

LCA Monthly Meeting  
February, 2021

In attendance:

Jon Hile, Rodney Sampson, Henry Wash, CJ Adams, Jessica Blubaugh, Joe Oaks, Ami Freeberg, Clare Shaw, Ben Peyton, Michael Kizzee, Erin Royals, Will (?), Patrick Swain, Brian Quiason, Heather Hoss, Lenita Johnson, Allen Norman

Community Update – KCMO-Healthy Homes Program

Brian Quiason spoke with the group in response to concerns about property at 30th/Campbell. The City program needs to have a tenant or landlord allow an inspector into the property after a complaint has been made. The Neighborhood Department needs to address any issues outside the residence or with utilities.

Codes is involved and was inspected earlier this month. The property is privately owned but serving as a sobriety house.

### **January Minutes**

Clare motioned to approve. Allen seconded. Approved unanimously.

### **Treasurers Report**

We began the month with a balance of \$44,970.43 and ended the month with \$48,250.75. The increase is due to a grant check received for the native plant project at the traffic circles. The Farm began the month with a balance of \$3,003.86 and ended the month at \$2933.03. Jessica, Allen second. Friendly amendment was made to approve the budget with the change to the year (updated from 2020 to 2021). Approved unanimously.

A question was raised about the issue discussed last month about water valves at the farm not being locked. The water has been turned off underground for the winter, and the issue will need to be addressed in the spring when water is turned on again.

Old Business

### **High Aspirations update--Community Meeting Request, Thursday, February 18**

Henry Walsh and Joe Oaks shared a recap of the project and announced that a public engagement meeting will be held virtually for those neighbors within 300 feet of the property. The meeting is not for plan approval, but for support of rezoning the property. Invitations will be sent out to those neighbors within 300 feet and the invitation will be shared with Jon Hile to pass on to others in LCA who would like to attend. Joe encouraged neighbors to submit letters of support if they are inclined.

### **Troost Coalition Update – Operation Breakthrough request**

Operation Breakthrough has shared a plan for developing a property near 27th and Troost (originally a muffler shop). The Troost Coalition meets to review plans and ensure that they

comply with the guidelines of Troost Overlay. Operation breakthrough requested some variances

- A new structure is set back from the lot line, and new property must be set at the lot line.
- The plan is to use sheet metal as an exterior material, not a compliant material.
- The exterior does not meet the requirement for a percentage of window/glass.

Question was raised as to the new building possibly replacing a food truck that was in the original plan shared a few months ago.

An opinion was shared that not contesting the variances would create a slippery slope. Another opinion was shared that we can't support variances just because we like an organization.

Consensus of those in attendance was to right a letter of opposition to the variances in respect for the work of the Troost Coalition. Jon suggested inviting Operation Breakthrough to share the plans with LCA at the next meeting so we can voice concerns and give them a chance respond.

### **Troost Coalition Update – Lots at 27<sup>th</sup> and Troost (south side)**

Developers are planning an apartment building focusing on energy efficiency. We can invite them to present to the neighborhood.

### **Neighborhood Rising Fund Grant Planning**

Ami Freeberg shared some ideas for projects at the Farm to include in the grant that total \$3,000:

- Print/email newsletter
- Irrigation supplies for Longfellow Farm
- Workshops on community resilience initiatives
- Stain for the deck and picnic tables
- Compost and fertilizers for the farm
- Solar lights for pergola
- Plants for concrete planter boxes in partnership with businesses on 31<sup>st</sup> Street
- Sign for the southeast corner
- Litter grabbers for ongoing cleanup efforts
- Neighborhood cleanup supplies
- New Longfellow Farm website.

The cost of Longfellow website would be an ongoing cost for the farm. The website would require additional volunteer support to maintain. Question was raised regarding solar-powered security lights for the storage container at the farm.

Motion by Cindy to submit the request, second by Jessica. Approved unanimously.

### **Dumpsters**

Dumpster dates were suggested for May, June and October, pending approval by the city.

### **Upcoming Needs/Discussions**

- Future Sidewalk Repair planning and a collective desire to save as many trees as possible. Suggestion to invite the City forester to an upcoming meeting on how best to preserve our neighborhood trees.
- Conversation about how we want to manage/monitor requests for short term rentals
  - Engagement of neighbors within 300 feet is not happening
  - We will invite someone from the City to help us understand the process.

#### Committee reports

##### **Communications/Membership Committee**

Jessica created a communication content and planning document in the LCA Google Drive so that it will be accessible to board members in case of transition in leadership, etc.

Print copies of the newsletter are scheduled for May and November.

##### **Upcoming Events/New Business**

February 18 – High Aspirations Community Meeting

March 1 – LCA Meeting