

Edgemere Park Preservation Inc. Board of Trustees Meeting Minutes

February 20, 2023

Members: *Lindsey Pever, Jann Hook, Petra Cox, James Linhardt, Marilyn Edens, Henri Bailey, Caroline Dennis, Dennis Nauman, Wendy Shreffler, Braton Danielson, Phoebe Barber, Matt Goad*

The meeting was held in Jann Hook's home. Lindsey Pever called the meeting to order at 6:09 pm.

The minutes from the January 16, 2023, regular meeting and the January 22, 2023, annual meeting, were reviewed and approved (motion by Jann Hook; second by Marilyn Edens; voice vote).

The Treasurer's reports for January, as previously emailed by Ryan Adams, were discussed and approved (motion by James Linhardt; second by Jann Hook; voice vote).

On communications, Petra Cox asked for clarification on the new membership of the board for the newsletter. Lindsey asked about using a photographer who was a former Edgemere resident for website photos; Jann suggested deferring that to the website committee. Lindsey further thanked Phoebe Barber for her work on the social media accounts. Petra will post the official neighborhood association accounts on the newsletter. Lindsey further reported a question from Christa Ball about sponsoring the Redbud Classic, which further generated the question about sponsoring the OKC Memorial Marathon. The cost for a "picket fence" sponsorship for the Redbud Classic would be \$250. The consensus was that the neighborhood has closer ties with the Marathon and it would be good to investigate a sponsorship for that for this year, and possibly also sponsor the Redbud Classic next year.

Jann Hook reported on the security corporation meeting. A break-in occurred recently on Hudson and the homeowner attended the meeting, and the decision was made to restart patrols as of March 1 rather than wait for the website launch. There are volunteers who have agreed to go door to door to explain the new arrangement and request memberships, and payments may be made by check or Venmo. James Linhardt suggested checking to see if the website payment platform would be available before the website goes live. The idea of posting signs soliciting contributions was discussed, but the consensus seemed to be to hold off. Petra suggested adding an item to the newsletter, including the QR code for Venmo payment.

Jann Hook further reported that dues statements were mailed out.

The ONG project to replace equipment in a significant number of residences was discussed. Lindsey Pever filed an appeal to the approval of the Historic Preservation Commission at a cost of \$750, but this amount can be refunded if the appeal is withdrawn prior to the notice of the Board of Adjustment (estimated to be around March 4). The usual process is for a certificate of appropriateness (CA) to be developed for each property, but in this case the CA has been issued for the entire project. Lindsey asked if the board wanted to adopt an official position on the issue. There is a meeting at the Shakespeare in the Park Theatre at 7:30 this evening to obtain more information from ONG.

On dates for board meetings, Lindsey asked if a standard meeting date was preferable or a variable schedule was better. She is planning to send out a Doodle poll to determine the optimal date.

The meeting was adjourned at 7:06 p.m.

Edgemere Park Preservation Inc. meeting with ONG representatives

February 20, 2023

Neighbors present: *Lindsey Pever, Andrea Monachella, James Linhardt, Matthew Fagan, Dennis Nauman, Ed Martin, Dillion Driver, Eric Milligan, Michael Hoffner, Austin Holley, Marilyn Edens, Sandra Harrison, Jann Hook, JoAnn Holden, Kim Morgan, Alyssa Morris, Susie White, Jane Cragon, Caroline Dennis, Robert Dennis, Henri Bailey*

ONG representatives: *Sean Hadley (field supervisor), Mike McDaniel (project manager), Dustin Frederick (attorney), Josh Gurney (project manager)*

Lindsey Pever convened the meeting at 7:30 pm. A signup sheet was distributed. Lindsey expressed appreciation to the ONG representatives and asked attendees for patience and understanding with the process. The board has appealed the certificate of appropriateness (CA) to the city board of adjustment.

Dustin Frederick introduced the other ONG representatives. ONG is systematically going through the older neighborhoods and updating the pipe material (polyethelene) and moving access points from the rear easements to the front easements if possible. Some meters are in basements or garages which present particular access problems, including fire safety. Due to the historic preservation status of the neighborhood, equipment may not be able to be placed in front. Each property is unique and the placement of the lines will differ for each parcel. The start date is anticipated to be in July or August.

Lindsey asked about the current project at 36th and Harvey, which is not part of the project being discussed tonight. Ryan Adams has indicated that his property has not yet been repaired to the state it was prior to the line relocation; the ONG representatives indicated that they would follow up on this.

Mike McDaniel (project manager) committed to full restoration of property condition. The project will go from the ends of the streets to the middle to minimize disruption. The service lines will be replaced for each property, so there will be some digging/trenching/boring at each home. The new main lines will be at the street, and the existing lines will be left in place and disconnected.

Appointments will be set up with each homeowner to discuss meter locations and homeowner input will be solicited, within the constraints of historic preservation requirements and safety requirements and protocols, including proximity to windows, dryer vents, HVAC intake, etc. The window setback (generally three feet) applies to windows that are designed to function (whether they are operational or not).

The first phase will be from 32nd to 36th Streets on the east side of Edgemere Park, but eventually the entire neighborhood will be upgraded.

Several questions were posed, with the following information conveyed:

- All meters are located above ground, both for the safety of the occupants and the ONG workers;
- No equipment will be placed without an appointment with the homeowner. The homeowner will also be informed as to who will be on site (some third party vendors will be used). Appointments will occur after working hours as well;
- Some concrete will need to be cut and replaced. This is done through a third party contractor (Luckinbill Mechanical), which is an OKC-based company, and is experienced in dyeing concrete. Driveway repair is typically done in full sections rather than patches;

- Plans can change on the fly depending on unforeseen circumstances. The ONG preference is to be within three feet of the curb. There will be one main line for each street (i.e., not on both sides of the street);
- The project will start on 36th Street and work south, street by street;
- Skepticism was expressed as to whether the equipment will be able to be placed out of sight in a front yard or in a side yard. They will also survey the lines from the meters into the house. There will also be plumbers under contract who will be responsible for connecting the meter into the connection into each house;
- Landscaping, sprinkler systems and hardscaping will be taken into consideration when developing the plan for each property and will be restored at least to the prior condition;
- On average, the construction at each property takes 1-2 days, although permitting, inspections and other delays out of the control of ONG are possible. The service switchover will take place on a single day. Concrete restoration occurs property by property rather than in blocks;
- ONG feels that the project results in several benefits to homeowners, including moving the meter closer to the structure, which lessens the liability to the homeowner for the lines from the meter to the home, rather than having the meter out on the rear easement. All lines, including those from the meter to the home, will be replaced at ONG's expense. The pressure system is changing from a low-pressure to a medium-pressure system, making it better for home generators and other appliances. The kick-outs will all be moved above-ground as per the current building code;
- The depth of installation is typically 2-3 feet;
- The meters will be placed directly against homes, so there will be no risk of vehicles running over them;

Susie White reported that the work recently done on Harvey Parkway was well done and she and other neighbors that she talked with were pleased with the upgrades, the work that was performed and the restoration process. Another neighbor discussed a recent project along Robinson and indicated that he and other neighbors had also been pleased with the work that was done.

The meeting ended at 8:45 p.m.