

**Minutes of the Meeting of the  
Ocean Park Civic League  
Board and Officers  
Thursday, December 9, 2004  
Bayside Recreation Center**

The meeting was called to order at 7:05 p.m. by President Chris Hendricks. Present at the meeting were Jill Broome, Carol Collins, Chris Hendricks, Anne Kane, Susan Karlau, Dave Metzger, Grace Moran, Ronda Morrison and Mike Wills. Hendricks' opening remarks reminded the members of the Board that Board and Officers are expected to conduct themselves with professionalism. Key aspects were that the Board and Officers serve over 1,800 residents and that Board decisions must reflect that interest and not any self-interest. Chain of command is that committee chairpersons report to the Board. Finally, that Board decisions do not then go to the plenary session for follow-up discussion.

Three greeting cards were circulated for signature. One was for Stuart Terrell, a Board member facing surgery; two cards of appreciation, one for the Social Committee for the OPCL Holiday Party and one for the Ocean Park Volunteer Fire and Rescue Squad.

The first major agenda item was an update on the Status of the Stratford Road property. Grace Moran apprised the committee of action taken to date by attorney Bob Jones, who had proposed to record a letter of agreement rather than go the more expensive route of formally conveying title. Board decision was to continue with original intent to convey title and record new deed. Moran pledged to so instruct Jones.

Further discussion regarding the property revolved about immediate action to be taken with regard to the property and tenant, in light of exterior code violations, which the city had noted in response to a neighbor's complaint. Said letter has not yet reached OPCL, having been sent in error to the Rescue Squad.

It was first noted that OPCL can now act, having received confirmation from attorney Jones that the property does, in fact, legally belong to OPCL. It was decided that, although OPCL is indemnified, it would be in the best interests of the league to evict the tenant. After some discussion of how much time and what terms to offer the tenant, it was resolved to notify the tenant that in view of code violations, it would be necessary for the tenant to vacate the premises. Notice will be written by Hendricks and delivered by Anne Kane NLT December 15, 2004, stating that the tenant needed to be out by February 15, 2005, but that the tenant would not be required to pay rent after January 31, 2005.

Discussion moved to the re-formation of the committee tasked with analyzing long-term disposition of the property. Dave Metzger, acting chairman, noted that he had two members of the committee who would continue to serve. Committee currently consists of Metzger (acting chair), Anne Kane, Susan Karlau, Ronda Morrison, Sharon Need, Jean Sleeman, John Wigmore and Mike Wills. Hendricks then posed the question

of whether this committee, the committee overseeing zoning issues and the committee overseeing Pleasure House Point development should be combined into one larger committee or kept as three separate committees. Hendricks expressed his belief that having three separate committees would involve more members, and that one of the dividends of such involvement is to groom future league leaders. In addition, it was noted that the number of league representatives at SDCC and SDAC meetings needed to be expanded, as previous meetings have found OPCL unrepresented in the audience. It was suggested that the Zoning Committee be broken into two subcommittees, one dealing with hearings on variances and zoning appeals and the other responsible for overseeing enforcement.

The third committee, overseeing the development of PHP, will require members versed in such areas as environmental protection, legal issues, city planning and government. The chairperson of this committee has yet to be determined. In the interim, Kane and Metzger will share the duties. It is hoped that the committee will be formed by January 2005, and can be electronically approved by the Board. Hendricks and Metzger are to meet with Mayor Oberndorf and vice-mayor Louis Jones to further establish awareness of OPCL interests. Hendricks suggested they be invited to the OPCL Holiday party.

Discussion returned to the long-term issues with the Stratford Road property and deteriorated into fragmented exchanges of options previously presented and opinions thereon. Finally, motion was made and carried to re-form the committee and develop options to present to the Board as soon as possible.

Metzger then reported the status of PHP. His sources say that nothing has been submitted to the city for approval and that McLesky has not disclosed any plans for the parcel. Karlau recommended that resident Scott Ayers be contacted for information, as Ayers holds a position on the SDAC. Metzger reports marked indifference by vice-mayor Jones. Mike Wills volunteered to assemble figures on how much tax revenue OPCL property owners generate for the city, as compared with the return investment of revenue in the neighborhood. Metzger agreed to write another letter to the mayor and city leaders regarding our position

Rescue Squad staffing was the next agenda item. As a result of Ronda Morrison's ride-along experience and monitoring of staffing reports, it is determined that OPFRS is significantly understaffed; of 50 volunteers, 23 are administrative, leaving 27 to cover 12 hour shifts throughout the month. Kreg Kinney will be submitting an article for the upcoming *Echo*. Also the holiday party will be an opportunity to highlight the Rescue Squad. Hendricks has invited Kurt Williams of WTKR-TV and Janet Dunphy of the *Beacon*.

On the subject of by-law changes, Kane will submit an update for posting on the Website and Carol Collins noted that the *Echo* would carry a summary and advertise the availability of hard copies. Board was reminded that *Echo* deadline is December 17, 2004. After a brief discussion, a motion carried to raise ad rates to \$35 per single issue and \$150 for 5 issues, effective January, 2005. The subject of Metzger's offer to pay the

costs of publishing in exchange for a sponsorship credit line was revisited, and this time his offer was accepted. Collins requested that Metzger deliver requirements for turn-around time and calculate what the cost would be to produce a 10-12 page issue in quantity of 1,600 copies. Metzger's offer is to be formalized into a one-year agreement.

Hendricks reported that since Tim Solanic had been informed that OPCL would accept his proposal to establish and maintain the Website, Solanic had not been heard from. The Board determined that the vote at the plenary session in November which authorized his services was not exclusive to using only Solanic's services and that another Website service should be located and contracted.

Of the remaining items on the agenda, discussion of membership growth and retention revealed that only 15% of residents on the rolls were paid up, and that ideas for a mega-drive should be brought to the next Board meeting, and that the concept of PayPal sign-ups was not yet ripe. The Social committee was praised in absentia for a job well done on the holiday party. Jill Broome announced that the door prizes for the party were well in hand. Job vacancies still open were for a back-up to the attendance and door prize coordinator, which Carol Collins agreed to follow up from her list of newly signed-up volunteers. Also, Hendricks expressed a hope that an assistant editor be found to assist Collins and a report that there were now two traffic coordinators on board. Finally, of the committees monitoring the city's Zoning Board meetings, SDCC and SDAC, the SDCC was lacking a back-up to Kane. Zoning monitors include Hendricks, Byron Sargent, Jean Sleeman and Mike Wills. SDAC monitors include Vicki Schiano, Channing Weaver and Mike Wills.

The final item was approval of OPCL sponsorship of Cox High School's All-Night Prom Party in the amount of \$100, same as last year. Next meeting of OPCL will be the plenary session January 6, 2005, at the Fire Station. It was noted that plenary meetings in the future needed to be steered away from lengthy discussions of minor issues and the need for lively and entertaining involvement of the community in future events. Moran announced that Board members and volunteers would be invited to a brain-storming social in January to address ways to accomplish this goal.

Meeting was adjourned at 8:40 p.m.

Respectfully submitted,  
Grace Moran, Co-Secretary

December 10, 2004