

Tennessee Town NIA General Membership Meeting
6:30 p.m., Monday; November 8, 2021
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, Veteran's Day Recognition
- II. Community Policing Report: TPD Ofc. Matthew Wilson
- III. Adoption of Agenda (vote)
- IV. Approval of September 13, 2021 General Membership Meeting Minutes (vote; pgs. 2-3 of this meeting packet)
- V. Acceptance of Treasurer's Reports (vote; pg. 4)
- VI. Old Business:
 - A. 12th Street Project Update (pgs. 5-6)
 - B. Neighborhood Health Map; SORT, vs. DREAMS Updates
 - C. Creating a Housing Nonprofit Specifically for Tennessee Town (like the SENT initiative) Discussion
 - D. 2021 CRC Tier-Two Initiative Ideas: Grant for King's Court Improvements
 - E. Pedestrian Mid-Block Lighting Update
 - F. Topeka Housing and Racial Equity Planning Group Report
 - G. Changing the Culture Property Maintenance Update (pg. 6)
 - H. Grocery Oasis Update
 - I. Fall Neighborhood Cleanup Report: Pat DeLapp
 - J. City Council Report: Karen Hiller
 - K. Citizen Advisory Council Report: Don Fortin
 - L. Property Maintenance Report (Code Compliance)
 - M. International Academy, Momentum 2027 (pg. 6) Updates
- VII. New Business:
 - A. City Manager's Resignation; New Council, Mayor Updates (pg. 7)
 - B. Amended Consolidated Plan (Primarily HUD Funds; Addition of American Recovery Plan Act Funds)
 - C. Tax Sale Report: Pat DeLapp
- VIII. Kudos:
 - A. Low-Income People and Families: Waiting to Prevail
- IX. 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., January 10, 2022, location to be announced (possibly Buchanan Ctr.)
- X. 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 September 13, 2021 General Membership Meeting

Attendees: President Michael Bell, Vice President Pat DeLapp, Secretary-Treasurer Sandy Lassiter, TPD Ofc. Matt Wilson, Property Maintenance Officer Carlos Hernandez, Emma Ray, Donald Fortin, Leroy Wedeking, Rachelle Ann Striecher-Jones, Bob Cockerhan, and ShaMecha Simms.

President Bell called the meeting to order at 6:41 p.m.

Community Policing Report: Ofc. Wilson gave the report. He said the past month had been slow for crimes. Wilson also said city-wide crime rates (property and personal crimes) had decreased.

Property Maintenance Officer Carlos Hernandez: Hernandez gave the report. He said his department needs 8 inspectors as the city has 4 right now. Hernandez said the city currently is 120 yards behind regarding mowing and has 1 team doing the mowing.

Adoption of Agenda: *Donald Fortin moved approval of the September 13, 2021 meeting agenda with the change of moving the community policing and property maintenance reports to the second and third business items on the agenda. Pat DeLapp seconded the motion. The motion was approved.*

Approval of Minutes: *Fortin moved approval of the July 12, 2021 meeting minutes as presented. Emma Ray seconded the motion. The motion was approved.*

Acceptance of Treasurer's Reports: *Fortin moved acceptance of the support budget and Envista reports. Leroy Wedeking seconded the motion. The motion was approved.*

Old Business: Grocery Oasis Update: Bell gave the report and referred to information contained in the meeting packet. The Central Topeka Grocery Oasis recently had added 2 new board members, Positive Connections Executive Director Kathleen Link and First Congregational Church Pastor Tobias Schlingensiepen. Bell said the board also had added an intern, William Evans, who is a Washburn Anthropology/Sociology major and member of the Washburn football team. Evans will survey Central Topeka groups and churches to clarify their needs and what they want for a neighborhood store.

Old Business: Abandoned Tires Update: DeLapp said that he is still checking Tennessee Town and Central Topeka for abandoned tires. He said that since he started he has collected 522 tires, thereby addressing the unsightliness of the tires and health concerns regarding the standing water they encourage. The NIA thanked DeLapp for his efforts.

Old Business: 2020 Neighborhood Health Map Update: Bell said he is still speaking with the City's department of planning and development about the health map update, which has rated 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). That is the 1st time any part of Tennessee Town had been rated as intensive care since 2007 (had been mostly at risk although one health map a few years ago rated the same area as outpatient, one level away from healthy).

Old Business: Fall Neighborhood Cleanup Update: Bell reminded attendees that two 40-yard dumpsters, one at the alley entrance of 1153 SW Lane and one at 1197 SW Clay, would be provided to the NIA for use from Fri., Oct. 22 through Sun., Oct. 24.

Old Business: National Night Out, Basketball Tournament Reports: Sandy Lassiter and Don Fortin said both events, held on Aug. 7, went well.

Old Business: DREAMS Program, 2021 Goals: Discussion occurred on thinking about what the 3 top goals would be for the NIA.

Old Business: 2021 CRC Tier-Two Initiative Ideas: King’s Court, Other Ideas: Discussion occurred on a grant through Dick’s Sporting Goods to make improvements to the King’s Court complex at SW Lincoln and Munson Sts.

Old Business: City Council Report: Karen Hiller was unable to attend the meeting as she had another meeting. Discussion occurred on the governing body not raising property taxes and the impact that increasing sales taxes has on low-income people. Also, Topeka has one of the highest sales taxes of any Kansas city of the 1st class.

Old Business: Citizen Advisory Council: Fortin gave the report. He said Council Members Sylvia Ortiz, Michael Padilla, and Christina Valdivia-Alcala attended the Sep. 1 meeting. There also was discussion on the 2022 DREAMS program overview, application and scoring process.

Old Business: International Academy, Topeka JUMP, Momentum 2022 Updates: Lassiter said things were going well with the International Academy. There were no Topeka JUMP or Momentum 2022 reports.

New Business: Topeka Housing and Racial Equity Planning Group Discussions: Bell spoke on the formation of a new grassroots group addressing fair and affordable housing issues and racial equity in Topeka. It’s a Facebook-based group of people representing a wide variety of issues related to the group’s mission. He said the group met via Zoom throughout September and has featured a number of presentations, most notably the one by Tennessee Town resident and library historian Donna Rae Pearson on redlining and how the areas redlined (no bank loans or other development) going back to the 1930s and ‘40s in Topeka are the same areas that are now rated as intensive care and at risk by the neighborhood health maps.

Kudos: NIA Volunteers: The Backbone of and Reason Why We Do What We Do: Bell recognized the sacrifices and work of NIA volunteers.

Ray spoke on her daughter’s efforts regarding starting her business at 1301 S. Kansas.

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

Next Meeting: 6:30 p.m., Mon., Nov. 8, 2021, location to be announced (probably Faith Temple).

Adjournment: *Fortin moved adjournment. Ray seconded the motion. The motion was approved. The meeting adjourned at 8:22 p.m.*

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Treasurer's Reports for Nov. 8, 2021 General Membership Meeting:

Tennessee Town NIA 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
TOTALS:	▶	▶	\$786.34	\$196.68

Treasurer's Report for July 12, 2021 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 11-1-21	Balance Checks: Dividend of \$0.01 paid each time	Deposit	\$139.82
1-15-20	Cash Donation: Michael Bell (to keep account open)	Deposit	\$5.00
TOTALS:	▶	▶	\$144.82

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12th Street Project Updates:

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

Changing the Culture Property Maintenance Update: From the City of Topeka: “The City of Topeka is excited to announce an innovative and unique series of Public Health and Safety Committee meetings that actively explores changing the culture of property maintenance. Several public meetings will take place throughout the community in September giving Topekans a chance to provide solutions to issues in Property Maintenance.

“The Public Health and Safety Committee is seeking public input on including solutions for substandard properties, vacant properties, overgrowth, trash and overall changing the culture of property maintenance in Topeka. The focus of the meetings will be what Property Maintenance or citywide initiatives the Public Health and Safety Committee could explore to have our city safer and better, where citizens of all neighborhoods and incomes are confident and inspired to maintain structures and properties.”

Meetings were held in September. There has been no public announcement about what the next step(s) will be or when those steps will happen.

If you would still like to offer input, please email it to the city council at council@topeka.org or via telephone at 785-368-3710.

Momentum 2027: MAKE YOUR VOICE HEARD

The work has begun to develop Momentum 2027, the follow up to the successful Momentum 2022 regional strategy.

The new action plan will challenge the region to think bigger and aim higher.

Take the survey and help shape Greater Topeka's future, now!

In English: <https://www.surveymonkey.com/r/Momentum2027>

En Espanol: <https://www.surveymonkey.com/r/m2027encuesta>

This is an anonymous survey and the responses will guide the strategic objectives over the next five years.

See the attached document to share with your networks.

City Manager's Resignation; 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. Mayor-elect Mike Padilla is the district 5 city council member until January. This is the contact info. I was able to find for District Five Council Member-elect Brett Kell: Kellforkansas@gmail.com, (785) 640-2580.