

West Central Neighborhood Association
Association Meeting Minutes
November 20, 2017, 7:00pm

Call To Order – 7:02pm, 32 attendees

Neighborhood News

- The last 2 city completed houses through developer Rick Zehr are now finished and purchase agreements signed. One is on the NW corner of Jackson and Lavina. The other is on the NW corner of Nelson and Jefferson.
 - Both of these houses fall under the HUD program.
- A new house is being built on the corner of Rockhill and Lavina. It's a \$400,000 plus project.

Unfinished Business

- Electric Works
 - The lighting ceremony last Friday had approximately 500 people attend
 - The first phase of the project will be the west part – expected to begin 1st quarter of 2018
 - \$220 million budget
 - 691,000 square feet of space for office, institutional, education, retail, residential, and community uses
 - Parking lots and a parking garage
- WCNA Board Future Goals
 - Establish and communicate our brand
 - Redesign the website
 - Update the logo
 - Create logo standards
 - Design neighborhood signs
 - Assemble the right team
 - Brandon Steffen is heading up the Nomination Committee
 - Accomplish small to medium projects for the community
 - Planning Committee led by PJ Thuringer
 - Gain credibility when meeting with the city
 - Market west central to future residents
 - Increase membership
 - You have the opportunity to join at each meeting
 - You can also join by clicking “Join Our Association: under the membership tab on our website
 - Our members can vote!
 - Next year, we'll present a variety of small to large projects to the association for their vote of approval
 - Membership is based on a calendar year, and starts at \$10

- Nominations for 2018 Board
 - Ben Wahli, President
 - Brandon Steffen, Vice President
 - Joel Sauer, Treasurer
 - Kelly Benton, Secretary
 - Cindy Brandt, Membership
 - Cindy and her husband recently bought and restored a house on Garden Street
 - This slate passed with a majority vote by members
- Planning Committee
 - PJ Thuringer is heading up this committee
 - Tactical urbanism
 - Small to medium projects (bike racks, painting the jersey barrier, etc)
 - Gateway project
 - Budget dollars will be approved by the board to support these plans
 - Budget dollars will be presented for approval by the association during an association meeting
 - If you're interested in serving on this committee, contact PJ
- Historical Preservation Committee
 - Expanding the local historic district
 - This is important to help protect historic homes in the area from demolition and renovations that don't mesh with the character of our neighborhood
 - Currently focusing on Wilt, Lavina, and some small side streets (Charlotte will send out the map to the email list)
 - 75 homeowners - we need 51% of signatures to proceed, aiming for 55%
 - Jill Downs will help to get the signatures and holding the meetings in January
 - After all this, we'll have to go in front of HPC and City Council
 - Brick streets and alleys
 - After completing the College Street repair, the City now has a good idea of what it costs per square foot to repair or replace brick streets
 - In the next few months, the City will decide what Capital Improvement projects it's going to take on for 2018
 - We have the opportunity to share with the City which streets and alleys we'd like them to give priority to
 - After the gas tax passed earlier this year, there is now \$500,000 set aside for brick street repair, and West Central has the highest concentration of brick streets in the city
 - Attend HPC meetings and represent the board
 - If you're interested in serving on the Historical Preservation Committee, please contact Charlotte Weybright, who is going to head up this committee

- Thieme Drive Project
 - While they're working on the tunnel project, they'll be installing the footer for the knee-wall
 - The knee-wall will handle 80% of flood events
 - For severe floods, they will be able to drop in panels to make the wall higher
 - Current plans call for the greenway to be on the river side of the knee-wall, with pass-through sections for access to the trail
 - There may also be a change in traffic patterns to prevent people from cutting through
 - The board has been discussing the possibility of a boat ramp by the lookout

Officer Reports

- Treasurer – currently \$174,000 in the bank
- Membership – currently 68 members

New Business

- Christmas Party will take place of the December Association Meeting
 - Monday, December 18, 2017 at 7pm
 - At the fire house on Broadway
 - There will be food and drinks
- 2018 Home & Garden Tour
 - The Committee is looking for suggestions for homes to put on the tour
- West Central Cookie Exchange
 - Tuesday, December 5 from 7-9pm
 - Anita Kuker's House – the brick house on the corner of College and Washington
 - Bring 4 dozen cookies, 1-2 dozen extra if you can so they can bring some to the Rescue Mission

Questions and Comments from Attendees

- Someone suggested we try to have better enforcement on the paint color of homes in the neighborhood, along with cheap materials like plastic shutters
 - If you have any issues, send them to Ben or Charlotte, and they'll talk to the HPC – many of these projects were probably done without approval
 - Tom said the HPC lets people paint houses whatever colors they want, as long as colors are placed appropriately (IE window sashes a different color than trim), but Tom agrees we need to ask the HPC to be more aggressive about suggesting historic color schemes
 - Joel said the HPC appreciates a photo of any complaint you have

Concluded – 7:51pm