

Brook Creek Neighborhood Association
1944 Miller Drive
Lawrence, KS 66046

PRSRT STD
U.S. Postage
PAID
Lawrence, KS
Permit #542



BROOK CREEK BREEZE

September 2002

Pres.: Kirsten Roussel
V.P.: Beth Ann Mansur
Secy.: Doug Miller
Treas.: Susan Miller
Coord.: Julie Banhart
Phone: 841-4997
Mail: 1944 Miller Dr. (66046)
Email: brookcreek@msn.com

GENERAL MEETING / POT LUCK SUPPER

Wednesday, September 11, 2002

Brook Creek Park ~ 6:30 p.m.

Bring a side dish or dessert and tableware for yourself.

BCNA will provide the chicken and soft drinks

SWIM

By Dale Roussel

Swimming is fun, but
When I get in
It is so cold.
My, I wish I had a towel.

USD 497 Facilities Study

The school district in Lawrence has commissioned a review of its educational facilities. The DLR Group is conducting this study. Their goal is to determine an "ideal" school format and facility. Part of the review includes cost information about bringing our current schools to this "ideal." They are reviewing data about overcrowding at some schools and under-enrollment at others, schools with "portables," schools with combination gymnasium/auditorium/cafeteria, as well as the physical condition of the buildings. Recommendations may include school closings or consolidations as well as renovations and new facilities. There is a public meeting with the DLR Group on **September 25th 5:30pm at the District Offices, 110 McDonald Drive**, to review the current status of this study. Any recommendations will include a bond issue of some type for funding. I STRONGLY encourage attendance at this meeting; the outcome could affect our neighborhood school.

Welcome to the Neighborhood

1412 Elmwood - Kristine J. Mosiman
1713 Atherton Ct - Brian K. & Heather E. Bigham
1222 Almira - Safe Harbor East III L.L.C.
1727 Brook - Peggy Crumet
917 E. 12th St - City of Lawrence
1532 Powers - Eugenia Miles
1307 Brook - J.M.C. Construction, Inc.
1739 Maple Ln - Jeffrey E. & Kelly A. Rice

Want a Nicer Neighborhood? Add your Voice to the BCNA!

Become an active, voting member of the Brook Creek Neighborhood Association. Simply send \$1 to BCNA 1235 Prairie Lawrence, KS 66044. Be sure to include your name and address. Additional donations are appreciated and assist with BCNA's efforts to improve the look of the neighborhood and increase our communications.

WELCOME BACK ... A Message from the President

Welcome back to the new season for the Brook Creek Neighborhood Association and welcome to our new newsletter format. We will be publishing 4 newsletters each year, so each newsletter will include meeting and event information for 2-3 months. For ease of delivery, the newsletters are now arriving in the mail. Those of you who have signed up for e-mail delivery may still receive a copy in the mail. I apologize for any inconvenience this may cause, but removing individual addresses from the bulk mail carrier route would increase our cost rather than decrease it. Even with bulk mail, it is more costly to have the newsletters mailed rather than hand delivered; however, we have been unable to replace our hand-delivery team. With this in mind, we are looking to offer advertising space in this newsletter to help defray the costs. We are also looking for fund-raising suggestions.

With our expanded newsletter, we hope to be able to share more information of relevance to the neighborhood. This newsletter reaches over 980 homes, and that number is growing. This can give us a strong voice on sharing information and city issues. If you have an item of interest to share in the newsletter - group meeting information, city notices, special interest articles, areas of concern, advertising - please contact Julie Banhart at the above listed phone, address, or e-mail.

This spring and summer have seen a couple of items of interest to our neighborhood on the City agenda. First, the Planning Commission has proposed

changes to the Floodplain Zoning text. Second, the DLR group has been evaluating the Lawrence school facilities and will be making recommendations to the school board soon. Both of these issues could have a great impact on our neighborhood and community. We have included information on both of these topics, as well as upcoming meeting information, elsewhere in this newsletter. I encourage you to have your voice heard. If you cannot personally attend a meeting and have an opinion or a concern to share, e-mail, phone, or write a letter and either mail it or have a friend who can attend the meeting read it in person for the appropriate committee, board or commission.

Keep our meetings on your calendars, 2nd Wednesday of each month September - December and February - May. The meetings are held at the East Lawrence Recreation Center at 7:00 pm. Our annual Pot Luck is held in lieu of our September meeting at the Brook Creek Park shelter starting at 6:30 pm.

Our first meeting this fall takes place on the anniversary of the tragedy at the World Trade Center in New York City. It is perhaps fitting that we gather as a neighborhood and community to share our strengths, concerns and hopes, and to remember that this is where it all starts.

I look forward to seeing everyone.

Thank you

Kirsten

MINUTES

The meeting was called to order at 7:08pm with 10 members and the coordinator present. There were no corrections to the newsletter minutes, the treasurer's report was read and both items were approved.

Sharon Vaughn was thanked for helping with the Brook Creek Park Clean up. Several people would like to have the park cleaned regularly. It was mentioned that the Brook Creek bed was in need of mowing and that farther north of Brook Creek there were tires and debris in the creek bed.

Brook Creek Park is getting some improvements such as a new bridge and park benches.

A crosswalk and sign has been requested through the Traffic Safety Commission for crossing 15th St. at Brook for safer access to the East Lawrence Recreation Center.

The new format and mail delivery for the newsletter was discussed. Information from East Heights Elementary will be included as well as city information of interest to the neighborhood.

Alan Bartels discussed plans to raze the house at 1307 Brook and build 2 new homes at 1307 and 1309 Brook. There was some discussion about flood plain impact of this building.

The status of the Picture Works building at 13th & Haskell was discussed.

The next meeting of Brook Creek N.A. is on September 11, 2002 at the Pot Luck supper in Brook Creek Park.

The meeting was adjourned at 8:04pm

Additional Notes:

Thank you to Michael Almon for persistence in getting the bicycle lanes marked on 15th Street. Even though it is city policy to mark these lanes on designated streets when they are improved, it would not have happened here without his efforts. Kudos!

Calendar of Events

Lawrence City Commission meets on each Tuesday at 6:30pm in the City Commission Meeting Room, First Floor, City Hall, 6th & Mass (there is no meeting on the 5th Tuesday of a month)

September

1-30: Lawrence Public Library, 7th & Vermont 843-3833. Picture the World: People, Places, Cultural Traces - Photos by KU Students

5: Board of Zoning Appeals, 6:30 pm City Commission Meeting Room, City Hall 6th & Mass.

11: Brook Creek Neighborhood Pot Luck Picnic and Meeting. Bring a side dish or dessert and tableware for yourself. BCNA is providing chicken and soft drinks. 6:30pm Brook Creek Park Shelter

12: East Height Elementary Site Council, 4:30 pm East Heights Library, 1430 Haskell Ave

25: DLR Group, School Facilities Evaluation Review 5:30pm District Offices 110 McDonald Drive

26: Neighborhood Resources Advisory Committee 5:30pm City Commission Meeting Room, City Hall 6th & Mass

October

1-31: Lawrence Public Library, 7th & Vermont 843-3833. Art by Lawrence Art Guild Artists

3-12: Lawrence Public Library, 7th & Vermont 843-3833. Fall Book Sale

7: East Heights Elementary School, PTA Meeting 3:00pm - East Heights Library. Childcare will be provided.

9: Brook Creek Neighborhood Association Meeting. 7:00pm East Lawrence Recreation Center, CDB& proposals, Upcoming City/State Elections

10: East Heights Elementary School Site Council 4:30 pm East Heights Library

23: Lawrence/Douglas County Metropolitan Planning Commission 6:30pm City Commission Meeting Room, City Hall 6th & Mass

Flood Plain Development/Management

The City of Lawrence is currently considering text amendments to the current Flood Protection Standards. Our neighborhood is affected by these changes. There are significant parts of the neighborhood along Brook Street, Prairie Ave. south of Oak Hill, and areas on 13th & Haskell adjacent to the former BNSF rail spur that are in the current (2001) FEMA floodplain. One component of the proposed amendments is to have greater regulation on future development in areas that would affect the floodplain. Another part of the proposed amendments is to add a 2-foot "freeboard" area above the FEMA floodplain levels to be designated as the Floodplain Overlay District. This overlay district would be subject to city regulation for development and require hydrological studies to determine affect on the floodplain before construction could begin. The proposed amendments have raised a number of concerns about the consequences for homeowners. The following is an excerpt from the Lawrence Douglas County Metropolitan Planning Commission Office website, <http://www.lawrenceplanning.org/current/floodquestions.html>

Q. Will I be required to get floodplain insurance if my property is not located in the FEMA floodplain?

A. If the property is not in the FEMA floodplain - then there will be no Federal requirement to purchase flood insurance. However, a lender can require a property owner to get flood insurance no matter where the property is located.

For those in FEMA's designated floodplain - Flood insurance is required when federal money or federal backing is involved in the purchase of property. 99% of home loans have federal backing, thus the Feds require the lender to have the property insured for flood. This requirement then falls onto the property owner.

Q. Why is the City proposing to regulate an area beyond the FEMA floodplain area mapped by FEMA?

A. The FEMA maps are "static" maps - meaning they were created using 1996 data and do not account for the continuing development of the City. As development continues, it increases the amount of impervious surfaces (parking lots, streets, roof tops, etc) in the City of Lawrence. This increase in impervious coverage increases the amount of water

runoff reaching the streams and rivers within and around the City, thus enlarging and widening the stream and floodplain areas.

The City of Lawrence adopted its first set of floodplain maps in 1981. FEMA revised those maps and the City of Lawrence adopted those revised maps in November 2001. The 2001 FEMA maps enlarged a number of floodplain areas within the City of Lawrence. With this increase in the floodplain, a number of property owners who previously were not in the floodplain were placed in the 2001 FEMA floodplain. Many of these property owners have received notices from their lender that they must get flood insurance.

By going beyond the FEMA designated floodplain, the proposed regulations provide notice to current and prospective property owners of where the floodplain may possibly be located when FEMA revises the City's floodplain maps [in the future].

Q. How will this affect my property values?

A. That has not been determined. Many factors go into determining property values - including location, past flooding problems, elevation of the existing structure, etc. No study has been conducted to determine the effect the proposed regulations may have on property values.

The Planning Commission will be reviewing a series of revisions at their August 28th meeting. The BCNA has purchased a copy of the Floodplain Overlay District Map. It will be available for viewing at any meeting or by contacting Julie Banhart, our Coordinator. Interesting historical reviews of floodplain management in Lawrence can be found on <http://www.larryville.com>. For additional information you can contact the Planning Office at (785)832-3150 or on the web <http://www.lawrenceplanning.org>

Boys & Girls Club of Lawrence

Boys & Girls Club of Lawrence operates seven Clubs in Lawrence. The Main Club / Bobby E. Lee building is located at 1520 Haskell Avenue. Boys & Girls Club of Lawrence provides a safe place for children and youth to go after school and on days out of school. They can participate in a variety of activities while at the Club, such as homework time, sports and recreation, arts, dance, computers, to name just a few. For more information, please call us at 841-6854.

Brook Creek Neighborhood Association
1944 Miller Drive
Lawrence, KS 66046

PRSR STD
U.S. Postage
PAID
Lawrence, KS
Permit #542



BROOK CREEK BREEZE

February/March 2004

President: Kirsten Roussel	Vice President: Beth Ann Mansur	Secretary: Doug Miller
Treasurer: Susan Miller	Coordinator: Julie Banhart	Phone: 841-4997
Mail: 1944 Miller Dr. (66046)	Email: brookcreek@msn.com	

BCNA'S NEXT 2 MEETINGS:

Wednesday, February 11, 2004
7:00 p.m.
East Lawrence Rec. Center

ORDER OF BUSINESS:
Election of Officers
Salvation Army - Next Steps
Stormwater Group report

Wednesday, March 10, 2004
7:00 p.m.
East Lawrence Rec. Center

ORDER OF BUSINESS
Park Clean Up Organization
TBD

Join Your Neighborhood Association

Dues are \$1.00 per person, per year. This gives you voting rights at BCNA meetings. Clip, fill out and mail to: Susan Miller, Treasurer; 1235 Prairie; Lawrence, KS 66044

Name: _____

Address: _____

Phone: _____ E-Mail Address _____

- I am enclosing my \$1.00 annual dues
 I am enclosing _____ extra to help the neighborhood association.

The Latest News!

Hello Neighbors,

Since our last gathering in December, the holidays and the cold have kept things fairly quiet. I attended the Barker Neighborhood meeting in early January to hear their thoughts about the Salvation Army proposal. There was a mixture of feelings in the group. They share many of our concerns and are (in the majority) supporting our opposition to the facility. Our next step on this front is to collect signatures on a protest petition from the property owners within a 200-foot radius of the proposed facility. This will mean some legwork in the cold – volunteers are encouraged to call Julie Banhart.

Progress is being made at Brook Creek Park. The new gazebo and playground equipment are fully installed. The next step when weather permits is the paved sidewalk system connecting the bridge and the shelter.

February will bring our delayed Election of Officers. Even if you don't think you want to hold an office but you want to be more involved in your neighborhood, I encourage you to attend. Our neighborhood association has four officers: President, Vice-President, Treasurer, and Secretary. Association members are invited to run for office and to support the neighborhood through service on a committee – Park Clean-Up, Nominations committee – or by submitting newsletter articles and sharing community news of interest to our neighborhood.

I look forward to seeing everyone on February 11 and March 10. Keep Warm!

Kirsten Roussel

Winter Advisory from the City

As winter weather approaches, Lawrence citizens are reminded of the snow and ice removal ordinance. To make public sidewalks safe for pedestrians, the owner or occupant of property immediately adjacent to a public sidewalk is responsible for the removal of any snow or ice that accumulates on the sidewalk. Removal must be done within 24 hours after the ice forms or the snowfall ends.

In the event that removal of ice is impossible, the property owner or occupant is required to place sand on the sidewalk within 24 hours.

In a situation where a property owner or occupant fails to comply with the ordinance and the Department of Neighborhood Resources receives a complaint, an inspector will notify the occupant and property owner with a written notice of the violation and order the prompt removal of snow or ice. Failure to remove the snow or ice within 5 days after the violation notice may result in a citation. Property owners will be assessed a fine of \$20 for each day the violation occurs, if found guilty of the violation.

For more information on the snow and ice removal ordinance, contact the Department of Neighborhood Resources, (785) 832-7700

November 12, 2003 Minutes continued:

After Rich Forney's presentation, Mr. Booth moderated further discussion. The concerns from the neighbors were listed as the following: high traffic levels on 19th Street and Haskell, distance from other social services (Drop-In-Center, LINK), trespassing in yards, camping out in parks, endangerment of children, lowered property values, vandalism, theft, drainage & flooding issues, storm water run off, nuisance, duplication of services, no infrastructure (no sidewalks to/from downtown), transportation, safety of SA patrons and surrounding neighborhood. The general consensus from the members was that these are essentially the same list of concerns we presented to the SA two years ago and there have been no significant changes that warrant supporting a facility at this location.

Mr. Zinn was asked who had the final say about the purchase and construction of the new facility for the Salvation Army. He indicated that the Territorial Offices in Chicago would have the final say in the purchase based upon advice from the Divisional Offices in Kansas City and the local advisory board.

A motion was made for the membership to vote on being in favor of the Salvation Army building on this site, which was seconded by Richard Heckler. The majority voted against construction of the Salvation Army church and shelter (1 supporting vote, 1 abstention). Mr. Zinn said that building at this location would have to be approved by the Planning Commission (Use Permitted upon Review permit). Upon request, Mr. Zinn indicated that opposition could be expressed to Lt. Colonel Dahlberg at the Kansas City Divisional Offices. Rich Forney said that he would forward letters to the appropriate office if we sent one to the local SA office.

Mr. Forney requested a BCNA member to participate in a local advisory committee for the planning and construction of the new facility. Richard Heckler was appointed as the BCNA representative.

At the conclusion of the Salvation Army presentation & review of concerns, it was noted that the Salvation Army is non-profit and does not pay property taxes. The BCNA membership present voted to send a letter of opposition to the Salvation Army Offices – both Territorial and Divisional.

It was requested that the association support the construction of a sidewalk on the north side of Ward Street. It was also requested that the association support traffic calming for the north end of Bullene St. The members were reminded of the deadline for CDBG requests and to contact any board member with suggestions. The next meeting and Holiday party was discussed. The meeting is December 10th at 7:00 p.m.

The meeting was adjourned at 9:30 p.m.

Note: A letter was drafted and sent to the Territorial Offices, the Divisional Offices and the Lawrence Office of the Salvation Army. In addition this letter was also directed to the Planning Commission. As of this writing, we have not received a response from any agency.

MINUTES ... November 12, 2003

Kirsten Roussel called the meeting was called to order at 7:00 p.m. Salvation Army representatives Rich Forney, Richard Zinn, and Paula Gilchrist attended as well as Hank Booth to act as moderator. Thirty-five BCNA members attended the meeting.

The proposed naming of the drainage creek next to the railroad right-of-way to Burroughs Creek is in the review stage at the federal level. It may take another 6 months to a year for the process to reach a conclusion. Kirsten reported that the playground equipment at East Heights School was moved to Hobbs park under an agreement between the East Heights PTO, Lawrence Parks and Recreation, and Neighborhood Resources. Kirsten also reminded members of the deadline for CDBG proposals (Note: NRAC has started deliberations on the proposals). Julie Mitchell was selected to solicit nominees for officers. Elections are scheduled for the December meeting – which is also our holiday reception.

Kirsten provided an update on the Brook Creek Park improvements. The shelter house is under construction and should be completed by mid-January. New playground equipment and swings will also be installed in that time frame. The current pad with picnic benches will remain. No additional lighting will be installed at the park – there will be lights inside the new gazebo. Michael Almon requested that BCNA request that the park be designated as a pesticide free park.

Rich Forney of the Salvation Army was then introduced and discussion was opened about the proposed facility at Homestead and Haskell. Richard Zinn and Paula Gilchrist were introduced to compile a list of neighborhood concerns. Mr. Zinn said that the Salvation Army has been in Lawrence for the last 150 years and is responsive to the changing needs of the community. The Salvation Army exists to serve the needs of families in crisis. Mr. Zinn indicated that 17 other locations had been considered for the new facility, but this location was selected as the best option. The Salvation Army cannot expand at the present site and a downtown location is cost prohibitive. The contract for the site at Homestead and Haskell will close in a few weeks (Note: The transfer of deed was registered in early January).

Rich Forney shared the current design plan for the new facility. This site would include the following features and services: Church, Administrative Offices, classrooms, kitchen, general offices, food pantry, basketball court, full gym, green space for activities (i.e. soccer), living facilities for families, living facilities for single people, dining room, storm shelter. The surrounding neighborhoods and the community at large were invited to use these facilities when not in use by SA operations.

November Minutes continued on the next page

MINUTES ... December 10, 2003

Kirsten Roussel called the meeting to order at 7:00 p.m.

Kirsten reported that the Salvation Army will be appearing in front of the Planning Commission for a Use Permitted Upon Review (UPR). A letter was sent to the Salvation Army offices, explaining our opposition to their proposed building at 18th & Haskell. A reply had not been received.

Since less than a quorum of paid members was present, the election of officers was postponed to the February 11 meeting.

Frankie Hines informed the members that he was planning to build a house between 1331 and 1345 Maple Lane. He said the house would be the only house on the block with a garage in front.

It was reported that the house at 1307 Brook has been taken down by the City since the owner (John Chaney) was not demolishing the house in a timely manner. It was reported that Mr. Chaney wants to build 2 small houses or a duplex on the site. It was suggested that we write a letter to the City, requesting the purchase of the property at 1305 and 1307 Brook for green space. BCNA opposes a duplex on the site since that would affect the flood plain.

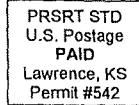
Kirsten reported that she had received a phone call from Laura Chaney who, with her husband John (not related to the John Chaney above), are the owners of the shopping center at 1901 Haskell. Laura said they planned to put in a mini-golf course there and that she had been told the zoning would have to be upgraded from C-2 to C-4 for that. Kirsten said she had reviewed the C-2 zoning and that it would allow the mini-golf course and would so notify Laura. (NOTE: Ms. Chaney responded with a thank-you telephone call and said that they would not request a zoning change.)

The pedestrian island on 15th street for the crosswalk to the East Lawrence Rec. Center was discussed. The crosswalk is not in the proper place for pedestrian use, since it is west of the intersection. It could not be placed at 15th & Brook because of other traffic concerns, but it does, at least, slow the traffic down.

The neighborhood has reported 2 concerns to the building inspectors: a) The house on the SE corner of 15th & Haskell (1501 Haskell) is blighted; and b) the fenced storage yard north of 12th Street between Haskell & Brook has been crushing old air conditioner units and had a car upside down, leaking oil.

The meeting was adjourned at 8:00 p.m. and everyone enjoyed some holiday treats.

Brook Creek Neighborhood Association
1944 Miller Drive
Lawrence, KS 66046



BROOK CREEK BREEZE

Special Issue - Summer 2004

NEWS OF SUMMER ACTIVITY

FROM

ACTING PRESIDENT BETH ANNE MANSUR

This has been a busy summer for neighborhood business. An inter-neighborhood task force has been created, composed of Beth Anne Mansur, Richard Heckler, Sharon Vaughn, and James Grauerholz from Brook Creek NA; Ed Tato from East Lawrence NA; and Jim Carpenter and Rhetta Jo Noever from Barker NA. The Edgewood Tenants Association was invited to join us, but that organization is no longer in existence.

The following 3 issues are what we are working on and input and participation are invited and welcomed from anyone who would like to express him/herself on the issues. To do so, contact Beth Anne (843-0103) or send an email to the Brook Creek mailbox (brookcreek@msn.com).

1. Members of the neighborhood met with Judy Bauer, J.R. Demby, and Mrs. Forney, representatives from the Salvation Army Board to propose possible options that would lessen the impact on the neighborhood of the Salvation Army's future site at Homewood and Haskell. Any and all neighbors are welcome to join these conversations. Thus far, we have had two meetings, and the next one will be in October. The main suggestion that we are working on is the idea of keeping a "soup kitchen" open downtown so the transients who would be turned away won't even need to come into the neighborhood in the first place.

2. As most of you know, the City has been working on the Police Evidence Facility at the old Morton Concrete site on 15th St., across from Parnell Park. Mike Wildgen has said that the city will be ready to present something in August or September.

3. Finally the Shepard property at 15th and Haskell has been a bit of a headache. We are hoping for the best possible development, but have only seen one poor plan that consisted of crowded townhouses. This, naturally, is unacceptable to the neighborhood. We are hoping for a plan with quality, single-family dwellings. Meanwhile, we are watching the situation with the fill that is being put in. Since it is not all dirt, but layers of mulch, this will pose a problem for developers, and we want to make sure everyone is aware of this so that homes are built to last, rather than having foundation problems in the first few years.

By the way, keep thinking about how the current gazebo and park improvements are working out for you this summer. We have the option of covering over the old pad with a shelter to increase the covered picnic area space. We will talk about that next fall when we discuss proposals for CDBG money. If anyone has any more ideas about neighborhood improvements for which we could create a grant proposal, bring them to the September business meeting. I am hoping to hear from you. Our neighborhood's beauty and success depends on each member's input!

Don't forget that our annual potluck will be on September 8, at the park, and our September business meeting will be on September 15. Hope to see you at both meetings!

Join Your Neighborhood Association

Dues are \$1.00 per person, per year. This gives you voting rights at BCNA meetings. Clip, fill out and mail to: Susan Miller, Treasurer; 1235 Prairie; Lawrence, KS 66044

Name: _____

Address: _____

Phone: _____ E-Mail Address _____

I am enclosing my \$1.00 annual dues

I am enclosing _____ extra to help the neighborhood association.

Welcome to the Neighborhood

Welcome to our new neighbors:

- Rebecca L. Fast: 1321 E. 18th Terrace
- David Brackett: 1107 E. 18th
- Dori Lewman: 935 Homewood
- Mary Todd: 1821 Atherton Court
- Laura Heim: 1345 Maple Lane
- Stanley & Michelle Helweg: 1813 Almira, Rear & 1800 block No. 1 Haskell Avenue

Tips from the City for Garage Sale Signs

It's garage sale time, and the City's Neighborhood Resources Department offers the following tips about putting up garage sale signs.

- Place one temporary directional sign on private property on a residential street and be sure to get the consent of the property owner. On private property, place signs behind sidewalks and utility poles. If none exists, place a sign within 25 feet of a structure.
- Do not place signs in the public right-of-way or on City property. To avoid the right-of-way, do not use areas in front of the sidewalk. Utility poles are in the public right-of-way and should not be used for sign posting.
- The sign should only be in place from 5:00 p.m. Friday until 5:00 p.m. Sunday.
- Signs should be placed on residential streets and not commercial streets such as 23rd Street, 6th Street, Iowa or Massachusetts.
- Signs should be no larger than 4 square feet.
- Inspection staff from the Neighborhood Resources Department may remove signs posted in right-of-way or on City property. A complete copy of the ordinance is available online at www.lawrenceneighres.org/ordinances/sign.pdf.

(Thanks to the Indian Hills Neighborhood Association for this article.)

SEPTEMBER MEETINGS

Annual Pot-Luck Dinner

Wednesday, September 8, 2004
Brook Creek Park
6:30 p.m. -- ??

Bring your favorite side dish or dessert and eating utensils. BCNA will provide the chicken and the soft drinks.

Come and meet new neighbors, enjoy an evening in the park with old friends and good food.

Business Meeting

Wednesday, September 15, 2004
East Lawrence Recreation Center
7:00 p.m.

Plan to attend the first business meeting of the new season. The agenda for this meeting will be in your September newsletter.

Lawrence Sesquicentennial

The Lawrence Sesquicentennial Celebration Period began on May 30 and runs through September 19. There are still lots of events planned to celebrate our 150th anniversary. A few are listed below. For a complete listing, go to www.ks150events.org or www.lawrence150.org.

- The Douglas County Fair, held in August, will feature a Sesquicentennial theme.
- On August 20, there will be an outdoor concert and festival at the Lied Center. It begins at 7:00 p.m. and is free.
- From September 1-30, the Art Guild Sesquicentennial Exhibit can be viewed at the Lawrence Public Library.

There are many other events. Check the websites, especially the one for Lawrence.

Brook Creek Neighborhood Association
1944 Miller Drive
Lawrence, KS 66046

PRSR STD
U.S. Postage
PAID
Lawrence, KS
Permit #542



September 2004

BROOK CREEK BREEZE

Meetings, Meetings, Meetings



**Fall Pot Luck Picnic
Wednesday, September 8, 2004
6:30 p.m.
Brook Creek Park**

Plan to join your neighbors and friends at our annual pot-luck picnic. Bring your favorite side dish or dessert, plates and eating utensils. BCNA will provide the chicken and soft drinks.

**Business Meeting
Wednesday, September 15,
2004
7:00 p.m.
East Lawrence Recreation
Center**

Agenda:

See Topics listed below in President's Update



Join Your Neighborhood Association

Dues are \$1.00 per person, per year. This gives you voting rights at BCNA meetings. Clip, fill out and mail to: Susan Miller, Treasurer; 1235 Prairie; Lawrence, KS 66044

Name: _____

Address: _____

Phone: _____ E-Mail Address _____

- I am enclosing my \$1.00 annual dues
 I am enclosing _____ extra to help the neighborhood association.
-



**Business Meeting
Wednesday, October 13, 2004
East Lawrence Recreation Center
7:00 p.m.**

Key Issue Updates (since the last newsletter)

These will also form the Agenda for our September 15 business meeting

1. We met with the Salvation Army and they reiterated that they wanted to keep a kitchen downtown so that we would not have vagrants wandering through the neighborhood. We agreed to meet in October.
2. There is a disturbing rumor, from reliable sources, about the SA and DCCC. Evidently DCCC processes around 400 sex offenders a year and they have worked up a plan with the SA to put these people through the SA program. This is a way that the SA can fund their new project (in our backyards). If this is true, it is contrary to what we were told at the last meeting.
3. The Inter-Neighborhood Task Force met in August and discussed the proposed Police Evidence Facility on 15th across from Parnell Park. Brook Creek agreed to support Barker in whatever they decided, per our agreement at our last neighborhood meeting in the spring. The site looks pretty good, actually, and may pass contingent on a good landscaping plan. Basically, Mike Wildgen met with those concerned and agreed to incorporate all the ideas asked for. For instance, the lights are going to be facing down, plantings to hide the fence, the lot will be zoned as public facilities, so it will not be industrial, and much of it will be green space that will join the rails to trails project.
4. The task force looked over a new blueprint for a housing development, this time from Belot-Hartronft Associates, LLC, on the Shepard property at 15th and Haskell. We drew up a joint letter with our recommendations about it. We invited Allen Belot to each of our neighborhood meetings, and hope to see him at our next one, Sept. 15th. As we see it, some of the faults are too many houses, no open space in the interior, no documentation done on the fill that is basically mulch, only one entrance in and out, and 2 cul-de-sacs on the interior. The list goes on, and I will bring copies of our letter on September 15, for whoever would like to read it.
5. James Grauerholz has offered a fantastic, well-documented proposal for a moratorium on any construction along the BNSF spur rail right-of-way until a new area plan has been worked up. This is so we actually get a beautiful, cohesive, rails-to-trails corridor. The task force agreed that each neighborhood write a letter to the city asking for this moratorium and I will have a copy of our letter at the September 15 meeting.

Keep in mind ways to spend CDBG money!

-- Beth Anne Mansur, President

Candidates Needed for BCNA President

Traditionally, a nominating committee for officers is set up at our October meeting, nominations are announced at the November meeting, and elections are held at the December meeting. Beth Anne Mansur has informed us that, because of the press of upcoming commitments, she will not be able to continue serving as BCNA's president after January 2005, anyone who is interested in assuming that position should notify either Beth Anne (843-0103) or Julie (841-4997) of that fact.

Welcome to the Neighborhood

1747 Maple Lane: Amanda Sieg and Michael Cox

1322 Brook: Angela and Richard Schmidt III

Home Energy Conservation Fair 2004

Sponsored by the City of Lawrence Recycling and Resource Conservation
Advisory Board

Sunday, October 17, 2004

10:00 a.m. to 4:00 p.m.

Douglas County Fairgrounds, Building 21

Brook Creek Neighborhood Association
1944 Miller Drive
Lawrence, KS 66046

PRSR STD
U.S. Postage
PAID
Lawrence, KS
Permit #542



February-March 2006

BROOK CREEK BREEZE

GENERAL MEETING

Wednesday, February 8, 2006
7:00 p.m.

East Lawrence Recreation Center

Special Guest:

John Barta, Lawrence Police Department
speaking on Neighborhood Safety

GENERAL MEETING

Wednesday, March 8, 2006
7:00 p.m.

East Lawrence Recreation Center

Agenda to be determined

MINUTES: November 9, 2005

President Lorelee Stevens called the meeting to order with 33 people in attendance.

Michael Almon discussed the "Picture Works" building at 1246 Haskell. The building had not been used as a commercial property for several years and lost the grandfathered commercial zoning. It was then zoned residential/office. When the Polks purchased it, they remodeled it into a commercial building with violations of the building code. After leasing the property to a non-complying business, the Polks then applied for commercial zoning, which BCNA opposes. The rezoning request is on the planning commission agenda.

Wes Dalberg of the Salvation Army, along with Judy Bower, gave a presentation about the SA plans for the site in the 1800 block of Haskell. Dalberg said that he had moved to Lawrence about a month ago and took over the operation of the SA. He referred a question about other potential building sites to Ms. Bower, who said that 7-10 other sites were looked at and the current site was the SA's choice. Asked about transients walking through the neighborhood, Dalberg replied that the shelter is for rehabilitation and that the open shelter is for the transients. He said that the building is not for transients unless there are severe weather conditions and a need for shelter. Asked about the rehabilitation of parolees, he said there is no plan for a halfway house at the SA site. Asked about child molesters, he said he did not want to put anybody at risk, but the SA would not turn anyone away from their services. In response to a question, he said that there were no plans to screen the applicants. He stated that he has not set any policy for the Salvation Army's rehabilitation center. It was suggested by the membership that crime statistics for the area be checked for 6 months prior to the opening of the rehabilitation center and checked again 6 months after opening.

Mr. Dalberg explained that a camera has been installed at the current SA downtown site and overnight staff monitored the transients who use the overnight shelter. The Haskell site will have cameras and the design of the building will allow for fewer staff to monitor more people. He said that the SA provides service to 100-150 people on a continuing basis and that 50-60 people use the overnight shelter. He stated that the Salvation Army has raised a third of funds needed to build the rehabilitation site.

A comment from the membership was that, 8-9 months ago, the Salvation Army's answers were clearer, but now the answers are vague. Dalberg said that he would be willing to attend a future meeting, but only after the holidays.

At 8:20 P.M. the business meeting began. The rezoning of the building at 1246 Haskell was re-discussed. The consensus was to not allow rezoning of the property to commercial. A motion was made to oppose the rezoning and it passed unanimously. The rezoning is on the Planning Commission agenda for Monday, November 14th at 6:30 P.M.

Proposals suggested for CDBG are: Operating Expenses; Coordinator; Park Clean Up; Community Garden at 1200 Brook (dependent upon City approval); and a roof over the concrete pad in Brook Creek Park (dependent on City approval).

The Treasurer's report and minutes were read and approved.

Thanks were expressed to Julie Mitchell for her article in the Nov./Dec. newsletter about the Bargain Center at 1146 Haskell, which is accepting items for recycling, and to the volunteers who delivered flyers to the Barker Neighborhood residents.

Mike Harrel has bought the property at 1445 Maple Lane and is going to build 2 duplexes on the site.

The building of a cement house in the 1300 block of Prospect has begun.

The meeting was adjourned. The next meeting will be December 14, 2005 at 7 P.M. and will be our Holidays party. Be sure to bring your favorite treat to share.

Join Your Neighborhood Association

Dues are \$1.00 per person, per year. This gives you voting rights at BCNA meetings. Clip, fill out and mail to: Susan Miller, Treasurer; 1235 Prairie; Lawrence, KS 66044

Name: _____

Address: _____

Phone: _____ E-Mail Address _____

I am enclosing my \$1.00 annual dues

I am enclosing _____ extra to help the neighborhood association.

MINUTES: December 14, 2005

President Loralee Stevens called the meeting to order.

The City Commission rezoned the "Picture Works" building at 1246 Haskell to commercial. The loss of residential zoning for this site was discussed.

The Salvation Army's presentation at the last meeting was reviewed and it was reported that nothing new has since developed.

Janine (Coleman) Colter introduced herself as the new owner of 1246 Haskell. She is purchasing the property from the Polks and is going to put in a beauty shop. She said that she grew up in East Lawrence and would not do anything detrimental to the neighborhood. She wants to be a good neighbor and will address any complaints about the property.

The election of new Officers for the coming year was held. The nominations were:

Aaron Brown, President
Craig Comstock, Vice President
Susan Miller, Treasurer
Doug Miller, Secretary.

A motion to accept the slate of Officers was made and passed unanimously.

Loralee presented tokens of appreciation to Vice President Beth Ann Mansur, Treasurer Susan Miller, Secretary Doug Miller, and Julie Mitchell for their help during the last year.

The meeting was adjourned for the Holiday Party treats.

The next meeting will be February 8, 2006 at 7 P.M. at the East Lawrence Recreation Center, 1245 E. 15th.



THE BROOK CREEK COMMUNITY GARDEN

We received permission from the City of Lawrence to use the property at 1205 Brook as a community garden. This was part of the CDBG proposals that we submitted for the 2007 fiscal year (beginning August 1, 2006). We asked for money to rent a roto-tiller for 2 days and to purchase hand-tool gardening equipment. We will not know until sometime in July whether or not the NRAC board will approve this proposal and, if they do, money will not be available to us until August 1, 2006.

However, there is no reason that the gardeners among us will have to wait for a year to begin gardening. City Manager Mike Wildgen said that we are welcome to start using the property this spring. This means that those who want to use some of this space for gardening will have to turn the earth in their plots by hand (and leg, and back, etc.).

So, we need to start planning now. Once we know how many people are interested in starting a garden this spring, we can determine how big the individual plots can be. So, think about it and, if you would like a space here, please call or email Julie Banhart (841-4997; brookcreek@sbcglobal.net). In your email or, if you call and leave a message, please be sure to leave your name, your address, and your telephone number and email address. Sometime in March we will notify you that we're ready to set it up. (We may call for a work day by those who want to participate to mark off the individual plots.) We'll let you know when you can start working the ground and planting your crop.

Even if you're a novice at growing vegetables or flowers, consider taking part in this. We have many people among our membership who are expert gardeners and who will be willing to answer questions to help ensure that you have a positive experience. It's also a great way to meet people from other parts of our neighborhood. Working in the earth and watching things grow is also just plain fun.

Message From Our New President

Dear Brook Creek Neighbors:

As the new president of the Brook Creek Neighborhood Association, I'm looking forward to an exciting year of progress and projects. There is at least one initiative already in the works - a community garden near the park's north end. Also, we continue to engage the Salvation Army in discussions regarding their proposed shelter. The city continues to provide Community Development Block Grant funds for our neighborhood and so we will be soliciting ideas and opinions from all of you about how we can best use these funds in coming years. The neighborhood meetings are a great opportunity to voice your opinions and ideas, so I encourage you to attend whenever possible.

Meetings are held on the second Wednesday of the month at 7:00 p.m. in the East Lawrence Recreation Center. Even if you can't make it to the meetings, I hope you will contact me directly with any questions or concerns. You can reach me by phone at 865-7227 or by email at aron@thebrownproject.com.

This promises to be an eventful year for us. I look forward to your participation in planning neighborhood activities and I wish everyone a Happy New Year.

Sincerely,
Aaron Brown
President, Brook Creek Neighborhood Association

REAL ESTATE TRANSFERS

1321 E. 18th St. - Shelly L. Borland
1609 Irving Court - Curt M. Talken
1416 Summit - Diana L. & James W. Player, Jr. and Kevin M. Player
1441 Prairie Ave. - Bob Rummell
1608 Matthew Terrace - Nguyen Vo
1813 Almira Ave. - Jeffrey O. Chaney

Notes on Meeting (1/6/06) with the City re work on Brook Creek -- Doug Miller, Secretary

At 3:30 P.M. a meeting was held in Brook Creek Park with Chuck Soules and Dave Crouse--City Maintenance, Mike Almon, Dick Heckler, Beth Anne Mansur, and Doug Miller about widening and rocking the base of the creek.

Crouse said that Mitch Young of the Parks Department, had asked him to fill in some holes in the creek south of 13th street and put a rock base around bridge. He said that as he was looking at the creek, he saw that the creek had silted up north of 13th street. He said that since he had a crew working on the creek, he would clean out the silt, fill in the holes, and put in a rock base. He said that due to the construction of the Fire Station at 19th and Iowa, he had access to free rock. He said the creek originally had a rock base, which has since eroded away.

The silt removal and rocking of the creek bed was stopped. The rocking around the bridge was completed.

Brook Creek Neighborhood Association
1944 Miller Drive
Lawrence, KS 66046

PRSRT STD
U.S. Postage
PAID
Lawrence, KS
Permit #542



April - May 2006

BROOK CREEK BREEZE

GENERAL MEETING

Wednesday, April 12, 2006

7:00 p.m.

East Lawrence Recreation Center

Agenda to be determined

GENERAL MEETING

Wednesday, May 10, 2006

7:00 p.m.

East Lawrence Recreation Center

Agenda to be determined

MINUTES ... February 8, 2006

--- Douglas Miller, Secretary

President Aaron Brown called the meeting to order at 7:05 P.M. with 20 people in attendance. The treasurer's report was read and approved.

Lawrence Police Officer Jon Barta gave a presentation on Crime Prevention, Home Security, and Personal Safety. He also directed us to a web site, www.lawrencepolice.org, which lists neighborhood information.

Byron Wiley presented his concerns, which go back to 2005, about the Bargain Center's (1245 Haskell) noise and environmental violations. The Bargain Center is a grandfathered, nonconforming use of the property. Wiley showed a video illustrating some of his concerns, and pointed out that the Bargain Center is in possible violation of the noise ordinance, Federal, State, and City Environmental Codes, the zoning code, and City recycling ordinances, as well as being an eyesore. While recognizing that it does provide a helpful service to the neighborhood, Wiley felt that BCNA should request a State investigation of the violations and make a complaint to the City. After discussion, it was suggested that we invite the Bargain Center owner, Beau Killough, to a meeting to voice our concerns. Mayor Highberger was present at our meeting and said that he would help address the neighborhood concerns.

The housing development on the southwest corner of 15th & Haskell has expanded and now has an entrance/exit off Haskell. The original site did not include this.

A complaint was made about tree branches being dumped in the alley in the 1300 block of Prospect. It will be forwarded to the City for action.

Dickie Heckler, our LAN representative, brought up sidewalk repair. Currently, it is the property owner's responsibility to maintain and repair the sidewalks. It was suggested that the City maintain them, since they are for public use, just like a street. Then, they would be of uniform width and uniformly maintained. A general tax to pay for the upkeep was suggested.

Brook Creek requested CDBG funds for a community garden at 1205 Brook. While we will not know until late July whether that request will be approved, the City has approved our use of the site and it can be used this spring. Water is not currently available at the site, but Byron Wiley is in discussions with the City to place a meter there for BCNA so we can have on-site water. Wiley will also donate fruit trees if the City will allow them to be planted.

Dickie Heckler, our representative on the Traffic Safety Commission, reported that there was discussion of a city-wide 25 mph speed limit on residential streets. Also, there is a possibility that a calming device may be installed on 13th Street. This will be discussed at a future City Commission Meeting.

Julie Mitchell will discuss the Brook Creek Park Cleanup at the next meeting.

The meeting was adjourned at 8:43 P.M. The next meeting is March 8, 2006 at 7 P.M.

MINUTES ... March 8, 2006

--- Douglas Miller, Secretary

President Aaron Brown called the meeting to order at 7:06 P.M. with 11 people in attendance. The Treasurer's report and February's minutes were read and approved.

Brown notified the membership that the City Commission asked City Manager Mike Widgen for his resignation, which he submitted today. Aaron said that the resignation may affect some of our neighborhood projects such as the garden plot program.

Byron Wiley gave a report on the Bargain Center. He said the City Code Enforcement was not able to address some of our complaints. He was referred to the City Planning Commission, but they could not address the complaints,

Join Your Neighborhood Association

Dues are \$1.00 per person, per year. This gives you voting rights at BCNA meetings. Clip, fill out and mail to: Susan Miller, Treasurer; 1235 Prairie; Lawrence, KS 66044

Name: _____

Address: _____

Phone: _____ E-Mail Address _____

- I am enclosing my \$1.00 annual dues
 I am enclosing _____ extra to help the neighborhood association.

since it was not zoned as a salvage yard, but was grandfathered in as a non-complying use, because the original use was a garage and then changed to a towing service. He said that KDHE can't do anything about the oil and gas spills, because the spills are too small. KDHE expects small spills at a recycling center. If the oil and gas spills were in pools, the KDHE would consider it a violation. He also contacted the EPA regarding the leaking refrigerant and was told that small leaks are expected at a recycling center. The Bargain Center has gone beyond the original non-conforming use. The City and the Bargain Center need to be held accountable for their statements that this will be a clean recycling operation. A motion was made and passed to have a letter sent to the City Commission to address our concerns.

The contact for the garden plot is our coordinator, Julie Banhart. The size of the garden plots will depend on the number of participants. Byron Wiley is checking on the availability of a water line for use at the garden plot. We have volunteers who are willing to rototill it.

Michael Almon reported that at the March 7th City Commission meeting they are making a list of capital improvements. The traffic circle requested at 15th & Haskell is at the bottom of the list. A discussion among members about the traffic circle raised questions about the safety of pedestrians and, in particular, school children using this circle. No decision was made to pursue the traffic circle at 15th & Haskell. Almon also said that the City Commission accepted, without comment, the Traffic Safety Commission's report about traffic calming on 13th street.

Almon also reported on the down-zoning of property along the Rails to Trails/Burrough's Creek (abandoned BNSF Railroad Tracks) from 19th street north to La Salle street. The City is not rezoning along Brook Creek's route as they are doing in other bordering areas. Burrough's Creek planners do not want to rezone the properties and they do not want to rezone adjacent businesses into a non-conforming use. BCNA would have to initiate the rezoning. The businesses can be rezoned without affecting their business use. The City did initiate the rezoning of the Salvation Army Property at 18th and Haskell which is adjacent to the route.

The Park Clean-up is scheduled for April 29th beginning at 10 A.M.

The next BCNA meeting is April 12th at 7:15 P.M. The meeting was adjourned at 8:15 P.M.



An Invitation to a Spring Party

Who: Brook Creek Neighborhood
What: Spring Cleanup
When: April 29 (rain date, May 6)
10:00 a.m. – 3:00 p.m.
Where: Brook Creek Park, 13th & Brook St.

Plans are underway for the annual Brook Creek Park cleanup. Please join us for fun, food and work. There's something for everyone. If you like mud, wading in the creek for trash and debris, this is for you. If you like woods walking with your trash bag, Brook Creek Park has 33 acres of woods. If you like walking in the grass, you can drag full trash bags to a designated pickup point.

Julie Mitchell is organizing this event. Food will be provided through donations by local grocery stores, but anyone is welcome, of course, to bring a special side dish for the occasion.

We have gloves, rubber boots, hip waders and cleaning supplies, as well as trash bags. A trash pickup will be scheduled with the City following our clean-up efforts.

There is a lot to do to make our park beautiful. If you are a veteran park caretaker, we hope to see you again this year. If you are new to the neighborhood, the park cleanup is a great way to meet your neighbors and we would like to meet you. Mud brings people together.

Come for the day or for an hour. Plan to work and laugh. We find all kinds of things in the park and creek, including, over the past few years, televisions, bedsprings, and even a tractor.

If you have any questions, contact Julie Mitchell (865-4292) or Julie Banhart (841-4997), or send us an e-mail at brookcreek@sbcglobal.net.



LAST CALL FOR PLOTS AT THE COMMUNITY GARDEN

Spring is actually upon us (even if it doesn't always feel like it). So, it's time to think about our gardens and start getting the ground ready to plant. As we said in the last issue, we have received permission from the City to use the property at 1205 Brook for a community garden.

While we have requested CDBG funds for equipment for the garden, we will not know until late July if those funds will be approved for the fiscal year starting in August. But, we can still use the land for garden plots. We'll just have to bring our own tool.

Several of you have already signed up for a garden plot, but there are more available. If you think you'd like to join your neighbors in the community garden, you need to sign up quickly. Each household that signs up will have one plot, in which you can grow whatever legal crop you want -- vegetables, flowers, or any combination thereof. How big the plots will be will depend on how many people sign up.

If you want to participate, please email your name, address, telephone number, and email address to: brookcreek@sbcglobal.net. If you don't have an email address, call Julie at 841-4997. Leave a message with that same information if she's not there. This needs to be done no later than April 14.

Welcome to the Neighborhood

1415 E. 18th - Carla L. Rutrough
1315 Summit - Brooke A. Mayhugh