

MINUTES FROM WCNA BOARD MTG. JANUARY 11, 2021, Amended

Emanuel Lutheran Church

January 11, 2021

Attending: Brandon Steffen, Connie Mettler, Ryan Pequignot, Tyler Bowers, Ben Wahli, Mike Anderson, Greg & Cindy Brandt via phone. Guest: Patrick Vonderau

Call to order: 6:07 pm by Brandon Steffen

Pre-meeting presentation by Patrick Vonderau Patrick's concern is that there is a new homeowner in the neighborhood changing historic homes without permission. They have removed structural doors and windows without permission. He also noted that the homeowner is making changes to a 2nd home that has 5 or 6 tenants with only one exit per side. He feels this is a fire hazard. It has cost him about 5 times as much to renovate his home by following the historic guidelines than those that make changes without approval. Patrick feels that there is a double standard.

Brandon said that the WCNA does not have a citation book for such things. As a board, we cannot go around writing tickets for improper practices regarding homes and businesses. Also, the City is not going after these homeowners who might make changes without fully understanding historic rules. Therefore, the WCNA Board would have no traction to take on the homeowner. Our legal **counsel** has advised the Board not to get involved in litigation concerning these issues.

Tyler stated that there is a big learning curve to owning a historic home and the first rental/flip has a larger learning curve. Patrick brought up a larger concern in the color choices. Greg commented that the WCNA Board needs to have more input on the color choices. The homeowner did get the colors, window and door removal approved by Don Oran and Creager Smith. Once Don and Creager approved the City approved.

The Board needs to draw up some new by-laws to take to the HPC Board concerning how to handle issues like Patrick's. Also, we need to have better guidelines on paint colors and renovating of these historic homes. Brandon will reach out to Don and Creager to attend a board meeting where we can begin a dialogue on how to handle these issues. There was dialogue about WCNA writing their own set of bylaws regarding renovations within our historic district and take them to Don and Creager.

Patrick feels that his worries, fears and complaints are not being heard. He has contacted HPC, the City and Geoff Paddock about these issues without any resolutions. Also, Washington Blvd. has turned into a drag strip. He would like the police to monitor the speed limits and write tickets. Branded ended this discussion stating the he would meet with the homeowner to discuss changes to current homes and newly purchased properties.

The Board Meeting

1. Minutes from the Dec. 2020 Board Mtg. were approved as submitted.

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2. Greg presented the 2020 Financial Summary for WCNA. A check for \$937.73 was sent to Wellspring for the proceeds from the Wellspring Christmas Raffle. While it was a Covid year without a large fund raiser, WCNA finished well with \$21,055.00 in Income and \$25,794.65 in Expenses. This left us with an ending balance of \$184,554.75. Large expenditures included Sidewalks for \$5,901.49, Beautification for \$750. and Trees for \$2,200. There was a \$150 credit for 3 trees that were unused and sold. The Home Tour showed a profit of \$3,173.87 and there was a profit of \$5,005.68 for the sale of 1315 Rockhill.
The 2020 WCNA Financial Summary was approved as submitted.
3. Cindy Brandt gave an update on Memberships. To date, we have 34 members with over \$1,900 in payments. We have a new Lifetime membership from Michael and Kristine McClain. Connie wanted to know if there was a link to PayPal on the membership form. Greg said the Kelley Benton put a link on our webpage and it was reference on the Membership Form. Future meeting on ways to increase membership. Brandon will meet with Cindy and Greg

Old Business

1. Historic Preservation Committee, Tyler Bowers
Tyler said there is nothing new for the LDL. We are looking at the 1100 block of Wilt and Jones. Looking at these 16 to 18 properties as the next possible section to preserve.

Kick off meeting in February. Tyler to send out zoom links. Tyler thinks public meetings should be better attended. Brandon motioned to table. Ben and Tyler to possibly put together something for public meeting/city council open forum rather than zoom.
Example: Creighton Neighborhood was downgraded to R1. City Council looks at Creighton Neighborhood as not to loan since it was downgraded. Tax titles need to be with home to show who owns. Ben and Tyler to get together and update low tax and ownership.
2. Home and Garden Tour Greg will head up reporting to Board about the Tour Mtgs. We will have our first Tour meeting on February 23rd to get things started. The big issues are if we are going to have an In-Home tour or Virtual Tour and where the Art Fest & Food Truck Rally will be located. Greg will moderate the meeting. Tyler said we need to get house captains and volunteers set up early. A majority of the committee voted to move the Arts Fest back to Wayne and Union Streets. Greg and Brandon will handle Sponsorships.
3. 1st WCNA Association Meeting. Our first Association meeting will be February 15th at the Emmanuel Lutheran Church. A video link will be set up through our website for those that cannot attend.
4. Wellspring Ben inherited past Wellspring records in sealed totes. Needs to be put on a to do list.

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5. Moody Park Need to contact former committee members plus Alex Johnson and one person below him to restart this project. Need to have another Charrette on what we would like to see in Moody Park. We would like to get more input from the community of this project.
6. Lutheran Hospital Tyler reports that the hospital construction is moving along nicely. CHS has put in more money to ensure that it is done on time. The first floor is 95% poured, framed and plumbed. Planned to be done in November 2021. Open House in December with a possible walk-in pharmacy, some public meeting rooms. Second floor to have outdoor seating and lunchroom. Hospital to house elective surgeries and more boutique options. Also have common ER rooms. Once the new hospital is complete, to take down the old hospital around March or April 2022. They are keeping the center office complex (MOB) and historic nurse's quarters. Lutheran has secured a buyer for the nurse's dorm to convert the unit into a yet undisclosed future use. We are told the building usage by the new investors will be something the neighborhood will be supportive of.

Traffic flow in the big concern with the Ambulance route. TRAA in robust talks and will work with WCNA. 2 to 3 blocks of Jackson, Berry and Union could get assigned parking to help with the on-street parking around hospital routes. Looking at it as a fund raiser for WCNA. Needs administration to head up parking fees for street parking. Permit based but if no permit then they get booted. Connie brought up staffing levels at the hospital and the flow to street parking. Tyler to be a point person to go between WCNA and street department. CEO from Inner city hospital should know about parking. Jackson St. to become one way only in the last block. Hospital plans to widen Jackson in one view. Jackson St. has 30-foot setbacks.

New Business

1. Cell Towers Brandon and Tyler. Letter asking to push towers away from prominent places. First two towers at Rockhill and Swinney Park Place were caught before construction. Brandon handed out two new letters to give WCNA's stand on where the towers should be placed. This is in an H106 review. This is a state program and not the local city council. The first letter was sent to Mayor Tom Henry and we have good ground with the Mayor. The second letter was sent to the company erecting the towers on where we think the towers should be placed in our historic district.
 2. Setting Dates for WCNA Events Brandon asked that we approve neighborhood event dates sent out prior by email. With early approval, we could have magnets made with the dates that we could hand out as we go door to door for membership. We have not participated in Great American Clean Up Day. Looking for a date for the Garage Sale. Possible move to June around Father's Day. All approved the dates suggested in the email.
- 2021 Budget for Programs Greg said we need to determine the levels for our 4 main programs
3. for 2021. We discussed the various programs and potential expenditures for 2021. The budget levels were tabled until the next board meeting after Brandon and Greg discuss appropriate

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4. levels. We need have the budget ready for the first Association Meeting to get Membership approval for these amounts prior to them being available.
5. Strategic Membership Plan Brandon wants to meet with Cindy to develop a plan to get to 300 members this year. Mailings were discussed as a possibility and we need to see about the costs. Possible Membership Blitz with groups going door to door. Making it a contest between teams.
6. WCNA Public Pages The question was brought up as to who actually has the password/administrator rights to the WCNA Facebook page. Several thought that Steve Walter was the administrator but Connie said Steve said he wasn't. Greg said that Steve told him that he designed the Facebook page. Brandon and Connie to update the list of administrators for all WCNA accounts. Some discussion on who should handle all social media for WCNA.
7. Voting Advisory Board Members Brandon submitted 4 people that he would like to add to the WCNA Board of Directors as voting members. Their term would be from the date they are confirmed through June 30, 2021. At that time, they would need to be re-nominated and confirmed to serve a full year from July 1, 2021 to June 30, 2022.

The 4 nominated Advisory members are: Connie Mettler, Andrew Stout, Mike Anderson, Kelly Benton. The five elected board members will meet to vote on adding these advisors as voting members of the board and report at the next board meeting. It takes a unanimous vote from the five elected board members to become a voting advisor.

The meeting was adjourned at 8:17 PM
Submitted by Ryan Pequignot, WCNA Secretary