

Tennessee Town NIA General Membership Meeting
6:30 p.m., Monday; July 12, 2021
Multipurpose Room, Faith Temple Church, 1162 SW Lincoln

The wearing of facial masks will be encouraged 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, Well Wishes to Convalescing NIA Members
- II. Community Policing Report: TPD Ofc. Matthew Wilson
- III. Adoption of Agenda (vote)
- IV. Approval of May 10, 2021 General Membership Meeting Minutes (vote; pgs. 2-3 of this meeting packet)
- V. Acceptance of Treasurer's Reports (vote; pg. 4)
- VI. Neighborhood Health Map Update (pgs. 5-7)
- VII. Setting Date for Fall NIA Neighborhood Cleanup
- VIII. Citizens Advisory Council Neighborhood Clean Up (pg. 7)
- IX. 2021 National Night Out, Basketball Tournament Updates
- X. DREAMS Program, 2021 Goals (vote; pg. 1-2)
- XI. 2021 CRC Tier-Two Initiative Ideas: King's Court, Housing Nonprofit, Vegetable Garden, Other Ideas (vote)
- XII. Old Business:
 - A. City Council: Karen Hiller
 - B. Citizen Advisory Council: Don Fortin
 - C. Property Maintenance (Code Compliance)
 - D. International Academy, Topeka JUMP, Momentum 2022 Updates
- XIII. New Business:
 - A.
- XIV. Kudos:
 - A. Surviving the Pandemic: Kudos to us All
- XV. 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., September 13, 2021, location to be announced (possibly Buchanan Ctr.)
- XVI. 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 May 10, 2021 General Membership Meeting

Attendees: President Michael Bell, Vice President Pat DeLapp, Secretary-Treasurer Sandy Lassiter, City Council Member Karen Hiller, TPD Ofc. Matt Wilson, Topeka Public Works Director James Jackson, Emma Ray, Leroy Wedeking, and Bob Cockerham.

President Bell called the meeting to order at 6:44 p.m.

Farewell to HCCI Executive Director Marilyn Stanley: Bell shared with attendees an email card he had made to wish former HCCI ED Stanley good luck in her new position with the KS Housing Resources Corp.

Community Policing Report: Ofc. Wilson gave the report. He said burglaries should be counted as person crimes. He said that since March NIA meeting there had been 1 residential burglary, 1 non-residential and 1 motor vehicle. During the same period there had been 1 criminal damage to property. Wilson said most crimes were committed from 11 a.m. to 3 p.m. when people tend not to be at home.

Topeka Public Works Director James Jackson: Jackson said the NIA's goal of establishing mid-block pedestrian lighting on streets off the Washburn-Lane corridor was on his agenda. He said as the new director he's meeting with city council members. DeLapp mentioned that the wrong lights had been installed to replace some fluorescent lights. Jackson said that flat grading alleys was not a good idea. He said there is no fund for equipment replacement right now. He said that he would work to reduce costs while increasing performance. Jackson said he could be reached at jjackson@topeka.org or 368-3949.

Grocery Oasis Update: Bell included the April 7 Topeka Capital-Journal story on the partnership with the Central Topeka Grocery Oasis and GraceMed to find a location for a new grocery store. The location is the northwest quadrant of the GraceMed block, bordered by 12th, Washburn, Huntoon and Lane Sts.

Creating a Housing Nonprofit Specifically for Tennessee Town: Bell said the NIA's executive committee (he, DeLapp and Lassiter) had virtually met with SENT Executive Director Nikki Ramirez-Jennings and Board President Jonathan Sublet on May 6.

Jennings-Ramirez (J-R) said the group started out by recognizing and understanding the difference between harmful and helpful charity, teaching people not only to fish but to eventually own the pond. She said SENT stands for the holistic ("whole person") transformation of neighborhoods in Shawnee County.

J-R said there were 7 SENT core values:

1. Relocation (not to save people but to improve their lives)
2. Redistribution (equity)
3. Reconciliation (culture, recognize has been done)
4. Listening to the community
5. Leadership development
6. "Wholistic" approach
7. Empowerment (with dignity)

J-R emailed a link to SENT's business plan which Tennessee Town will use as a template as it creates a proposal for its own SENT initiative.

2021 DREAMS Goals:

Each year, each neighborhood is encouraged to come up with DREAMS – usually three, any category, ideally as SMART goals. SMART goals are Specific, Measurable, Achievable, Relevant, and Time-Bound.

We have a dream that _____

We have a dream that _____

We have a dream that _____

For example, "NIA X has a dream that we will complete five blocks of curb and gutter repair/replacement on Anyplace Street in our neighborhood before December, 2022."

2021 CRC Tier-Two Initiative Ideas: King’s Court, Housing Nonprofit, Vegetable Garden, Other Ideas: Bell shared with attendees the ideas of making improvements to the King’s Court complex and a vegetable garden (see below) as ways to utilize the CRC opportunity. He asked attendees to think of other ideas as a decision on what to do would have to be made soon.

Citizens Advisory Council Neighborhood Clean Up: Bell shared information from a notice card to be mailed out on the Free Landfill Day at Rolling Meadows, 7 a.m.-noon, Sat., June 19 and Free Yard Waste Disposal at Forestry Products Recycling from 8 a.m.-5 p.m. on July 17. The landfill is located at 7351 NW Highway 75. Inclement weather: June 27 will be the rain date for the Free Landfill day. Please call 246-0305 to verify. Forestry Products Recycle is located at 3431 SE 21st.

Community Vegetable Garden at 1194 SW Lane: Bell said he had visited with Historic Old Town President Mike Spadafore on the idea of creating a vegetable garden at the currently unused lot at 1194 SW Lane. Bell said he had approached neighborhood churches about volunteers for the effort but no church had responded. He said that perhaps the NIA could revisit the idea at another time.

Old Business: City Council Report: Karen Hiller gave the report. She said the council currently was working through some concerns about the city’s COVID budget, including figuring out how to spend these funds before it spends city funds. She said tax revenues had been better than expected. Regarding the city’s budget, Hiller said there had been 3 different budget revisions including addressing a street maintenance budget that had unspent funds as street problems worsen. She said there were 10 budget pages of unfinished projects and that there was a need to spend the budgeted funds on those projects. Hiller said that Spadafore and Chesney Park NIA President Ann Marshall, both members of the Neighborhood Initiatives Work Group that created the DREAMS initiative, were attending the Central Highland Park NIA meeting that evening to spread the word. She said that federal dollars were available for broadband in Topeka.

Old Business: Citizen Advisory Council: Bell gave the report. He said Topeka Arborist City Arborist Travis Tenbrink presented on his job at the April meeting. He said Property Maintenance Director Mike Haugen and City Manager Brent Trout spoke to the body in May, Trout on the reorganization of the former Neighborhood Relations department. He said he had reported to the body as the chair of the Enhancement Program committee on bring back the program that rewards local volunteerism with points to use at local home improvement stores for materials to make minor repairs to their homes.

Old Business: Property Maintenance: No report.

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

Kudos: Mothers’ Day: What Mom’s Mean to Us and Memorial Day: Remembering Those Who Sacrificed

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

Next Meeting: 6:30 p.m., Mon., July 12, 2021, location to be announced (probably Faith Temple).

Adjournment: DeLapp moved adjournment. Ray seconded the motion. The motion was approved. The meeting adjourned at 8:18 p.m.

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Treasurer's Reports for July 12, 2021 General Membership Meeting:

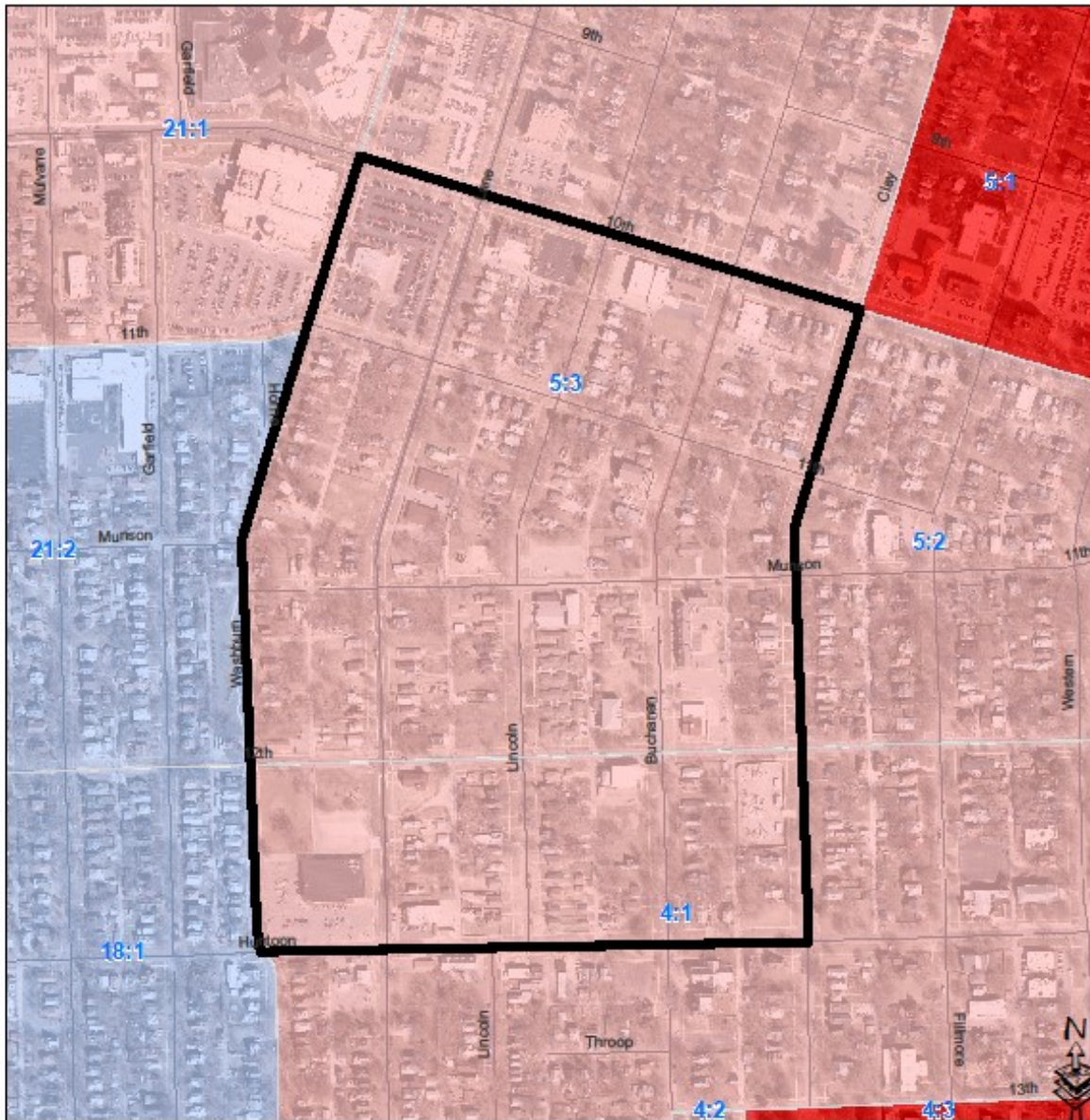
Tennessee Town NIA 2021 Operations and Communications Budget:				
Date	Piece Count	Transaction Type	Withdrawal	Balance
1-1-21	▶	▶	▶	\$983.02 (same as 2020)
1-4-21	302	Printing of Meeting Notice Cards	\$28.10	\$954.92
1-4-21	302	Postage for Meeting Notice Cards	\$78.52	\$876.40
2-17-21	302	Printing of 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
TOTALS:	▶	▶	\$466.48	\$516.54

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 7-1-21	Balance Checks: Dividend of \$0.01 paid each time	Deposit	\$139.80
1-15-20	Cash Donation: Michael Bell (to keep account open)	Deposit	\$5.00
TOTALS:	▶	▶	\$144.80

2021 Neighborhood Health Plan Update:

2014 Tennessee Town Neighborhood Health



Legend

- Healthy
- Out Patient
- At Risk
- Intensive Care

"Vital Signs" Which Determine Neighborhood Health Include:

- 1) % of Persons Below Poverty Level
- 2) Part 1 Crimes Per Capita
- 3) Average Residential Property Values
- 4) % of Owner Occupied Homes
- 5) Number of Boarded Houses

Block Groups

Dan Warner

To: Michael Bell

Cc: Bryson M. Risley

Michael,

Bryson took a look at your questions about Block Group 4:1 that is the southern part of Tennessee Town and also part of Historic Holiday Park and Central Park. Please see the responses below.

Let us know if you have further questions. Have a great weekend.

Thank you.

I. Largest jumps occurred in poverty rate:

Questions:

Amount of actual increase? How much of an increase? Did the increase just put the area in question in the "intensive care" category or is it now firmly in that category? *Poverty increased by 152 individuals (140 vs 292).*

How is the poverty rate applied to a neighborhood that has embraced (and will continue to embrace) LMI people? *This is not a consideration when evaluating neighborhood health.*

Is this increase a result of the poverty rate definition being changed or any other measurement changes? *Changes in poverty rate definition would be by the Census Bureau or American Community Survey. The only measurement change related to poverty in 2020 was the use of 2019 ACS 5 year population estimates instead of 2010 Census.*

II. And boarded/unsafe structures:

Questions:

GraceMed is there, there still a preponderance of occupied newer infill in the area and rehab. How are those things reconciled with this data? *Our reports look at properties that have been cited as unsafe or have been boarded by the City or property owner.*

Is the data from the census tract involved sifted for the bounded NIAs? *No, information is just provided for Census Block Groups and these can bleed over into different neighborhoods. Population and poverty numbers cannot be sifted into NIA boundaries and would provide an incomplete data set.*

III. Slight uptick in crimes per 100 people:

Questions:

What is "slight?" Is this increase a result of the definition being changed or any other measurement changes? The TPD reports we get at our NIA meetings don't support this finding, which consistently show 5-7 crimes of all types per every 2 months. *The two year average of crimes increased by 5 from 80 to 85 crimes per year. The measurement is part 1 crimes per 100 persons. While the average per year did increase the corresponding decrease in population also lead to a decline in this score. When looking within the full NIA boundaries the 5-7 crimes per month is accurate.*

Note: Because of the way planning and development posted the neighborhood health maps, I was unable to directly copy and past them into this meeting packet. There is a page of statistical data table discussing the 6 components of the neighborhood health rating: (1) % persons below poverty, (2) public safety (part 1 crimes per 100 people), (3) average residential property values, (4) single-family homeownership, (5) boarded houses/unsafe structures, and (6) neighborhood health composite (rating).

Moving Forward:

It was the 4.1 census tract including the Historic Holliday Park and Central Park NIAs that led to the intensive care rating for Tennessee Town between 12th and Huntoon. The health rating for 4.1 went from 2.2 in 2017 to 1.4 in 2020. Tennessee Town's other census tract, 5.3 (10th to 12th Sts.), went from 2.2 in 2017 to 2.4 in 2020. As we know from above, planning and development doesn't sift out data based on NIA boundaries. Walking or driving through that area shows strengths like GraceMed on Washburn and Lane and the new and rehabbed housing on Lincoln, Buchanan and Clay. The health rating for the entirety of Tennessee Town should be at risk (pink on the maps, not red). An asterisk needs to be placed beside our current rating.

The 2017-2019 SORT grant surprisingly made no difference to the health rating of the area north of SW Munson. That grant included 9 housing rehabs and significant infrastructure improvements (streets, sidewalks, curb cuts, etc.). Planning and development has said that the new duplexes on SW Lane may make an eventual difference. That would provide some efficacy from the SORT grant as the funding for the duplexes came from it.

I have asked planning and development for a 2022 beginning-of-year update on the neighborhood health maps as we still don't know the full breadth and depth of COVID's impacts on them.

Getting the neighborhood health map right is vitally important as much of what we can do and offer to those who can help us is based on it.

Citizens Advisory Council Neighborhood Cleanup:



Upcoming Neighborhood Clean-Up Opportunities!

Keep America Beautiful has two days that Shawnee County residents (not businesses) can take advantage of:

Free Landfill Day at Rolling Meadows, 7 a.m.-noon, Sat., June 19 and Free Yard Waste Disposal at Forestry Products Recycling from 8 a.m.-5 p.m. on July 17. The landfill is located at 7351 NW Highway 75. Inclement weather: June 27 will be the rain date for the Free Landfill day. Please call 246-0305 to verify. Forestry Products Recycle is located at 3431 SE 21st.

ALL LOADS PICKED UP AT THE CURB BY TRUCK ON JUNE 19 must be covered, contain no tires, hazardous waste items or appliances that contain Freon, no e-waste or PCB containing items. One load per customer. Boards, carpeting must be cut into 4-foot lengths. All loads of trees, limbs, leaves, and grass should be covered and secured.

WEEKLY TRASH SERVICE can take care of most of your solid waste needs.

Shawnee County will collect up to 15 bags of trash plus the items placed in your trash receptacle. Ditch & Associates will pick up 10 bags. All bags need to weigh less than 40 pounds. There are also safe and efficient solutions for disposing of bulk (multiple) or bulky (large) items, but you will want to call them first or request a pickup online. Bulky items include appliances, furniture, mattresses, and other items too large to fit into your trash receptacle. You may need to remove doors or certain parts of your bulk or bulky items before you take them to the curb. Some items require safe prep prior to being picked up.

TO PREVENT INFESTATION, Shawnee County Waste Guidelines are mattresses/box springs, couches and recliners must be bedbug-free or they must be wrapped tightly and securely with plastic. Please do not place HAZARDOUS MATERIALS such as batteries, oil, anti-freeze, herbicides, outdated medications, insecticide/poisons, tires, empty aerosol cans, or paint into your trash receptacles or bags. There is a place for those items at the Household Hazardous Waste Facility located at 131 NE 46th. That facility is open from 7 a.m.-3 p.m., Mon.-Fri. Phone: 286-4381.

Up-to-date information on RECYCLING and RE-USE programs can be found at <https://kabtopsh.org/>.