

Neighborhood Preservation Commission
February 10, 2011
Minutes

A meeting of the Neighborhood Preservation Commission was held on Thursday, February 10, 2011 at 5:30 p.m. in Economic and Community Development, Blue Room.

Chairman Rebecca DeRousse was present and presiding.

In attendance – David Cook, Daniel Dent, Becky Dunn, Larry Farabee, David Jackson, Pat Mahoney, Ron Sklar, Alderman Palazzolo

Absent – Sandra Hayne, Andrea Vu, Lisa Parker – Planning Commission Liaison

Also in attendance – Joe Nunes– Neighborhood Services, Sherrye Rhea – Neighborhood Coordinator

A quorum was established.

Minutes – approved as presented

Chairmen's Comments – Pat Mahoney was welcomed to the commission. The sub-committee signup sheet was passed out again. A chairman is needed for the Germantown Cares and Charitable committees.

A volunteer for the Tree board is also needed. The board meets the second Tuesday of the month at the noon hour. Alderman Palazzolo gave a brief description of the board. No one offered to be on the Tree Board.

Reports

Alderman Mike Palazzolo Report – Alderman Palazzolo stated that the Memphis Oral School for the Deaf is a great organization and deserving of the efforts from this commission.

The BMA retreat was held in January. It is a strategic planning session for the board for the year. The Vision 2020 Plan was updated.

There was a town hall meeting on February 7. Today a bill passed in the House of Representatives, which has already passed in the Senate. The City of Germantown is doing their due diligence to have a municipal school district. It is at the very beginning at an extremely lengthy process.

David Jackson stated that he received a test stating that the Memphis City Council had just dissolved the Memphis City School System. Alderman Palazzolo stated that they were sure that would happen.

Neighborhood Services Report – Joe Nunes reported that Neighborhood Services submitted their annual report to the Shelby County Solid Waste Planning Board which looks at the volumes of all of the material collected. The information is then compiled from all of the municipalities and then sent to the state.

The focus area from Neighborhood Services with the Vision 2020 is Community Vitality. There are several measurements that are looked at. Finance looks at foreclosures regularly because it has an impact on the tax rate. There was a spike in foreclosure notices in January. Part of the community vitality is to make sure that we are monitoring property values closely. We will be breaking down the property values down by subdivision and by neighborhood so that we can see if there are any changes. We monitor the Chandler Report for the sale price trends. For 2010 Germantown's prices for the 310 homes that were sold were fairly even with 2009. Neighborhood Services is looking to conduct a housing condition survey. The standards that are in the International Property Maintenance Code from an exterior standpoint will be combined with our property maintenance ordinance. We will come up with a visual condition report that will be done every other year. The trends will be monitored over time to see if there is a decline in property maintenance issues.

The survey that Patrick Lawton referred to at the last meeting has not gone out yet. Half of the homeowners will receive a hard copy survey in the mail and half will be asked to go online.

Planning Commission – Joe reported that there will not be a Planning Commission meeting in February. There is a small 5 block subdivision on the corner of Poplar and Carters Grove that would be on the March agenda

However they are going to postpone it for a month until they resolve some questions.

There are two items on the conversion from private streets to public, Devonshire and Poplar Grove.

Environmental Commission – Joe reported that the annual Echo Expo was held at Temple Israel and several members of the commission attended. It expo was very informative.

The solid waste disposal bid analysis is complete. There were three vendors that bid. It will be on the agenda for the BMA February 28. The low bid will be a change in a 20 vendor.

CONA Report –David Jackson reported that the next meeting will be January 27 and Patrick Lawton will give a summary of the BMA retreat.

Home Tour – David Jackson reported that the home tour is not going very well. He is in need of some homes. He has some homeowners that have been on the list for 3 or 4 years. They state that they want to do it however they always have something come up on the date of the tour. There are 13 on the list that has been collected over the last several years. He has one historic home that has committed however not totally committed. Pat said he would get in touch with the Board of Realtors to see if there were any suggestions. The tour will take place April 10 from 2 to 5 p.m. The preview will be on Saturday, April 9 from 2 to 5 p.m. Daniel has he would check with a friend that is a decorator to see if they have any suggestions. Becky suggested that we talk with decorators and craftsmen to try to find homes instead of David having to beat the bushes for homes. Sponsorships were brought up and discussed. David stated that he has a free dinner from American Café for the tour. David Cook said that he would be meeting with a remodeler on Saturday to do some work at his home. He would talk with him to see if he had any suggestions of homes in Germantown. Sherrye stated that Houston High School Honor Society has volunteered to be docents in the homes. Alderman Palazzolo suggested that we pull the permits of residents doing remodeling. If David gets any homes he will have a subcommittee meeting.

Unfinished Business - None

New Business – None

Concerns and or comments –

As there was no other business the meeting was adjourned.