

Tennessee Town NIA General Membership Meeting
6:30 p.m., Monday; January 10, 2022
Multipurpose Room, Faith Temple Church, 1162 SW Lincoln

The wearing of facial masks will be required for this meeting to help to prevent the spread of the coronavirus. Seating will be socially distanced.

TENTATIVE AGENDA:

- I. Welcome, Distribution of Free Smoke Detectors and Batteries, King Day Recognition
- II. Cheryl Wright Kunard, Executive Director Keep America Beautiful - Topeka/Shawnee County
- III. Community Policing Report: TPD Ofc. Matthew Wilson
- IV. Property Maintenance Report (Code Compliance): Carlos Hernandez
- V. Election of 2022 NIA Officers
- VI. Adoption of Agenda (vote)
- VII. Approval of November 8, 2021 General Membership Meeting Minutes (vote; pgs. 2-3 of this meeting packet)
- VIII. Acceptance of Treasurer's Reports (vote; pg. 4)
- IX. Old Business:
 - A. Creating a Housing Nonprofit Specifically for Tennessee Town (like the SENT initiative) Partnership Discussion, Habitat for Humanity Housing Near SW 11th and Lane Streets
 - B. Grocery Store Update
 - C. 12th Street Project Update (pgs. 5-7)
 - D. Lane Garden Update
 - E. Pedestrian Mid-Block Lighting Update
 - F. Topeka Alliance for Good Government Report (pg. 7)
 - G. City Council Report (Including City Manager, Fire Chief Vacancies; New Council, Mayor): Karen Hiller (pg. 7)
 - H. Citizen Advisory Council Report: Don Fortin
 - I. Tax Sale Update: Pat DeLapp
 - J. International Academy Update: Sandy Lassiter
- X. New Business:
- XI. Kudos:
 - A. Faith Temple Church and Hosting NIA Meetings
- XII. Announcements:
 - A. Neighborhood Relations Programs: (1) *Emergency Program*: Intended to help homeowners make repairs to immediate health or safety hazards, (2) *Accessibility Program*: Provides modifications to residential homes for owners or tenants with disabilities, (3) *Property Maintenance Repair Program*: Assists with repairs for low-income homeowners who need repairs to bring their homes up to code and make the home safe, livable, and healthy. All eligible households must have an active property maintenance violation and be on the deed of the property. For more info. or to apply, please call 785-368-3711.
 - B. TOTO first-time homebuyers' assistance program: The program helps low-income families purchase their first home through HUD funding. The program helps Topeka residents become homeowners by providing education, financing, and home rehabilitation by partnering with Housing and Credit Counseling Inc. For more info., please call 785-234-0217, ext. 317.
 - C. Habitat's Aging in Place Program: Available to individuals living in Shawnee County, age 60 or older, living at or below 60% of the area median income. Must be the home's owner and currently residing in the home. Addresses basic repairs on homes, which reduces the need for critical repairs and enables seniors to live autonomously and with dignity in their homes. Shawnee County Advocacy Council on Aging partnership, business partners and community donors make program possible. To apply, please call Habitat at 785-234-4322.
 - D. Next Meeting: 6:30 p.m., Mon., March 14, 2022, tentatively at the Buchanan Ctr., 1195 SW Buchanan
- XIII. Adjournment

Tennessee Town on the Internet! Website: <http://tenntownnia.weebly.com> (all NIA meetings, activities posted) ●
Nextdoor Tennessee Town: https://tennesseetown.nextdoor.com/news_feed/ ● E-Mail: tenntown@yahoo.com

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Minutes of November 8, 2021 General Membership Meeting

Attendance: President Michael Bell, Vice President Pat Delapp, Secretary-Treasurer Sandra Lassiter, John Williams, Donald Fortin, Bob Cockerhan, Mark Gibbs, City Council Member Karen Hiller, TPD Ofc. Matt Wilson, Property Maintenance Inspector Carlos Hernandez.

President Bell called the meeting to order at 6:38 p.m.

Property Maintenance Report: Inspector Hernandez gave the report. He said the reports are different now and that there have been changes at the property maintenance page of the city's website. Hernandez said a new employee has started and another new employee would start soon. He said bigger complaints would be prioritized over smaller ones and that a house in the 1100 block of SW 11th had not been cited. Hernandez said winter courtesy notices were about to go out.

Community Policing Report: Ofc. Wilson gave the report. He said there had been 4 crimes reported in October, all property crimes.

Adoption of Agenda: *Pat DeLapp moved approval of the November 8, 2021 meeting agenda with the change of moving the property maintenance reports to the second business item on the agenda. Bob Cockerhan seconded the motion. The motion was approved.*

Approval of Minutes: *Sandy Lassiter moved approval of the September 13, 2021 meeting minutes as presented. DeLapp seconded the motion. The motion was approved.*

Acceptance of Treasurer's Reports: DeLapp said if there was a support budget surplus at the end of the year, then alarms and door chimes were available at Harbor Freight for reasonable prices.

DeLapp moved acceptance of the support budget and Envista reports. Lassiter seconded the motion. The motion was approved.

Old Business: 12th Street Project Update: Bell gave the report and referred to information contained in the meeting packet.

Old Business: 2020 Neighborhood Health Map Update: Bell said no progress had been made regarding the update and it rating the southern quarter of Tennessee Town (12th St. to Huntoon) as intensive care (due primarily to what the department sees as an increase in crime even though the TPD stats don't indicate that). Discussion occurred regarding the SORT and DREAMS initiatives and how the City is now supporting a hybrid model that proposes to yearly alternate SORT and DREAMS.

Old Business: Creating a Housing Nonprofit Specifically for Tennessee Town Discussion: Bell said he was reaching out to the community to find partners to bring the housing nonprofit to fruition.

Old Business: 2021 CRC Tier-Two Initiative Ideas: King's Court, Other Ideas: Lassiter said she would get together with Bell regarding a grant through Dick's Sporting Goods to make improvements to the King's Court complex at SW Lincoln and Munson Sts.

Old Business: Pedestrian Mid-Block Lighting Update: Bell said he had been in contact with Public Works Director James Jackson regarding restarting discussions on the lighting. Jackson said given the "results of crime statistics, we are willing to investigate the possibility of locating additional lighting at specific locations within the 'hot' zone as indicated on our Ward Meade NIA Night Time Part 1 Hot Spots Map: June 21, 2015 – June 20, 2020." He added that "we will be considering the LED units as opposed to the solar units due to their extended life and reliability."

Old Business: Topeka Housing and Racial Equity Planning Group Report: Bell said the Facebook group had held a meeting to conclude its series of meetings to determine where it was and where it should be headed moving forward. The goal of the group is to empower the community with tools and connections to lead grassroots initiatives that address the impact of racism on social determinants of health, most notably housing.

Old Business: City Council Report: Karen Hiller gave the report. Discussion occurred on the DREAMS initiative, the resignation of City Manager Brent Trout, and the election of a new mayor and district 5 city council member. Regarding Trout's resignation, Hiller said the process to replace him first would probably start with Topeka Chief of Staff Bill Cochran replacing Trout as the interim city manager and that naming the next permanent city manager would involve citizen involvement.

Old Business: Citizen Advisory Council: Fortin gave the report. He said mission and vision statements had been adopted and that Planning and Development Director Bill Fiander had addressed the group. Fortin said discussions had occurred on how to spend excess NIA support budget and CAC funds and the CAC ordinance.

Old Business: International Academy, Momentum 2027 Updates: Lassiter said things were going well with the International Academy.

Information on Momentum 2027 was provided in meeting packets.

New Business: City Manager Resignation; New Council, Mayor Updates: In addition to the discussions under City Council Report, Bell provided information in meeting packets.

New Business: Tax Sale Report: DeLapp gave the report. He reported on the multiple Tennessee Town properties, including 1188 SW Lane, which seemed to be overpriced. He said each property had to have title insurance.

Kudos: Low-Income People and Families: Bell recognized the backbone members of NIAs.

Announcements: Neighborhood Relations Programs, TOTO first-time homebuyers' assistance program, and Habitat's Aging in Place Program.

Next Meeting: 6:30 p.m., Mon., Jan. 10, 2022, location to be announced (probably Faith Temple).

Adjournment: *Fortin moved adjournment. DeLapp seconded the motion. The motion was approved. The meeting adjourned at 9:14 p.m.*

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Treasurer's Reports for January 10, 2022 General Membership Meeting:

Tennessee Town NIA Final 2021 Operations and Communications Budget:				
Date	Piece Count	Transaction Type	Withdrawal	Balance
1-1-21	▶	▶	▶	\$983.02 (same as 2020)
1-4-21	302	Printing of Meeting Notice Cards	\$28.10	\$954.92
1-4-21	302	Postage for Meeting Notice Cards	\$78.52	\$876.40
2-17-21	302	Printing of Meeting Notice Cards	\$28.10	\$848.30
2-17-21	302	Postage for Meeting Notice Cards	\$78.52	\$769.78
4-19-21	302	Printing of Meeting Notice Cards	\$28.10	\$741.68
4-19-21	302	Postage for Meeting Notice Cards	\$78.52	\$663.16
6-7-21	1	KS Annual Incorporation Fees	\$40.00	\$623.16
6-21-21	302	Printing of Meeting Notice Cards	\$28.10	\$595.06
6-21-21	302	Postage for Meeting Notice Cards	\$78.52	\$516.54
8-23-21	302	Printing of Meeting Notice Cards	\$28.10	\$488.84
8-23-21	302	Postage for Meeting Notice Cards	\$78.52	\$409.92
9-27-21	302	Printing of Meeting Notice Cards	\$28.10	\$381.82
9-27-21	302	Postage for Meeting Notice Cards	\$78.52	\$303.30
10-18-21	302	Printing of Meeting Notice Cards	\$28.10	\$275.20
10-18-21	302	Postage for Meeting Notice Cards	\$78.52	\$196.68
12-13-21	302	Printing of Meeting Notice Cards	\$28.10	\$168.58
12-13-21	302	Postage for Meeting Notice Cards	\$78.52	\$90.06
TOTALS:	▶	▶	\$892.96	\$90.06

Treasurer's Report for January 10, 2022 General Membership Meeting: Envista Account

Tennessee Town NIA 2016-2021 Envista Account:			
Date	Transaction Type	Deposit/Withdrawal	Balance
11-12-18	Balance Check	None	\$139.47
First of the month going through 1-1-22	Balance Checks: Dividend of \$0.01 paid each time	Deposit	\$139.83
1-15-20	Cash Donation: Michael Bell (to keep account open)	Deposit	\$5.00
TOTALS:	▶	▶	\$144.83

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12th Street Project Update:

<https://www.12thstreetproject.org/>

ROAD CLOSURES AND REOPENINGS

- SW 12th Street will close to through traffic west of Washburn beginning on January 3rd, weather permitting. The official detour will be SW Lane to SW 10th to SW Gage and back to SW 12th Street. At side streets, two or three intersection closures will happen at a time during underground utility construction, which is for water, wastewater and stormwater placements.
- **November 2022** is the estimated date of completion for the entire 12th Street project.

REVERSE PARKING

- Reverse angle parking can seem intimidating at first, but after a few tries with these three simple steps, you'll be parking like a pro in no time. Weekend workshops are also planned in the near future for City of Topeka residents to practice their reverse angle parking, in anticipation of upcoming changes to 12th Street.
- So how can you reverse park in 3 easy steps? Read below.
- When you spot an empty reverse parking stall, turn on your right turn signal.
- Pull forward, just in front of the stall, and stop.
- Turn your wheel and reverse to park.

TREE PLANTING PLANS

When construction concludes on the 12th Street project, a variety of trees will be planted along the corridor to add shade and aesthetic value.

CONSTRUCTION PHASING

- The stretch of roadway from South Kansas to Washburn will have curb, gutter and asphalt installed by late November or early December and it will be open to traffic at that point. However, some sidewalk and shared use path work will likely continue into the winter. This is because concrete is able to be cured during winter months, but asphalt must be laid prior to winter months. In the interests of pedestrian safety, crosswalks will be repaired at Topeka Boulevard and all lanes will be open to through traffic as well.
- The SW 12th Street Reconstruction Project is underway as of March 1 between S. Kansas Avenue and SW Washburn. The 12th and SW Topeka Blvd. intersection will remain open north, south and east. This year's construction will be done in two phases: S. Kansas to SW Western, then SW Western to SW Washburn. Construction in 2022 will be between SW Washburn and SW Gage. Expect some utility and tree work along 12th, west of Washburn to Gage in 2021.

Nov. 3: By the end of the week, Friday, November 5, the intersection of 12th & Boswell will be reopened.

Starting the week of November 8, three additional intersections will be closed for waterline improvements. This work will involve a temporary disruption of water service, but closing the three intersections will allow the work to progress as quickly as possible.

These intersections are

- o 12th & Jewell
- o 12th & Mulvane
- o 12th & College

By Friday, November 12, the majority of crosswalk replacement work along 12th St. from Topeka to Kansas and the 12th & Topeka intersection will be completed.

Oct. 28: Starting on **Tuesday, November 2**, the existing traffic control at the intersection of 12th St./Huntoon St./Topeka Blvd. will be undergoing a number of transitions for 3-4 weeks to allow for the removal and replacement of the existing crosswalks.

●**Note**: For about two weeks, approximately Nov. 2-16, eastbound Huntoon traffic will not be able to turn right on-to southbound Topeka Blvd. due to reconstruction of the crosswalk on the southwest corner of the intersection. Motorists will only be able to turn left onto northbound Topeka from Huntoon during this time period. We ask that everyone think Safety First and use extreme caution while driving through the construction zone. Once all of the crosswalks are replaced, the contractor should be able to open up the intersection to full traffic.

●**By Thursday, November 25**, one lane of 12th St. will be open for thru-traffic the entire length of the project, from S. Kansas Ave. to SW Gage. This one lane of open thru-traffic will remain in effect through **Sunday, January 2, 2022**, the period known as "Winter Shutdown."

On **January 3, 2022**, after Winter Shutdown, construction may ramp up fully and require full closure of 12th St. again, depending upon weather conditions.

November 2022 is the estimated completion date for the entire project.

We appreciate your patience and understanding as crews work to move utilities, apply new asphalt, etc. We look forward to celebrating with you as this important project moves toward completion.

Oct. 19: From the City's Braxton Copley: Councilmember Emerson informed me that you wanted an update on the sanitary sewer lining project that we are doing in support of the 12th Street project.

- The project includes the rehabilitation of 5,400 linear feet of pipeline, the replacement of 125 linear feet of pipeline, and the replacement of 5 manholes.
- To date, 3098 linear feet of pipeline have been rehabilitated, all 125 linear feet of pipeline have been replaced, and 3 manholes have been fully replaced. Work is currently underway on the remaining two manhole replacements.
- We estimate that the project will be completed around December 11th.

So you are not surprised, we will be going in after the 12th street project is done and lining some manholes. We delayed this work to not interfere with the street project since we will not be impacting the new pavement

Oct. 8: Below is what I hope is the first of continuing updates from the City's Public Works Department on the 12th Street project. Please feel free to share this post with others impacted by the project:

The contractor said this week that the curbs, gutters and asphalt will be in from S. Kansas to Washburn and open to traffic by the end of this construction season, late November/early December. However, some sidewalk and shared use path work will likely continue into the winter. While asphalt can't be placed in the winter, concrete can.

Crosswalks will also be repaired at Topeka Blvd. and all lanes will be open to through traffic as well. One of the new features on this project is back-in parking. There will be stalls in the stretch between Kansas and Topeka, in front of multi-use building north of Holliday Park, and along the two churches on the south side of 12th Street. To introduce this to the neighborhood, the project engineer proposed some time back to provide an opportunity for those who live in the neighborhood and community members at-large to practice using back-in parking. It would be held on a Saturday or Sunday at 6th and Van Buren where the first back-in parking stalls are were placed in Topeka. We have also talked about creating a video similar to these or just sharing them as is <https://www.youtube.com/watch?v=cSsdL-dew9E> and <https://www.youtube.com/watch?v=8e7HESqAYqk> . What do you think of having a back-in parking event and/or sharing the videos?

(Note: Back-in parking was not included in the original project. Neither the project nor back-in parking was submitted to the public for input prior to the City making its decisions to move forward with both.)

After multiple attempts to get an update on the 12th Street project, what's above is the response provided by Public Works Department Community Education Manager David Bevens. If you have any questions or concerns, Bevens can be reached via email at dbevans@topeka.org or via telephone at 785-368-1642 or 785-213-4538. Please copy me in to any emails you send or provide an email summary of any phone conversations you have so I can be sure that your questions or concerns are answered. I have asked Bevens to continue these updates until the project is completed and to provide them to all of the neighborhoods directly and indirectly affected by the project from S. Kansas Ave. west to SW Washburn.

Michael Bell
Tennessee Town NIA President

Topeka Alliance for Good Government Report: The Topeka Alliance for Good Government (TAGG) is a grassroots group dedicated to providing an independent voice for Topeka residents.

TAGG's three major areas of concern regarding how local government works for its constituents and how those three areas relate to the selection of the TPD chief and the next permanent city manager and fire chief.

The three areas are:

- Keeping government decision making transparent and ethical for Topeka residents
- Holding elected and appointed leaders accountable to their constituents
- Ensuring the inclusiveness of Topeka's communities of color in governmental decision making

City Manager, Fire Chief Resignations; New Council, Mayor Updates: Please become a part of the governing body's transition plan and selection process for the next city manager and insist on being a part of those processes from day one through the hire.

You can contact the city council at council@topeka.org or via telephone at 785-368-3710. You can contact Mayor Mike Padilla at mayor@topeka.org or via telephone at 785-368-3895.