

The minutes below were taken without a tape recorder and do not fully reflect every single comment that was made and comments written here are not exactly verbatim but as much as I could get written down by long hand. Eileen McManus

Minutes from Crestwood Meeting of 3/6/10

Ken Blundell and Chip Walsh, representatives from RTC went over the history of the club and how the property would be used at 5236 Cherry. Much of this information is discussed on pages 1-5 in the RTC handout "*Rockhill Tennis Club Presentation for the Crestwood Homes Association*".

Chip Walsh stated that RTC will agree to restrictions, within reason, and will enter into a legal agreement that would be binding on future owners. They would also pay for Crestwood's legal fees in case of problems that may arise in the future. Chip went over issues of concern that have been identified by Crestwood such as parking, etc., as discussed in the RTC handout on pages 5-7. Chip asked for Crestwood's support for zoning changes.

After RTC's presentation several neighbors gave their presentations.

David Sindelar – The land use of 5236 Cherry was changed less than a year ago in 2009 and was amended to R4 to allow for a bed and breakfast only. The zoning would need to be changed to semi-public. If the club doesn't move in then it would be open the door to other users and possible code creep. Homes nearby would decline in value. Now another code change and where does it stop? The current site for RTC has many arterial entrances/exits but in Crestwood there would be just one and it goes into a neighborhood.

Hal Brent – I am concerned for the loss of 2/3 of the green space at 5236 Cherry including 48 trees and bushes. I am concerned about the water run-off and the need for 3 retention basins. Once it is remodeled for a club it won't be residential again. My property is 75 feet from the tennis court.

Carol Thrane – I am 2 doors down from the property. RTC would be a higher use density compared to the rest of the neighborhood. The Designer's Showcase violated most of the restrictions. UMKC can't promise parking forever and 32 spaces won't work. The streets are too narrow and hilly and I am not interested in blocking off streets during special events. I made 3 renovations to my house and want quiet next to my home especially out doors. By taking restrictions off you make the neighborhood vulnerable to other uses. Parking has not been resolved. If problems with agreement arise, who is going to pay for enforcement against this commercial institution? I am concerned for children playing in the street. Alcohol use may increase accidents.

Ken Spare – The Reed home is 610 feet from my backyard and noise will travel. For 10 years I have been the neighborhood representative with UMKC. The vice chancellor

gave a parking study because of the redevelopment of the Oak shops and they would lose parking spaces during development. Matron's building will move this summer. Parking for the Reed home needs to be leased within 500 feet. No agreements have been made with UMKC on off peak parking. Epperson is to be a possible alumni center. Central United Methodist Church rents parking spaces to law students. Rockhill Crest has launched a petition drive that parking in the neighborhood should be by permit only and that would take 120 spaces. Choosing to buy a house near an established club is different than living here for many years and then the club moves in.

Rochelle Harris – Noted the historical significance of this home of James A. Reed who retired to this mansion with his wife Nelly Don. Rochelle had pictures and handouts which go over this information. Also, I am concerned about what happens if RTC doesn't make it.

After these presentations by neighbors the meeting was opened to questions.

Q - With the number of memberships going down, how can you make RTC viable or a sustaining businesses? A -The maximum number of memberships would be 200 instead of 350 and right now there are 130 members. . The lender would check this out. A Development Company has been set up to get financing. (See page 3 of handout.)

Q – Specific numbers in the business plan don't seem to add up and could you explain how revenue is generated? A – Club operation costs \$2million a year. Generate revenue from food service = \$1 million, \$660,000 from members' dues, \$400,000 from special events

Q – What if the club fails? A – RTC members have put up \$800,000 and would lose it and so the incentive is not to fail. Also hardscaping can be reversed.

Q – What about environmental impacts for run-off, for songbirds, ecological cohesiveness decline and carbon footprint? A- (Bob Berkebile, architect) Valid concerns about run-off and hardscaping have been raised. There will be no run-of because it will be caught in rain gardens and reintroduced to the water table. Some trees will be taken but a lot more will be planted. Landscaping can be used for screening and containing acoustic activity. Some of the large trees that would be removed are near the end of their life cycle. The tree canopy will change but actually there will be more carbon absorbing capacity and maturity of planted trees will provide more songbird habitat. Lighting and speakers will not have the spillover like what you're used to in older technology. Anyone using the club will have to use these special speakers for music.

Q – Will you be buying the property by April 1 even if zoning hasn't been worked out? A - We could operate as a B&B until zoning was worked out.

Q – Will you be buying the house across the street for parking? A – No, so far there has been no discussion about this.

Q – Could membership dues be bumped up by assessments? A – We tried to include that in the capital expense, however, dues could change with inflation.

Q – How important is the sale of alcohol? A – I don't really understand the question since this is a club where refreshments are served.

Q – Have you looked at alternative properties? A – Have looked at several but only interested in Reed mansion now.

Q – How will you absorb all the sound from the south side of the Reed mansion since the reality has been that the band gets louder as the night wears on? A – Directional sound system will have to be used by all bands and a reasonable decibel level in order to work with neighbors and minimize sound.

Q – If traditional financing didn't work, what happen if you own investors back out in the future. A – We are using a conventional method of getting a loan.

Q – Will RTC buy the house before you have zoning in place? A – It's an option but not preferred. We would still have to check with members who are investing.

Q – In the event it fails in 5 years, what would you anticipate the investors would do to recover their investment. A – No plan has been made or anticipated.

After the question/answer session, only Crestwood residents remained for discussion

John Crawford – The board isn't going to determine the best way forward but it will be the Crestwood community. Should there be an official statement from us? What should CHA be doing if anything? Do people feel like they have enough information in order to conclude something or take a stand?

Rochelle Harris – I don't know if all the Crestwood neighbors should have equal weight or say in the matter compared to those that live closer to the club.

Paul Sinclair – I would reiterate that the board would like a vote from the entire neighborhood. This is a fluid situation and we don't know exactly what the restrictions will be. Can they assure us of working out the parking alternatives? Until we have a concrete proposal there is nothing to favor. What can we do to preclude any negative use in the future? Should we include attorney fees at RTC's expense if there are problems? We need to have a framework in place. We don't have enough information.

Ken Spare – I formally move that those who live within 100 feet of the Reed mansion make the decision as to CHA's stand. (Someone seconded)

(Some discussion about how to weight votes followed this motion.. There was concern that the vote would only be taken amongst those that were present at these two special meetings rather than a ballot for every residence as had been stated by other board

members. It might be noted that the residents who later voted against the motion stated that they were voting against the motion partly, because in the agenda there was no mention that a vote would be taken on any issue. They felt the meeting had been promoted as a fact gathering opportunity.)

Gene Voights – I have lived here since 1975 and I just recently became a RTC board member and am one of the investors. At first I didn't think it was a good idea, but there's going to be change one way or another and I came to the conclusion that it could be a good thing. I could give those reasons if anyone would like to hear them. If we ask the question do we have enough information than if you have decided never under any circumstances would RTC be acceptable, that more info wouldn't matter. It there are circumstances that would make it acceptable than it will need a designated group of people to work that out. Either no way, or maybe with restrictions.

Alan Dubois – There are advantages and disadvantages. We shouldn't operate on fear. I was informed that there was an offer on the property by a family. I am concerned because RTC would be serving alcohol. I would say no way because of children on the street and traffic.

Mary Mullins – Those were probably my kids you saw in the street and I am not any more worried than I usually am about the kids in the street even though I realize people in Crestwood may drink. .

Carol Thrane – Some objections are that it is too small and you have to build right up to the property line. I think it is viable as a residence especially if the price is right. It feels like this is cramming a big shoe onto a little site. There will be a decision made at the planning meeting. This property is an anchor for the neighborhood. At this site all visual and auditory would be direct in the neighborhood. This is not a community center but a club. I feel very vulnerable.

Sarah Stevenson – I am right by the Reed mansion and I have kids. Can't we ask people to not drive through the neighborhood and don't drive south of the club?

John Crawford – Paul made the statement that there is not a proposal. Perhaps there's not a proposal that is fully baked. Info given is not sufficient to date.

Ken Spare - People within 185 feet get to decide.

John – We've heard some details from Rockhill, but there seems to be a consensus that there is not sufficient information at this point to allow Crestwood to support the project. If that is the case, does it also logically mean that we should be asking the City Plan Commission (CPC) to not take any action on the project on April 6th, but to defer any consideration until Rockhill has provided the neighborhood with sufficient detailed information that it can provide an informed recommendation to CPC?

(Later, this language was proposed as a motion by someone, seconded by someone, and was approved by a vote of 23 to 3.)

Jeanna Patton – Do we want the board to represent or take a position? The board would collect everyone’s opinion.

Marilyn Muckerjee – I wouldn’t want that on the other side of my fence and I understand how they feel because of what was built next to me so I wouldn’t agree with RTC unless the people next door did.

John Stevenson – I think RTC would be an amazing addition to the neighborhood and would raise home values. I can support this and would assume that parking would have to be worked out if it came before the city planning commission..

Margaret Barger – I live on Crestwood Drive and I don’t need any more information because if it’s harmful to those next door than I am for the greater good.

John Crawford – (Provides a review of the city planning approval process, and the two steps it goes to where public input is taken before it would go to the full City Council who makes the final decision with no public testimony. First meeting is April 6 and John predicts that it will be postponed. Can’t lobby individual City Plan Commission members, but can lobby City Council members. Public input can also be through e-mails and letters.)

Jill DeWitt – I would like to take a vote for the purpose of finding out where things stand.

Pat Murphy – Can we gather information on parking and the parts that are not clear?

Ken Spare – (Restates his original motion that the homes that are within 185 feet of the Reed mansion get to make the decision on CHA’s stand. Marietta Parker seconds it. People raise their hand: 13 favor the motion, 11 do not favor the motion

Mike Fitzgerald – I make the motion that there has been inadequate information provided by RTC to date to make a decision. Paul Sinclair seconded. People raise their hand: 23 favor, 3 do not favor