RPIA to finalize in the future. RPIA needs to decide on the type of structure, then go to parks department for compliance review, then school district review (due to leasing of land), then contractor would bid and we could move forward with the project.

Jen O'Connell questioned the infrastructure regarding electric/water and timing of other needs to be planned in connection with pavilion construction. Cade says the ancillary services could be done separately. Tim clarified that this is part of a multi-year plan to deal with new playground, irrigation, and other pieces. Terri asked for details regarding what the ground cover/cement, other infrastructure items would be. Cade clarified that the parks department would guide over time and we would need consultants involvement ultimately.

Jen O'Connell motions to approve the GCO2 28 Building Type – Polygon structure as presented to the Board in concept only – subject to further involvement by consultants, parks and other stakeholders. Chris Gee seconds. All in favor, none opposed. Motion Passed.

Tim Keith – Report on Security in Neighborhood and Kidnapping. Information on vehicle and neighbors gathered in person, police canvassing and asking for assistance all very soon after the incident. No amber alert was issued because not enough information at the time to meet specific criteria for issuance and City of FW is further investigating. Although an amber alert was subsequently issued (allegedly), there was a problem in getting it issued. No one received telephone alerts in the neighborhood. This was a very unique, brazen, atypical event. Our response was also very atypical, including a ground swell of information and community involvement. The victim was found, safe, and is recovering. The community is to be commended for its efforts, with the help of social media and neighborhood volunteers. The walk of support was an excellent tribute on Sunday.

RPIA needs to establish and review security protocols. RPIA, the City of Fort Worth, and other stakeholders will seek further assessment and feedback. RPIA should consider what we can do to make our neighborhood a safe place to live and deter criminal activity. Doorbell videos and other surveillance are key tools that we can use to fight crime in the future.

Tim is seeking to set up a committee to further look into how to improve neighborhood security and is proposing a neighborhood town hall, possibly Monday, June 3, 2019, with a list of neighborhood questions being addressed in more detail. Terri West has been approached and accepted a role to chair the committee. Ryan O'Connell and Chip Mansfield volunteered to serve on the committee. Terri recommended that RPIA will seek out 2 additional neighbors at large for a total committee size of 5. A committee mandate is being developed. No further action needed.

Vice President Report – Presented paper stock for neighborhood newsletter with different weights and different bids obtained by weight. There were three different bid options bid in black and white print,

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with 950 copies per issue, 10 publications per year. The Board evaluated the paper stock in light of the bids submitted and determined it is appropriate to switch to the UPS store on Hulen that provides the monthly printing of the newsletter due to a significant cost savings without loss of quality.

Chris Gee made a motion, Joyce Davidson seconds to approve the 28LB paper stock for future newsletter publication and switching UPS Store provider to print the newsletter to UPS Store #701, 6080 S. Hulen St., Suite 360, Fort Worth, Texas 76132. All in Favor, Non Opposed. Motion Passed.

Treasurer Report - Jen O'Connell reports with April 2019 financial statements and profitable Crawfish Boil. Form 990 for RPIA and CCRP has been filed for 2018 tax year.

Membership Committee Report - Jake Neal is working on welcome package redesign and inserts from donors. Ruth reports that Urban Yoga gave us cards for 1 free class for newcomers. Erik Prokesh and Carlos Gomez, have agreed to host newcomer event in November 2019.

Secretary Report – Tabled, pending return of Secretary, Sarah Geer. Past meeting minutes to be submitted to the Board for approval at the next meeting.

Activities Committee – Tim Keith reported that in the absence of a committee head, Jason Allen will run the 2019 Softball Tournament (to be held July 4th) and is actively working on those sponsorships and planning the event with Fairmount Neighborhood Association. 4th of July and parade route in the works.

Historic Resources Committee - Chris Ebert reports that the Croquet Tournament, Monday, May 27, 10:00am is scheduled and no further action needed.

Public Safety Committee - Chip Mansfield reported that the Traffic Counters for 6th Ave, Willing Ave., and Ryan Ave. have been placed by the City to capture the traffic speed. Committee to address safety concerns as a broader initiative to be discussed at future meetings and a special meeting per Tim.

Infrastructure Director - Terri West – No further update.

John Belknap – Firetruck initiative still in progress, very close. The engine runs! John working with repair efforts to have it ready for 4th of July. John requested help finding a storage home for the firetruck. Need to consider insurance for the vehicle going forward.

Tim thanked everyone for attending. Terri announces opening of Hamilton Apartments this week.

The meeting was adjourned at 8:33pm.

Respectfully submitted,

Ryan Scharar
Vice President (acting Secretary)