

WCA General minutes 7/17/12

Present:

Joel Kimmet, Mary Kuhl, Mary Jenkins, Karen Strasser, Jill Minor, Valerie Baumann, Becky Weber, Melva Gweyn, John Sess, Jerry Hildebrand, Irene McNulty, Tom Minor, Michelle Conda

Absent:

Nick D'Angelo, Joe Henke

Welcome by Joel Kimmet to all members and guests. Membership applications made available to all. WCA has two meetings per month. The second Tuesday is the Steering meeting and we talk about business and things in preparation for the general meeting. The general meeting is held the 3rd Tuesday of the month and we like to feature a guest speaker. At the general meetings we discuss big issues effecting the community. The Steering meeting is for the nuts and bolts. Meetings are open to the public.

No Fire Dept report – on a run or tied up.

Police Department report – Officer Rich Minella.

Officer Minella provided copies of the June crime stats and arrests for all. Per Michelle Conda, there are two little tents at McHenry and Harrison. Officer Minella has been talking to the parties vending from this tent. Jim McNulty inquired about 3069 Bracken Woods. Per Officer Minella, it is being addressed by the police department. A guest noted that drug deals are occurring next to his house and asked what he could do about this problem. Officer Minella suggests getting license plates, recording the time the drug dealing is happening, etc. Officer Minella says that the CPD is getting lots of complaints about drug dealing and several arrests have been made. Other drug dealing locations discussed were Hazelwood and Urweiler, Craig and Montana, Renfro, etc. Undercover has been at several of these locations. At Craig and Montana, a resident reported to us that he observed a drug buy and immediate drug use at Craig and Montana.

Guest speakers Andrea Henderson from the City and Jeff Stine, project architect for the Harrison and Montana street widening projects presented to us. We were also given updates on plans and status reports on the work already in progress.

- Retaining wall near Harrison and White – Duke is clearing an aerial path for a new pole line. This is because that is the hill that the new road is going to cut into. This area will be flattened out and banked as it should have been. The new wall will be built.
- Radius at Woodrow and Lafeuille will be flattened out.
- Left turn lane added at Lafeuille and Werk.
- From McHenry to Boudinot will not be done right away because of two water works projects.
- Down Harrison in Fairmont at the heavy duty curve, four buildings were bought by the City and will be demolished.
- White Street will be permanently closed.
- Some wooden poles are being replaced by Duke Energy with metal poles.
- We would like to see the Harrison Ave. wall building plans because this is our gateway and we have some concerns. (we acknowledge that we have already been shown these plans once before)
- The wall will be completed in 2013.

With regard to the wall reconstruction, the old wall will be saved. Per Jeff Stine, they will clean up the pavers and rebuild the wall with the same pavers. The City may need to buy new granite pavers to

match. Michelle Conda recommended using the old pavers that can't be used at the wall, at the Westwood Community Gardens. A note will be made that we have a use for the pavers if they are not used in the wall.

Committee Reports

Building and Properties

The committee met this past Sunday and a top ten list of worst properties in Westwood was created. The committee discussed the land bank and Port Authority and how they can help us. The state has released all of the land bank money to the County. We are selective and only want to tear down multifamily buildings. This committee suggests that we ask for money from the land bank fund for Westwood. Per Jim McNulty, we are talking about 77 million dollars with regard to the land bank money that has been released to the County. We don't want it to disappear. We are not like the other communities. We don't want them to just tear down anything. Our Westwood Strategic Plan calls for switching properties from multifamily to single family. Joel has a color-coded land use map. This zoning map shows clearly how we want Westwood to look in the future – sizes of lots, etc. The reverse was done in the old days. The City tore down single family houses and built multifamily houses. This plan says put single family designation in all multifamily areas. We have already asked the City to rezone Westwood.

Motion by Irene McNulty that the WCA Problem Properties Committee take our single family/multi family zoning map to Miss Margaret Orsely in Community Development. Seconded by John Sess. Discussion followed that the map needs to be cleaned up and made to look more professional
Motion passed – all in favor

Per Joel Kimmet, the top 10 list of worst properties in Westwood is as follows:

- 2614 Harrison
- 2604 Harrison
- 2880 Harrison
- 2280 Harrison
- 2329 Harrison – corner of Cora and Harrison. Rehab has started on it and money is being spent there.
- 3037 Bracken Woods
- 3069 Bracken Woods
- 3207 Harrison – next to White Castle
- 2668 Shafer
- 2680 Shafer

The status of each of the properties on our top 10 worst list will be reported in the Westwords.

Infrastructure Committee – no report per Melva Gweyn. Melva is trying to save the 21 flower pots from the drought. Melva waters these pots by hand. Karen Strasser suggested that members could adopt a pot.

Business District Committee –no report per Karen Strasser. This committee is working closely with the Public Safety Committee.

Public Safety Committee

Becky Weber wants to set up a Good Guy Loitering event at Bracken Woods and Goebel. Becky is in the process of contacting Brian Lee. We are trying to set up a meeting with Lieutenant Debbie Bauer. We are also trying to set up a meeting with Mark Manning from the City Solicitor's Office. In September, two new members will be coming onto the CMHA Board. In regard to the Moral Voice in Avondale, the District Commander of Avondale has been contacted. The committee wants to write a letter to Chief Craig. There are serious problems with the Chronic Nuisance call list. The number of calls that we think should be considered Chronic Nuisance calls far exceed the CPD list for Chronic Nuisance calls. This committee wants a property owner be held accountable for the problems on their property. There is much work to be done.

Promotion and Membership

This committee and WCA Board members will canvass the neighborhood of Fleetwood, Morning Ridge and Cyclorama on 7/24. Flyers have been printed for distribution.

School Committee

Per Sister Anne Rene, Madcaps may be an option for the September 29th Westwood School Event. Joel Kimmet was at the school a few weeks ago and reports that it looks very nice.

Finance Committee

The Westwood Yard Sale is coming up this weekend. Trucks are needed the night before to load items for the sale. John Sess will go to Valerie's Sat. a.m. to load items. This is an annual event. It is called the Westwood Giant Yard Sale. The hours will be 9a.m. -2p.m. with setup at 8a.m. Karen Strasser will loan her easy up tent if it is needed.

Outreach Committee

Report given by Mary Jenkins. The co chair of this committee is Jim McNulty. The committee is meeting on Sunday. Their areas of focus will be connecting with churches and service organizations in Westwood. The committee is moving from putting out fliers to really promoting Westwood. They discussed ways to do this including working with Brian Lee to manage the website. The committee is interested in WCA members being given the option of signing up for emails of Westwoods through Constant Contact. The committee will strive to have positive issues regarding Westwood brought to the media's attention. The committee is going to meet again in a few weeks. WCA members are invited to participate.

WestCURC

Report given by Sister Ann Rene McCona. WestCURC has come up with a minor grant (\$30,000 at most) to renovate the parking lot next to the Bell Building. Good parking needs to be provided for this site. The City has given WestCURC the lot where Habigs once sat. Specifications are being done to have the parking lot redone as part of the grant application. When programs are hosted at the Bell building, this parking lot will be necessary. Perhaps donations will be taken towards the parking lot at Bell Building events. WestCURC is hoping to receive a major grant too. Sister Ann McCona met with the owners of properties on both sides of Bell Building. One of these owners thought that maybe he would let WestCURC buy his side. Sister Ann Rene wants WCA to sign a letter that says they like the grant idea and the reasons for the grant request. This letter is to Mr. Otis Jones, the Director Of Economic Development. WestCURC would also like to apply for a small Safe and Clean grant to replace the fence which is need of repair along the (former) Habig's side of the property.

Motion by John Sess that WCA sponsor the letter stating why the additional parking lot is necessary and showing our support for this parking lot project.

Seconded by Tom Minor
Motion passed - All in favor

Irene McNulty will report on the beautification work going on with the NSP money on the triangles by our gateways at Glenway and Crookshank and Lafeuille and Queen City at our next meeting.

Per Joel Kimmet, at our next meeting on 8/14, Mr. William Weber of the Port Authority will talk about how the Port Authority can help us. Joel has a general concept of what they are trying to do and Mr. Weber will talk specifics. What we do know is that when the Port Authority gets involved, the property must be in a property tax delinquency problem of serious proportions. The Port Authority is interested in helping us acquire these properties.

Bracken woods – 24 properties targeted with Westcurc. WestCURC just purchased one of the properties last week. Joel Kimmet does research on the auditors website every day at lunch. Lots of things happening for the good.

Across the street from the Westwood Community Gardens is the Yeary property. In the past 6 months, all of Yeary's properties have been turned over to Free Truth Enterprises. Something is going on. This property has tax and foreclosure issues. Mr. Yeary has been allowed to escape his tax obligations by donating property to the church? Ed Cunningham and the Port Authority are looking into all of this. Mr. Yeary has always rented to criminals. The Port Authority recommended that we go to City Council and ask for an emergency rezoning of the Yeary lot to single family. Mary Kuhl has been working with City Council to come up with an emergency motion. We are doing all we can to stop something bad from going in there. Per Becky Weber, we need to be moving quickly. This will be a zoning change against the owner's wishes.

CRC/Town Hall

Reported by Dina Hanks, Town Hall Director.

CRC is partnering with other organizations to create quality programming for girls. A free basketball program will be run in early August. Fall programs will include Girls on the Run for 3-5 graders. The program calendar will run September, October and November to better coincide with the school calendars. Program ideas will be sought by the community in the fall.

Guest

Ron Moesby invited us all to a meet and greet at Boudinot LaRosas this coming Saturday. Attendees will have a chance to ask questions, etc. Mr. Moesby is running for State Representative with his platform being Public Education and small business.

Bethany House

Per Jim McNulty, Bethany House, down off of Mustang, borrowed money from the City in 1993 and now it has come due. Bethany House is asking the City to forgive that loan. WCA oppose forgiving that loan. Bethany House called this a loan because they could not apply for a grant. It will be back in City Council committee on July 30th. This time Bethany House is asking that the restrictive covenants be taken off of the property. Bethany House has stated that they will forever keep this at 24 units if the City will vote in favor of forgiving the loan and removing the restrictive covenant.

Motion by Irene McNulty that WCA oppose the Bethany House request for the restrictive covenants to be taken off their property and WCA oppose the Bethany House request for

**forgiveness of the City loan.
Seconded by Michele Conda
Motion passed - All in favor**

Sharon Lewis did some research on the now closed Golden Corral located on Parkcrest. It will become a funeral home. The property sold for 1.3 million. The property will become Newcomer Funeral Home. Joel Kimmet will coordinate with Sharon for the new owner to come by WCA and talk to us.

**Motion to adjourn by Irene McNulty
Seconded by Tom Minor
Motion passed - All in favor**

Respectfully submitted,

Karen Strasser
Secretary, WCA