

**Warleigh Neighborhood Association (WNA)**  
**2021 Annual Meeting**  
**Virtual Meeting**  
**Thursday, October 12, 6:00 pm**

Attendees:

- **All current Board members (6):** Steve Brining, Lynn Levy, Tammy Sajdyk, Lynn Dimond, Michael Johnson, Laura Rogers
  
- **Neighborhood Residents (22):** Jim Polito, Chuck Flynn, MaryAnn Wiskerchen, Sam Alderfer, Vicki Harris, Stuart Williams, Eric Kilbride, Jared Karban, Gloria Griesinger, Morgan Highum, Keith Griffiths, Sara Freeman, Ryan Cummings, Travis Sawrle, Mark Bangs, Kristi Rubino, Dave Stevens, Randy Wasmuth, Chartley Bondurant, Colin Dullaghan, Libby Hiple, Kathleen Ansty
  
- **Guest Speakers/others (4):** Michael Massonne (Dept. of Public Works); Shannon Norman (Dept. of Metropolitan Development/Meridian Street Preservation Commission); Natalie van Dongen (Mayor's Neighborhood Advocate); Alan Hague (reporter/publisher of "Broad Ripple Random Ripples")

Meeting began at 6:05 pm

**Agenda**

6:00 – 6:05 Welcome – Steve Brining, WNA President

6:05 – 6:10 Current Board of Directors introduction

6:10 – 6:35 Guest Speakers

- Mike Massonne, Project Manager, Dept. of Public Works (DPW) | Flood wall update
  - The levee project is under Federal control, not local control
  - He hopes the mowing has improved on the river and streets sides of the levee (better equipment is being used/available, a dedicated operations team is in place)
    - **Question asked:** where do we stand with getting a contractor in place to stay on top of maintenance?
    - **Mike's response:** DPW operations group has had changes, Mike meets with them monthly. Machinery to mow has been tested to better handle wetter and steeper slopes; machinery is also remote-controlled. Issues during rainy time periods result in mowing delays due to workload backup throughout city. Need to make sure City workers don't say "It's a wildflower area that only requires once a year mowing."; Mike will contact the operations area to ensure this reason isn't used to limit mowing frequency
  - U.S. Army Corp of Engineers (USACE) work: test was successful on 9/14/2021 for use of the passive wall infrastructure along Westfield Blvd. at the 52<sup>nd</sup> Street crossing

- The east approach to 52<sup>nd</sup> Street/bridge is not yet complete. Contractor still needs to add rebar to the concrete there.
    - USACE contract closes at end of 2021; they plan to complete their work before end of year
  - FEMA has not received a required hydrology report
    - Inspections of the existing levee were supposed be done every 5 years but weren't done; work is being done to catch up the inspections/related documentation
    - FEMA has to provide 90-day notice to lending institutions for possible floodmap changes
  - Mike believes USACE will recommend approval of floodplain recertification to FEMA
  - Best case scenario: May 2022 to hear from FEMA for floodmap revisions, but could extend into 2023
  - Mike is also working on the Rocky Ripple flood wall extension project
- Joshua John, President, BRVA (update: Mr. John was not available to attend tonight)
    - Steve Brining showed a related PowerPoint presentation instead
      - Progress/completion timelines were shown for reconstruction of Kessler Blvd. bridge over White River
      - Westfield Blvd. bridge over the Central Canal will be redone, with an expected start date in late Fall 2022, with completion sometime in 2023
      - Citizens Energy Group installed new water inlets at 63<sup>rd</sup> & Central Ave. to help reduce street flooding/pooling of water
      - Questions/comments related to area infrastructure projects can be sent to Jenelle Bunton (DPW Public Information):
        - [Jenelle.Bunton@indy.gov](mailto:Jenelle.Bunton@indy.gov)
        - 317-327-2311
    - See <https://www.broadrippleindy.org/events/#!event/2021/10/28/brva-fall-public-meeting> for information on upcoming BRVA Fall Public Meeting
      - A Matching gifts challenge on RiverWalk contributions runs through the end of October. Please consider supporting the project at [https://www.paypal.com/donate/?hosted\\_button\\_id=GR5DQTDVSP38](https://www.paypal.com/donate/?hosted_button_id=GR5DQTDVSP38)
- Natalie Von Dongen, Mayor's Neighborhood Advocate
    - Natalie is the Mayor's Area 1 advocate (covering most of Washington Township). Has been in her role for 2 years
    - Sign up for her Monthly Newsletter: <https://forms.gle/4hA8ND2NSA3Km96g7>
    - There are 10 Advocates throughout the city. Advocates act as "go between" for residents with various City departments, give guidance on who is best to contact at the City
    - Email contact: [Natalie.vandongen@indy.gov](mailto:Natalie.vandongen@indy.gov) (email is by far her preferred means of contact)

- She might not know answers to questions, but she'll direct us to the person(s) who might have information/answers
  - November 8-December 3: leaf collection season (up to 40 bags allowed on normal trash pick-up days; use **plastic bags only**, not paper bags since paper bags disintegrate from rain/moisture). Leaf bags are taken to Southside Landfill to create mulch; residents can obtain this mulch for free
  - “#IndyKeepsCreating” – City project aimed at offering paid opportunities to artists (grants, fellowships, concert series). See <https://indykeepscreating.org> for more information
  - Indy Park indoor facilities all now require masks until further notice (announced last week)
- Shannon Norman, DMD (focused on code/zoning revisions) | Transit-oriented zoning changes
    - Contact info: [Shannon.Norman@indy.gov](mailto:Shannon.Norman@indy.gov)
    - “Transit-oriented Overlay District”, also referred as “TOD Overlay”
      - Started work 20 months ago
      - Came from desire to support areas along Red, Blue and Purple Bus Rapid Transit (BRT) Lines
      - Opportunity to look at “past”, change zoning practices on walkability, connectivity between residential and businesses, and neighborhood development
        - Looked at zoning ordinances in nearby commercial districts
        - Looked at zoning ordinances in mixed-use districts
      - 11/1/2021: start of the Overlay District
        - Won't affect house/dwelling district “D” zoned properties
        - Will impact Commercial, Mixed-Use, close-to-roadway properties
        - Covers land within 1,000 feet of BRT line roadways
        - Seeks to very heavily restrict (but not eliminate) where auto-related companies, self-storage facilities, commercial parking lots can be located (e.g. limit where car washes can be located. For example: new Crew Car Wash at 38<sup>th</sup> & Illinois would not be allowed under this new Overlay)
        - Want to give options for transport other than just cars (e.g. walking, bicycles)
    - Meridian Street Preservation Commission (MSPC)
      - Shannon is the Chair of this Commission
      - This is the only preservation district specified in state statute; appointments can come from Indianapolis Mayor and Indiana Governor
      - Commission meets monthly, as needed, at **Meridian Street United Methodist Church (5500 N. Meridian St.)**. August 2021 was first in-person meeting since start of pandemic
      - For more information, visit <https://mspconline.org/>
      - Commission can have up to nine members, but only has 8 currently

- Warfleigh neighborhood does not currently have a member on the Commission. Tom Chiklis (sp?) was the Warfleigh rep for 6 or 7 years. Please contact Shannon if you (or someone you know) would be interested; requires approval/appointment by the Governor
- Have received 18 petitions this year (mostly to add residential fencing and patios)

6:35 – 6:50 Board of Directors candidate introductions (10 candidates)

- Steve Brining (resident since 2010)
- Lynn Dimond (resident since 2016)
- Chuck Flynn (resident since Spring 2021)
- Sara Freeman (resident since 2019)
- Keith “Griff” Griffiths (resident since 2005)
- Lynn Levy (resident since 1985)
- Jim Polito
- Laura Rogers (resident her entire life)
- Tammy Sajdyk (resident since 2001)
- Randy Wasmuth

6:50 – 7:00 Board of Directors vote by ballot (done via in-meeting survey)

- Concerns arose due to By-laws requirement that the Board must have an odd number of members
- Suggestion was made to leverage **By-laws section 4.03 (SIZE): "If the number of Directors is fewer or greater than these limits by reason of vacancy or removal, or because of inadvertence or events outside the control of the Board of Directors, the Board of Directors may continue to act and conduct all lawful business of the WNA, provided that the discrepancy is corrected no later than the next Voting Member Meeting."** Due to COVID-19 pandemic, this could fall under “events outside the control of the board of directors”, so long as it is corrected by the next Annual Voting Member meeting (tentatively to occur sometime in March 2022).

7:00 – 7:20 Upcoming Events, Initiatives and Committees

- Presentation of “Warfleigh 3.0” initiative
  - This is an initiative to enhance the effectiveness of the WNA Board
  - Warfleigh 1.0 was first version of WNA Board several years ago; residents organized to stop/restrict proposed development they deemed harmful to the neighborhood
  - Warfleigh 2.0 (current iteration) inherited structure from the 1.0 group, but time has shown changes are warranted
  - **Warfleigh 3.0** is meant to help:
    - Board be more transparent

- Improve communications to residents
- Be more unified when addressing issues affecting the neighborhood
- Names/intent of new Board Committees were shared, to solicit interest from residents who didn't run for a Board seat
- For residents interested in serving on a Committee (even if not selected for a Board seat), please send your contact info through the "Contact Us" page on [www.warfleigh.com](http://www.warfleigh.com). Contact info was also collected as part of the registration process for tonight's meeting
- **Neighborhood Survey coming soon**
  - Intent is to obtain feedback from residents on topics of interest, to help guide the WNA Board and committees' strategic planning
  - Thanks to Libby Hiple for creating this survey
  - Survey can be taken by scanning a QR code that will be printed on 50 signs to be located throughout the neighborhood
    - Thanks to Randy Wasmuth for volunteering/incurred the costs for these signs
  - **Survey respondents will be eligible to win a \$50 gift card to Fire by the Monon restaurant.**
    - Owner of the restaurant (Joe Cominsky) donated the gift card.
  - Survey should be available from October 20 to mid-November

#### 7:20 – 7:25 Election results and meeting adjournment

- Official voting results for new Board members will be posted on the Warfleigh website.
- Candidates will be contacted this week prior to results being posted.
- Need to confirm all voters are actual Warfleigh residents before announcing results.

Meeting ended at 7:35 pm

#### To Dos:

- Post Natalie van Dongen's email address on Warfleigh website, per attendee request