

RPIA General Meeting Minutes – November 28, 2022

The general meeting of the Ryan Place Improvement Association was held at St. John's Church on Monday evening, November 28, 2022, with President Tim Keith presiding and Sarah Geer as secretary. A quorum was established and the meeting was called to order at 7:11 p.m.

Board Members in Attendance: Tim Keith (President), Cade Lovelace (Vice President), Sarah Geer (Secretary), Jen O'Connell (Treasurer), Blake Villa (Ryan Place Drive), Ryan Terry (Communications), Jason Jones (Public Safety), John Belknap (8th/James/Stanley), Barbara Forshey (Willing), Addison Conley (6th Ave), Terri West (College Ave), Jake Neal (Membership), Jeff Schroeder (Activities), Douglas Cooper (Infrastructure)

Others present included: Chris Gee, Ryan O'Connell, Ruth Karbach, Kari Keith, Josh Gardner, Randy Sabbagzi, John Shearer, Linda Downey, RD Downey, Mari Villa, Taylor Drake, Sarah Rucker, Sean Crotty, Aaron Ballard, Richard Johnston, Lee Tyner, Susan Tyner

Report Summary/Notes

NPO Report – Officer Garner had no major incidents to report. He noted that he expects he may be posted to a new position in 1-2 months.

Special Presentation by Councilwoman Elizabeth Beck

- District 9 updates
 - Zoning – Councilwoman Beck brought zoning maps for reference. She noted there are still sections of RP zoned B which is an old category for multi-family. She brought two maps: current map and proposed revisions. She described the effort as a “council-initiated re-zone” with the goal of protecting single-family homes. She noted that the proposed revisions are early stage, and council is still finalizing recommendations.
 - Resident question: how does the TCU overlay relate to us, particularly given the development of what is likely a stealth dorm on James? Councilwoman Beck encouraged residents to stay vigilant on watching new builds to flag things like the number of exterior doors. She is working with staff on any options and how to manage, particularly in light of the council-initiated re-zoning. We can talk about an overlay and any options we have, but it is best to have that conversation including city staff. She commented that A-5 zoning will go a long way in helping prevent stealth dorms.
 - Resident question: is there a reason that a lot of A-5 are going to A-7/A-10 when comparing the current to the proposed maps? Councilwoman Beck noted that staff still need to verify lots of details as they go parcel by parcel.
 - Councilwoman Beck encouraged residents to sign up for the District 9 newsletter via city website. She also encouraged residents to email and reach out anytime with questions, requests and comments.
 - Councilwoman Beck provided several city budget updates:
 - Street striping maintenance schedule was updated within the budget process so that it can be more frequent. This plan includes crosswalk re-striping.

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- Residents should report via the city app if you see a street that needs striping.
- Street lights – the budget allows for hiring more maintenance crews
 - Residents should report street lights out via city app (and RPIA). If you have multiple lights out within a block, you should also email Councilwoman Beck.
 - The city’s goal is to respond to maintenance requests within 30 days of a report.
 - The purple lights signal that maintenance is needed.
- Additional investments – new firefighter positions, new police officer positions, more positions for homeless street outreach
- Resident Question: concern about safety at bus stops along 8th Ave since they are near the train tracks and there aren’t a lot of safe crossings. Councilwoman Beck said Trinity Metro is working on bus stop improvements.
- Resident Question: Who is responsible for the rough railroad crossing at Berry & Cleburne? Councilwoman Beck said the railroad company is responsible.

2023 Director Nominations

- On behalf of the nominations committee, Cade Lovelace presented the following slate of directors:
 - President: Chris Gee
 - Treasurer: Blake Villa
 - Director of Membership: Sarah Geer
 - Director of Activities: Sarah Rucker
 - Director of Historic Resource: Sean Crotty
 - Secretary: Cindy Belknap (completing year 2 of a 2-year term)
 - **Terri West moves to accept the slate as presented. John Belknap seconds. Motion passed.**

Street Directors – caucuses took place and residents elected the following street directors:

- 5th Ave: Taylor Drake
- 6th Ave: Addison Conley
- Elizabeth Blvd: Brian Holland
- Willing Ave: Aaron Ballard
- Ryan Place Drive: Rich Johnston (completing year 2 of 2-year term)

CCRP Chair Appointment

- 2023 Tour Chair: Jen O’Connell
- **Addison Conley moves to approve Jen O’Connell as 2023 Tour Chair. Blake Villa seconds. Motion passed.**
- Two positions remain vacant:
 - Ryan Ave Street Director – no nominee (vacant)
 - CCRP Tour Chair Elect – no nominee (vacant)

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President – Tim had no additional business but shared heartfelt remarks of gratitude for other directors/RPIA members and for the opportunity to serve.

VP – Cade had no additional business

Secretary

- Members recommended we table the vote on October minutes until January 2023.

Treasurer

- Jen presented the financial report, which was very positive and showed RPIA ahead of projections for revenue.
- Jen asked for a motion to add President-Elect and Treasurer-Elect to sign on the bank account
 - **Terri West moved to add Chris Gee and Blake Villa as signatories on bank account. John Belknap seconded. Motion passed.**

Membership

- Ruth reported that she completed 13 welcome visits over the past month.

Communication

- Ryan noted that submissions are due by December 5 for the final 2022 newsletter. The first 2023 newsletter will be published in February.

Activities

- Tim and Jeff noted that Halloween activities were a big success.
- Tim reported that 117 tickets have been sold to-date for the holiday party.

Historic Resource – not present

Public Safety – nothing to report

Infrastructure

- On behalf of the Triangle Park committee, Terri shared that they have been meeting and hope to have a recommendation ready for board consideration in early 2023.
- Douglas reported that conversations are ongoing re: the Daggett park pavilion. The likely course of action is for RPIA to buy the pavilion outright from the manufacturer and the city will build it with in-kind labor.

Other Business

- Lee and Susan Tyner presented to the board that they are submitting a proposal to the city related to the alley behind/alongside their house (2412 6th Ave). They've asked the city for the ability to take ownership of alley since it's not used for functional purpose (shut from through traffic, it's also the only way residents can access their garage). (Note: they've already secured rights for the half that would typically go to their neighbors.) There are utility easements that

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prevent any major changes. The Tyners plan to install a better/more attractive gate and increase security (keep dogs in, etc.) Their hearing with the city is on 12/2/22.

- Some residents voiced concerns about the precedent this would set and the potential to cut off complete alley access for residents in the middle of a block. It was noted that these requests require consent from all affected property owners, so that's a safeguard.
- **Addison Conley moved not to oppose the proposed action. Jason Jones seconded. Motion passed.**

CCRP

- Chris reported that pre-tour ticket sales have been strong.
- Chris appealed for additional volunteers, especially for the ticket booth. He noted that volunteers get a free tour ticket and invite to wine down party.
- Santa and train will be available on Saturday, 2:00-4:00 at the Drake's house
- Music performances scattered throughout the weekend.
- Weather forecast looking favorable.

The meeting was adjourned at 8:28 p.m.

Respectfully submitted,

Sarah Geer
Secretary