

WARD PARKWAY HOMES ASSOCIATION BOARD MEETING MINUTES

November 7, 2019

Waldo Area Business Association
7222 Wornall Rd., Kansas City, MO 64114

Board members present: President Nancy Bader, Vice President Richard Murray, Treasurer Gaye Tillotson, Secretary Amanda Rhodes, Jim Anderson, Alison Baker, Maureen Hardy, B. Michael McFarland (via telephone)

Board members absent: none

Other attendees: Julie Wittman, Linetta Thurman, Dave Palen (Romanelli Shopping Center), Sara Wiercinski (Hale Cook Elementary Parent-Teacher Association)

Meeting was called to order at 7:00 pm by President Nancy Bader. A quorum was present.

Guest Introductions: Dave Palen introduced himself to the Board. Palen is a Ward Parkway Homes Association (“WPHA”) resident and purchased the Romanelli Shopping Center (“Romanelli”) approximately a year ago. He stated that Romanelli has fallen into disrepair, and it has become more apparent over the past year of ownership. Palen intends to make Romanelli more like the structures found in the Brookside shopping district. To do so, Palen wishes to establish a Community Improvement District (“CID”) for the Romanelli property for various improvements. The proposed Romanelli CID will result in a 1% tax on all retail sales for 20 years and is not renewable.

Linetta Thurman noted that all residents want the neighborhood to thrive, including the neighborhood businesses. She inquired as to who decides how the CID funds will be spent. Palen responded that there will be a five-person board, which will have annual meetings to discuss budget and allocation. Thurman further inquired as to how this is different than the Waldo CID currently in place. Palen noted that the Waldo CID provides for trash removal, general security, and some landscaping maintenance. The proposed Romanelli CID will provide funds for an overhaul on many structural issues with this specific property – electrical, plumbing, and roof. It will also provide funds for parking lot improvements and the placement of additional security cameras. Thurman inquired as to whether Palen was aware of the poor upkeep of the Romanelli property at the time of purchase and whether he intends to increase rent on tenants after improvements are completed. Palen stated that while he was aware of some of the issues with the Romanelli property, he was not aware of the breadth of issues and the domino effect the issues would create. He also noted that property taxes for the Romanelli property have increased. There is no intention to raise rent on tenants after completion of any improvements.

Alison Baker noted that a concern of many WPHA residents is additional businesses acquiring 3 am liquor licenses. She inquired as to whether another restaurant/bar will open in the currently vacant medical building and whether there is a plan to improve

parking availability. Palen responded that there are no plans for a restaurant/bar in the medical building as it is currently configured for a medical office. However, because it is large, Palen has received substantial interest from national tenants. He noted it may be split into two spaces for different retail operations. As to parking, Palen noted that the parking lot across Wornall is for the Romanelli property, and there needs to be more of an effort to get patrons to utilize it.

President Nancy Bader asked Palen whether the passage of the proposed Romanelli CID will lead to more CIDs in the neighborhood and price out the local tenants. Palen responded that as a local owner, he is focused on a local strategy, which is less about driving up the market rate. The purpose of the proposed Romanelli CID is to support local ownership. Palen does not intend to price out local tenants in favor of national tenants.

Baker noted that the proposed Romanelli CID has a duration of 20 years. Baker inquired if Palen anticipates there will be a time within that period when the CID funds are not necessary. Palen responded that is a bit unknowable, but with three aging buildings he does not anticipate there being a period when improvements are not necessary. Baker further inquired as to whether any of the Romanelli buildings are grandfathered to city code compliance due to age. Palen responded that he did not know, but several tenant spaces have been gutted down to the studs already.

Jim Anderson asked Palen how the CID funds would be distributed. Palen noted that funds would be distributed in a monthly or quarterly cycle after being filtered through the state regulatory process.

Baker inquired as to how Palen intends to proceed if the proposed Romanelli CID does not pass. Palen responded that he would maintain ownership and continue on with attempting to make improvements to the property through other means. Palen thanked the Board for its time and exited the meeting.

Sara Wiercinski introduced herself to the Board. Wiercinski is a WPHA resident and her children attend Hale Cook Elementary ("Hale Cook"). She is also a member of the Hale Cook Parent-Teacher Association ("PTA"). Wiercinski expressed appreciation for the WPHA's sponsorship of a Hale Cook classroom. Wiercinski noted that PTA is raising funds to provide part-time Spanish language instruction to students. The main fundraising event is a trivia night. The first annual trivia night was held last year, and it raised approximately \$8,000. This year, the trivia night will be held on Saturday, February 29, 2020 in the hall at St. Elizabeth's. Wiercinski requested that the WPHA be a community sponsor of the trivia night for \$100. Sponsorships will be accepted up until the date of the event, but the PTA intends to begin promoting the event, including community sponsors, in the next couple of weeks. Wiercinski noted that she wishes to continue making Hale Cook a vibrant part of the neighborhood. Wiercinski thanked the Board for its time and exited the meeting.

Vice President Richard Murray motioned that the WPHA provide a \$200 donation as a community sponsor of the trivia night hosted by the Hale Cook PTA. Baker responded that while she appreciates the WPHA's enthusiastic support of Hale Cook, she motions that the WPHA be a community sponsor of the trivia night for \$100. However, she noted that other sponsorship opportunities may arise as the school year continues. Murray seconded the motion. The motion passed unanimously.

Returning to the proposed Romanelli CID, Bader noted that she spoke with an aide to Councilmember Andrea Bough. The aide informed her that there is a City Council Neighborhood Planning and Development Committee meeting on Wednesday, November 13th at 1:30 pm. If the committee approves the proposed Romanelli CID, it will then go to the full City Council.

Several Board members expressed concerns about the domino effect of permitting a single property owner to establish a CID. Bader noted that she intends to write a letter to Councilmember Bough providing the WPHA's official statement on the proposed Romanelli CID. Bader motioned that the official statement of the WPHA is that it is opposed to any individual CIDs, including the proposed Romanelli CID. Baker amended to the motion to provide that the WPHA is opposed to any individual CIDs, including the proposed Romanelli CID, layered on top of the current Waldo CID (i.e., the WPHA is not opposed to the current Waldo CID). Maureen Hardy seconded the motion. Bader, Murray, Treasurer Gaye Tillotson, Secretary Amanda Rhodes, Anderson, Hardy, and Baker voted in favor of the motion. B. Michael McFarland opposed the motion. The motion passed.

Minutes from the October 1, 2019 Board meeting were reviewed. Baker moved to approve the minutes and Murray seconded. The October 1, 2019 minutes were unanimously approved.

Treasurer Gaye Tillotson reported on financials, which were provided to the Board via email. Member dues paid to date are \$6,928.59 (200 homes) and Security Patrol dues paid to date are \$9,120.00 (152 homes). Total income over expenses for Fiscal Year 2019-2020 currently stands at \$12,873.71.

Hardy inquired as to whether it is normal for 24% of homes to have paid membership dues by this time of year. Murray responded that is not typical and the membership drive was a huge success. Murray further noted that 70 more homes are needed to cover the fees for Security Patrol for 2019-2020, so he will write a newsletter article highlighting this fact and continue a Nextdoor push for membership.

Baker inquired as to what is going to motivate homes beyond those 70 to join the WPHA. Murray noted that he plans on a mid-year membership drive and will have members-only events in 2020. Bader noted that there will potentially be security events that highlight the services available. Murray inquired as to whether the WPHA can increase the hours of Security Patrol. Thurman responded that she is unsure and will ask Sergeant Sebastien Hanriot. Anderson noted that the Security Patrol drive-by

service is great, but the vacation check is the selling point and should be highlighted as the holidays approach. McFarland suggested reaching out to those who paid membership dues but did not pay Security Patrol dues and provide them an opportunity to add the Security Patrol service. Julie Wittman responded that PayPal does not permit individuals to add Security Patrol dues at a later date.

Bader then discussed the process for 2020 Budget Approval. Proposed budgets were distributed via email prior to the meeting. She reminded the Board to be prudent and evaluate its actions against income and reserve.

Baker inquired as to the total income for 2018-2019. Tillotson noted that there were \$13,766.87 in membership dues and \$13,325.56 in Security Patrol dues for a total of \$27,092.43.

Bader first discussed the proposed budget for Administration. She noted that some expenses have been moved from Membership to Administration. Baker inquired as to the proposed budget for a storage facility. Bader responded that documents and items are spread out between various Board members, former Board members, and volunteers. Some documents cannot be retrieved as individuals have moved out of the neighborhood. Bader noted the importance of maintaining a central repository that is accessible to any Board member. By using a storage facility, the WPHA will never be dependent on any one person's home or schedule. The smallest storage unit is available for \$50 a month. Murray noted that this would be a recurring expense that renews every year. Anderson noted that he had a great experience with the same storage facility. Bader also noted that the storage facility will be climate controlled.

Baker inquired as to the proposed budget for tents. Murray responded that these will be pop-up tents for the large WPHA events held outdoors. The proposed budget provides for three tents. Murray noted that this will be a one-time expense.

Bader proposed revising the line item for "Adopt-A-Class – Hale Cook" to "Events for Hale Cook" and increasing the budget to \$400 throughout 2020. This will allow the WPHA to be a community sponsor for the upcoming trivia event and provide remaining funds should another worthwhile sponsorship opportunity be presented. There were no objections.

Bader then discussed the proposed budget for Beautification. She noted that in 2019 the cost for island maintenance provided by Complete Turf & Landscape exceeded its estimate by \$300. McFarland inquired as to why there was such a large increase from the original estimate. Tillotson responded that part of the increase could have been how the bill due dates fell on the fiscal year calendar. She also noted that this year the WPHA did not purchase flowers for the islands. Bader stated that she believed including the Complete Turf & Landscape estimate for 2020 maintenance in the budget was appropriate, but she would inquire as to the reason for the increase and further evaluate pricing as we approach 2020. McFarland noted that the estimate does not seem that high considering all of the services provided, but it is worth approaching

Complete Turf & Landscape regarding the increase and perhaps requesting a rate lock for two years. Baker also noted that Complete Turf & Landscape will approach the Board as any special issues arise, and those expenses are not factored into any estimate.

Baker inquired as to whether Dumpster Day will be limited to trash or also include leaves and brush. Murray responded that it will be trash-only and held during a Saturday in May. This will also be a members-only event, so someone will be checking names as residents bring their trash. We plan to accept memberships on site as well.

Bader then discussed the proposed Communications budget. She noted that some items are split where they have been combined in the past. Baker inquired as to the difference between the calendar mail and calendar non-mailer. Wittman noted that the mailer will be mailed to residents whereas the non-mailer is to hand out at events and to place in welcome kits. The non-mailer will not have a mailing panel. Baker also inquired as to the proposed budget for a neighborhood map. Wittman responded that she intends to upgrade the foamcore map that is currently degrading. The plan is to print the neighborhood map on plastic and use stickers instead of pins to mark resident homes at events. The new map will also be weather-resistant. Wittman noted this will be a one-time cost.

Baker also inquired as to the proposed budget for t-shirts. Murray responded that the WPHA currently only has two t-shirts remaining for any future volunteers. If the WPHA needs to purchase more, the proposed budget permits for that. Baker inquired as to the proposed budget for plastic bags. Murray noted that the plastic bags will replace the cloth bags. The bags will be handed out at various events. He further noted that it is not a quarter one expense and any purchase will depend on income.

Baker noted that the WPHA signage for the Holiday Homes contest may need to be replaced. Thus, she proposed adding \$100 to the signage budget. There were no objections.

Next, Bader discussed the proposed budget for Membership. Baker noted that in the past there has been a committee established to promote block parties. Bader supported this idea and encouraged Board members to reach out to potential volunteers.

Bader then discussed the proposed Security budget. Baker inquired as to the budget for a promotion event. Thurman responded that the Security Committee is still brainstorming event ideas. The proposed funds would go towards a joint mailing, snacks, or rental space. One proposed idea is a town hall with Councilmember Bough and others.

Next, Bader discussed the proposed budget for Events. Baker noted the budget for Neighborhood Night Out (“NNO”) and asked whether the WPHA should phase out the event and instead do smaller events. Murray responded that seven attendees paid

membership dues at NNO this year, and he believes it is a worthwhile event for membership purposes. Bader noted that it is a membership drive event, and there are many months for the WPHA to discuss the details of the event. Hardy noted that in the past NNO has not been a membership event and that the addition of on-site memberships this year was a success.

Anderson noted that the proposed budget does not take into account any potential increase in income by way of new residents moving into the neighborhood.

Bader noted that the proposed 2020 Annual Budget now totals \$33,044.00. Bader further noted that the proposed budget is roadmap, and any expenses should be driven by membership dues received. Bader motioned to accept the proposed 2020 Annual Budget. Hardy seconded the motion. Bader, Murray, Tillotson, Rhodes, Anderson, Hardy, and McFarland voted in favor of the motion. Baker opposed the motion. The motion passed.

Thurman and Anderson reported on Security Committee activity. The Security Committee met on Tuesday, October 29th at 6 pm at the Waldo Area Business Association ("WABA"). Two residents who expressed interest in joining the Security Committee were unable to attend. Thurman noted that she attended the Community Policing Action Cooperative ("CPAC"), WABA Safety, and KCPD Neighborhood Watch meetings in October. She reported that there are no new crime trends noted in our area, however automobile theft and theft from parked automobiles continue to be reported throughout the greater KC area. The Security Committee discussed developing a mission statement and objectives for the 2020 calendar year. Additionally, the Security Committee will continue to provide safety and security information for the newsletter. The next article will be featured in the December newsletter.

Thurman noted that she requested, and the Board approved, a \$200 budget for a promotional event in 2020. The Security Committee has discussed several ideas, and these ideas will be more fully discussed and developed at the January meeting.

Thurman reported that she and Anderson will handle the Security Patrol Home Vacation requests for the 2020 calendar year. Both Thurman and Anderson also plan to attend the KCPD Social Media/Nextdoor Forum on the evening of Thursday, November 21st, which will focus on how to keep the neighborhood safe and informed via social media. Murray also expressed interest in attending.

Anderson noted that someone on Nextdoor posted about her SUV being smashed in and she expressed concern in the lack of police officers available to respond. Anderson noted that this did not occur in our neighborhood, but that he intends to become more informed about police response to similar events.

Wittman inquired as to whether the Security Committee had any proposed articles for the November newsletter. She noted that there is typically an article about vacation

house watch as the holidays approach. Thurman responded that a vacation house watch article is appropriate for the November newsletter.

Murray reported on Membership Committee activity. He discussed the 2020 Calendar of Events, which was distributed via email prior to the meeting. Murray noted that he added Holiday Caroling to December, with the specific date to be determined. Rhodes stated that Easter Egg Hunt typically has a rain date a week later, however this does not need to be noted on the mailing if space is limited. Murray noted that the Food Drive event has been moved up on the calendar, but he is still waiting on confirmation from Julie Hull that she has no issues with this date. Bader stated that this date is preferred over a later date because it takes place before the United States Postal Service food drive. Murray also noted the addition of a Long-Time Resident Appreciation event. The event will feature coffee and pastries and we will gauge interest in future similar events. Murray will open discussion in February on how to determine long-term resident status, how to invite said residents, and how to ensure accessibility. Lastly, Murray noted that the Garage Sale was added to the calendar and inquired as to whether the weekend was determined. Hardy responded that the WPHA Garage Sale will take place on Friday, May 15th and Saturday, May 16th. With these changes, Murray stated that the 2020 Calendar of Events is finalized and will be mailed to residents in December.

Bader reported on Beautification Committee activity. She anticipates having a meeting in January to discuss plans for 2020.

Wittman reported on Communications Committee activity. She provided a copy of draft newsletter topics. She noted that a draft will be distributed via email by Monday for review by Board members.

Murray then provided a brief update on the remaining 2019 calendar year events. He noted that the Board Pot Luck Dinner will take place on Saturday, November 9th and his and McFarland's home. An email has previously been sent to Board members with further details. Murray also noted that the Holiday Homes Lighting Contest will take place the weekend of December 13th-15th and Holiday Caroling will take place on Sunday, December 15th.

New Business

Rhodes stated that she will be maintaining the contact sheet for the Board and volunteers. She distributed a draft contact sheet for review and noted that Board members should look for an email prior to the next meeting with the updated information. Bader noted that when sending group emails regarding the WPHA, please ensure that the recipients are current Board members and volunteers.

Bader then discussed whether the Board intends to hold a December meeting. She noted that she intends for the next meeting to be a strategic planning meeting for the 2020 year. After discussion, the Board determined that its next meeting would be held in January 2020.

Bader also addressed a variance request submitted by a resident. She noted that the request related to the minimum side yard setback. She stated that she did not see a need for a Board response to the request.

Lastly, Bader noted that some Neighborhood Watch signs are scheduled to be replaced throughout the neighborhood next week. She has had discussions with Carlon Hill, General Supervisor Signs Section with the KC Public Works Department, who is supervising the replacements.

Meeting adjourned at 9:19 pm.

Minutes submitted by Amanda Rhodes.