

Steering Committee meeting minutes

6/06/05

Meeting began at 7:00 pm.

Attendees: Cory Walton, Gavin Wilson, Mark Coffey, Ronnie Dittmar, Matt Rife, Jody Zemel, Brad Patterson, Ingrid Weigand, Cynthia Scheibel, Philip Fulton, Jim Retherford, Jennifer Lee, Kathie Tovo; and Libby Malone, Taylor Thomas, Kim Rakin from Grande Communications.

- **Grande Communications Installation Overview**

Libby Malone gave an overview of building the fiber network, which follows the utility lines in our neighborhood (aerial overhead). Grande Communications is stringing the fiber-optic cables to the side of the house, which converts to co-axial cable at the house. Right now they are in the phase of getting the poles ready for cabling, a 6-8 week process. Once the construction process begins, they will access every pole to string 1-3 strands on the poles. Around November, affected homes will be notified of one-time tree-trimming for wire stringing. Only 4-inch diameter space needed for the stringing. 8-10 LCC Cabinets (about 1x2x3 ft.) will be installed as well; all LCC are on the street or on easements.

- **Communications update**

We discussed putting the newsletter on the website –stripped of ads and redundant contact info. We discussed website, ads, volunteer labor, HTML vs. PDF formatting. Jennifer Lee, Matt Rife, Philip Fulton, Jody Zemel and Cory Walton will be meeting offline to talk about the website.

- **Bylaws amendments review**

Ingrid needs input from the Steering Committee. The proposed amendments need to go to General Association meeting twice, first in July, and then in September for review and passage. Some of the changes are:

- Requiring registered membership once a year
- Elimination of the Policy Board, Sector Reps to become part of the Steering Committee
- New format for committees

A discussion continued on whether the BCNA president should be a voting member of the committees. Ingrid reiterated the proposal for a max of 3 SC members on the ZC to make sure the majority of committee members were not members of the SC. The intention is to make sure that committees are not duplicating a SC vote or predisposed to rubber stamp for the SC.

Mark asked if the ZC was used as an example, a template or are there special rules just for the ZC? Is the seven member guideline a min or max or is it the precise # of members needed to qualify as a committee?

Ingrid said the Bylaws Interim Committee would work on the wording for this. Cory commented that it is understood that all committees are advisory to the SC and the recommendations proposed still need to be voted on by the SC.

Ingrid continued clarifying that if the ZC is less than 7, recruitment of neighbors would be necessary to make the minimum membership on that committee. A time limit is important to make sure that prompt replacements of departing ZC members are filled. The intention is to keep the committee active and not default to the SC.

A recruitment committee may be helpful to enlist candidates for vacancies.

- ❖ Any committee can invite persons with special knowledge to attend and advise but not vote.
- ❖ Any committee can exclude non-voters from deliberations and executive sessions.

The notification of committee vacancies would be the responsibility of remaining committee members.

Kathie asked about the confidentiality of deliberations and Executive Session votes, followed with agreement that all is confidential until voted and finalized by the SC. Ingrid explained the ability to vote by email under certain circumstances and replies within a specified time frame. Intention is to allow SC to vote outside the regular monthly meeting timeframe when necessary. This is meant to keep committee members from responding directly to applicant and to ensure committee follows through with SC review and vote. Jim asked that the clause defining membership be reworded to be more inclusive. All residents are de-facto non-voting members of BCNA, but must register to vote. Dues are suggested but not required.

Caveat - Members can vote during the next following meeting after registration. Brad asked if pre-registering disenfranchised single-issue residents. Cory said this and other unresolved topics are for later discussion. Ingrid invited those interested to the next Bylaw Committee meeting for that discussion. Kathie had concerns about limiting committee members. Jim pointed out that city/state/fed voters must pre-register. Jim was interested in taking on the Outreach committee, under a possible name change. General thanks were given to the Bylaw Interim Committee for all their work.

- **Zoning Review**

- **Freddie's** - Matt Rife reported that this issue is the same old thing. Owner of restaurant and property owner are looking to buy or lease additional parking facilities. Freddie's said they will run a shuttle from One Texas Center for patrons, and has, in general, toned down bands (no drummers) and is generally stopping music around 9 p.m.

- **Outdoor seating w/o parking proposal** - Cory Walton reported that the Planning Commission (PC) Ordinance subcommittee was surprised at the neighborhood turnout and opposition to this proposal. PC wants documentation of examples where existing outdoor seating and insufficient parking inflicts on neighbors. Proposal was made to ask the BCNA list serve to gather photos and other documents to send to PC. Cory said he would post Subcommittee members' names and email addresses to the list serve.

- **1600 South Congress** – We received letter from COA on June 3, acknowledging BCNA letter of alarm. The letter outlined timelines and confirmed a slow but active prosecution of violations including suit over ROW incursion as well as no grandfathering of zero required parking spaces for addition of new build out and seating.

- **Treehouse** – received letter from WPDRD backing down from site plan suspension. A letter from BCNA following a June 1 meeting with WPRD explained the discrepancies between earlier (2001) site plan and current one by explaining to WPDRD that it could not find the previous Site Plan because it was filed under a Dawson address not Barton Springs. OWANA has been hammering the WPDRD over the already-built travesty that got away with a crazy interpretation of starting height/fill similar to the one the Treehouse site plan is claiming.

A motion was made by Kathie Tovo, seconded by Ronnie Dittmar to have the BCNA write a follow up letter to City Council, City Manager and WPDRD to protest the “backing down” on the site plan suspension referred to in an earlier letter to BCNA, and urging the WPDRD to follow city code, which allows a site plan approved due to error to be suspended, until WPRD establishes a standardized measurement methodology and definition for starting building height. Motion was unanimously approved.

- **McMansions** – refers to growth of huge duplexes put on neighborhood lots. SRCC is trying to address incompatibility in NP to restate how height is measured, from peak, not midpoint or roofline; if single story next door, limit is to 2 story or 30-35 feet absolute. Further investigation needed to find out how other neighborhoods are dealing with McMansions. High power speculative buying of expensive properties with small homes and razing them to build McMansions in SRCC and Bouldin.

- **1400 South Congress** - Mediation is scheduled for Friday, June 10th at 8am. Nikelle will attend and could be all day. Nikelle talked to lawyer for 78704 Partners to see if they would sign agreement before mediation happens. Signs on 1400 indicate that variances will be requested. No other contact with 78704 Partners has occurred. The variances are on the BOA agenda for June 13, 2005

http://www.ci.austin.tx.us/agenda/2005/basr_061305.htm

Discussion ensued about the pros and cons of the agreement. BOA staff attorney stated that the BOA is the legitimate body for the 1 acre variance as it does not involve a change in zoning and therefore does not require review and approval through Neighborhood Plan amendment process.

We need to have a pre-mediation meeting on Thursday, June 8. Brad mentioned property north of 1400 (currently church property) as under an option to buy for commercial development, resulting in further pressures for the neighborhood. Any variances granted for 1400 would almost certainly be

used as precedents for the North of 1400 development. Pre-mediation meeting will be at Kathie Tovo's house at 7pm Thurs June 9.

Gavin Wilson made a motion, seconded by Philip Fulton to have Cory Walton, Kathie Tovo, Brad Patterson (as affected party), Ingrid Weigand, and Will Burkhart as negotiators with Matt Rife and Jody Zemel as alternates to represent BCNA in mediation. Motion was unanimously approved.

Ronnie Dittmar made a motion, seconded by Philip Fulton to allow above named negotiators to make agreement with minor changes. Any major changes would need a new vote from SC or opposition from our named reps. Motion was unanimously approved.

Ronnie Dittmar made a motion, seconded by Philip Fulton to adjourn. Motion was unanimously approved.