

## **ECCO Board Meeting Minutes, April 14, 2011**

Board Members present: Lisa Sutton, Ann Bleed, Gary Gerkin, Wes Trout, Matt Fuller, Rich Leiter, Cindy Loope

Elizabeth Katt was unable to attend the meeting; Ann Bleed brought the meeting to order.

### **Mini Golf Course Update:**

Ann Bleed reported on the April 7<sup>th</sup> meeting that included:

- Tracy and Daniel Garret (property owners on the west side of ECCO Park)
- Ernie and Mary Arrigo (owners of land at southwest corner 48<sup>th</sup> and Holdrege (Tobacco Shack)
- Richard and Lisa Sutton (landscape architect and ECCO residents)
- Elizabeth Katt (president of ECCO)
- Tom Madsen (owner of bowling alley, resident in neighborhood, proposed mini golf course)
- Lynn Johnson and J.J. Yost (City Park representatives)
- Ann Bleed (ECCO board member)
- Rebecca Carr (ECCO board member)
  
- Gary Gerkin (ECCO board member)

The meeting started with the question how can we make it more acceptable to neighbors. A number of things came out in the discussion:

- Nothing can be built within 7–8 feet of the drainage ditch.
- The property that Tobacco Shack sits on actually goes within 7 to 8 feet of the drainage ditch. The current plans drawn up by the architects are actually using some land that everyone thought belonged to the city, but actually belongs to Ernie and Mary Arrigo who own the land (passed down to him from his grandfather). The lease the building on the site (currently Tobacco Shack).
- Richard Sutton brought up the idea of a community unit plan which would:
  - Allow Tom Madsen to use his bowling alley parking for the mini golf course (There were between 35 and 52 parking spots available in the bowling alley parking lot on three nights that were considered some of the busiest of the year.)
  - The pine trees would not need to be removed and no additional parking lot built.
  - Possibly be able to get a concession from the city to put an entrance from 48<sup>th</sup> St in to the parking lot.
  - Could negotiate business hours
- Richard S. also suggested using a chain link fence or zigzagging a fence and then plant tall shrubs and trees on the west edge of the property.
- Would need to install a sidewalk, as there is no sidewalk on either side of the street.
- Richard S. pointed out that the topography issues have not been adequately addressed. There is a fair amount of slope to the land.
- Tom Madsen would remove the huge billboard from his property.

- Tom is planning to visit the former owners of Cool Crest, who currently live in Missouri, to get their ideas and input on the golf course.
- Tom would ask for a 25-year lease, which could be transferred.
- Tracy and Daniel Garrett have retained a lawyer. (Her grandfather gave the land to the University with some stipulations that it remains a green space.)

Tom Madsen and Lynn Johnson plan to meet with the Planning Department to see if the property qualifies for a Community Plan approach. Eventually the Parks and Recreation Advisory Board would vote on the plan. If it qualifies as a Community Plan, it would also go before the City Planning Committee.

At this point the board will not make any recommendations or vote on the proposal as it currently stands. We would need to see what a community plan would look like. The meeting brought to light a number of concerns, which have slowed down the process.

If this project doesn't go, maybe the board should look at ideas for improving the space... picnic tables, etc. The problem does remain that the space is not one that will be maintained on a regular basis by City Parks and Rec.

#### **By-laws:**

Richard Leiter and Ann Bleed had some suggestions for updating the by-laws

- Under Article 5, 'appointed officers' will be deleted and replaced with 'standing committees' (for example a communication committee (which would include a web person and a newsletter editor) and a nominations committee.
- We will include "a duty of the board is to make sure a membership list is maintained". This would fall under the responsibilities of the Treasurer who could seek someone to work with him/her on maintaining the list.
- Board member terms would be three years. In order to maintain some continuity, these terms should be staggered.
- Previously there were several different member levels. Instead we will continue with two levels, resident and business.

#### **Spring Clean Up:**

Cindy S.P. and Elizabeth Katt were not available to update us on the status. Lisa Sutton will contact Cindy S.P. to see what still needs to be done.

Members available on that day include:

- Cindy Loope
- Ann Bleed
- Matt Fuller
- Gary Gerkin
- Richard and Lisa Sutton (have a truck and will contact Mackey's about their truck)
- Possibly Wes Trout (if he is in town, he has a truck)

Lisa Sutton will approach the occupants/owner of the property just west of Varner Hall on Holdrege St about cleaning up the debris in their yard.

#### **Website update:**

Matt proposed that we renew the website for another year. Lisa S. seconded the proposal. The vote for renewing the website was unanimous. Matt reported the following:

- A resident was concerned about the cars parked close to the bike trail on 42<sup>nd</sup> St. Matt suggested he contact the city as they could ticket the person if they are in violation.
- A resident suggested we provide a space for local businesses to advertise or just a business directory. Possibly have a page for local (in the neighborhood) and another page for other businesses.
- We could sell advertising: \$30 for a year long business card add/ logo
- Could there be a Neighborhood Exchange of services? Lawn services, snow shoveling, someone needs a porch repaired, etc.

Matt and Wes will try to pull some ideas together to suggest to the board at the next meeting.

Matt will put the minutes on the website.

Cindy L. will take old photos from the old website and send them to Matt who will put them on the website.

Lisa reported that the Two Twins Café is donating Cinnamon Roll bites to the Easter Egg Hunt. She suggested we thank them in the next newsletter and put their business card in as well. Matt suggested that we do this for all businesses that donate to us.

Meeting adjourned at 8:25.

Submitted by Cindy Loope  
Secretary