

MINUTES FOR OWANA GENERAL MEMBERSHIP MEETING

12-2-03

Mathews School Cafeteria

The meeting was called to order at 7:00 p.m. by Margaret Bruch, Co-Chair.

Steve Colburn submitted a written report regarding the following Zoning and Land Use Issues:

1. Nokonah Condominiums has filed a request to change their first floor zoning from retail to office. Apparently they have been unable to lease the space for retail and want to offer it as office space for “pedestrian oriented businesses”. Daniel Traverso spoke about the history of the Nokonah and stated that the developers have made numerous misrepresentations in the past. Daniel Traverso made a motion that **“OWANA opposes any variances or changes in zoning for the Nokonah property.”** The motion passed unanimously.

2. 802/804/806 West Lynn properties are scheduled to go before the Historic Landmark Commission on December 15, 2003.

3. The owner of 1509 Enfield is seeking a change in zoning from MF-3 to LO. Apparently several properties in the same block operate as offices. If this is true, they are operating illegally as offices, and the membership strongly opposes this practice. The Neighborhood Plan supports only having residential uses on Enfield. Mark Stine moved that **“OWANA opposes any change in zoning on Enfield from SF or MF to LO or any other nonresidential use.”** The motion passed unanimously.

Katy O’Neill presented her report concerning the issue of the selection of a contractor for work on the National Register Historic District application. The two leading candidates are Preservation Central and SWCA. \$10,000 in Neighborhood Plan Implementation funds from the City are earmarked for this project. OWANA raised approximately \$6,000 from last year’s calendar sales, and hopes to raise as much from this year’s calendar sales. There will also be an auction to be held in February of the original drawings by Ed Jordan, which is expected to add considerably to the overall fundraising effort.

She presented bids from both contractors in a chart summary format. The subcommittee, after extensive comparison of the bids, voted 3-1 in favor of SWCA. The Steering

Committee, responding to the minority and majority reports of the subcommittee, voted 5-4 in favor of SWCA. Katie O'Neill noted that the OWANA Co-Chairs received a letter (11/19/03) from Laura Patlove, of the City's Neighborhood Planning & Zoning division, stating that their consensus was that Preservation Central was the better of the two proposals, and that the City wouldn't be sacrificing quality by recommending this firm. Katy O'Neill said that the \$10,000. Neighborhood Implementation monies would only be granted if Preservation Central was awarded the contract. Lengthy discussion of the issues ensued.

Sarah Uribe made a motion to postpone the selection of a contractor until the next General Membership meeting so that questions could be clarified and more information could be obtained. This motion failed with a vote of 12 in favor and 21 opposed.

Linda MacNeilage made a motion to ratify the Steering Committee's 5-4 vote and the subcommittee's 3-1 vote in favor of SWCA. This motion failed with a vote of 12 in favor and 23 opposed.

A member made a motion to contract with Preservation Central. A friendly amendment was made and accepted to contract only up to the amount of money that OWANA has, or actually raises in the future, for the project. This motion passed with 21 in favor, 9 opposed (10 abstentions).

The Nominations Committee, chaired by Margaret Bruch named candidates for the 2004 Steering Committee. Since there were insufficient candidates put forth by the Nominating Committee, further nominations were accepted from the floor. All the members nominated, by the Committee or from the floor, were elected unanimously. The 2004 Steering Committee consists of six members of the 2003 Steering Committee, including: Jake Billingsley, Steve Colburn, Greg Leitech, Linda MacNeilage, Saralyn Stewart and Sarah Uribe. The seven new Steering Committee members elected are: Robin Carter, Paula Gruber, Jim Kaighin, Christopher Schorre, Karen Schwitters, Kammi Siemens, and Gene Waugh.

Encinal condominium owner Melton West talked about his construction project and announced that he would be seeking a variance from compatibility standards. This issue was referred to the Zoning and Land Use committee for further investigation, in order to make a recommendation to the Steering Committee for a response to this variance request.

The meeting was adjourned by Margaret Bruch, Co-Chair, at 9 P.M.

Minutes taken by Co-Chair Barbara Stroud and submitted for approval by Linda MacNeilage, 2004 Chair.