

Westside Improvement Association Inc.

"Pointing Westward"



Outlaw
Westside
Litter

Volume 16 - Issue 3

www.westsideimprovement.org

March, 2011

From the President *by Fred Padget*

This has been a month when it seemed like the faster I go, the behinder I get. Some might think I'm slowing down but I attribute it to being more thoughtful and deliberative. There are probably those that would disagree with that statement.

One of my goals for the year was to help our organization become more visible throughout the area. In that regard I participated in or attended 15 meetings during the month including city and county meetings, Board of Zoning Appeals, United Neighborhoods, Parks Board and other groups along with many phone conversations and e-mails. While I do feel it's one of my responsibilities to promote the WIA as a valid and involved organization, there is recognition that I don't have carte blanche in regard to taking positions on some matters that the board has not discussed or ruled on. On the other hand our mission statement, by-laws and long history of activism gives me plenty of direction. I appreciate it and respect it.

A couple of important on-going issues are the community effort to improve area parks and the city/county reorganization. Regarding the parks, most of the issue has to do with clean-up, maintenance, graffiti and safety which were brought to the forefront when a young child was stuck with a hypodermic needle while playing in a sandbox at Sunset Park. Her father, Dr. Neil Troost, has made extensive presentations to both the City Council and Parks Board over the last few months with many pictures of equipment in disrepair, trash not picked up, lots of graffiti, and other evidence of poor maintenance along with many safety issues. You can read a good account of his testimony at www.courierpress.com/news/2011/

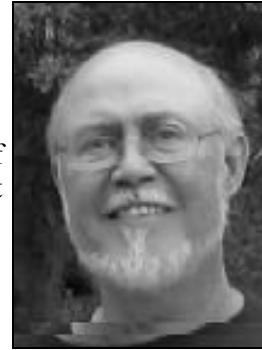
feb/02.

According to the Parks Department web site there are 65 parks and 21 special facilities encompassing 2300 acres that are the responsibility of that department. The Parks Department has only 11 full time maintenance persons. Responsibility for safety previously rested with a Parks Ranger crew but that was eliminated some time ago with the Evansville Police Department assuming that responsibility.

A resolution made at the Feb. 28 City Council meeting to transfer about \$60,000 from some budgeted youth activity funds to the parks was put on hold when the City Controller said about \$100,000 is available from another source and would present it to the council at its next meeting. That might provide a stop gap measure for the immediate problems but is not a solution to the significant on-going responsibilities of our parks.

Ironically, many neighborhood residents are more than willing to help the parks in their area but are generally thwarted in their efforts. In the tight economic times we are in, that's almost unbelievable. And, at least in my mind, our parks help in gaining new business and residents since a good park system acts as one of the many drivers of economic development and certainly adds to the quality of life for the residents of the area. Hopefully a solution will be found and our parks can again be the great community asset they should be.

Another major issue which most everyone is aware of is the proposed City/County Reorganization. This has far reaching effects for city and county residents as well as busi-



Fred

nesses and others. The WIA has members from both within the city and from the county outside the city. We had quite an extensive discussion at our last board meeting. Because of

the short period of time to look at it as a group and discuss the many aspects of the plan in detail, the board voted to not take a position at this time. The City Council and County Commissioners are having a joint meeting on Monday, Mar. 14, after the regularly scheduled City Council meeting to discuss possible changes to the plan. As I understand the public can attend but most likely will not be allowed to comment.

A combined meeting by the two groups is tentatively planned for Mar. 30 when public comment will be solicited. A time for that meeting has not been set. Both meetings will take place in Room 301 of the Civic Center. In any case the plan will eventually be presented for a public referendum where you have the ultimate say. You can access the plan at both the county web site, www.vanderburghgov.org, and the city web site, www.evansvillegov.org. I would encourage you to do so if you haven't already. It is a major decision for both the city and county.

Daylight savings time starts on Mar. 13 and have a happy St. Patrick's Day on Mar. 17.

And always, be involved.

Fred Padget on Land Use Planning, Part XXIII

In the last couple of articles we've looked at health and safety benefits of having complete streets. Today we'll take a look at how complete streets might affect our pocket book.

Based on information from the National Complete Streets Coalition and very surprising to me, transportation is the second largest expense for American households, costing more than food, clothing and health care. The average family spends about 18 cents of every dollar on transportation, with the poorest fifth of families spending more than double that figure. Even more striking is that the vast majority of this expense, nearly 98%, is for the purchase, operation and maintenance of automobiles. A 2000 study by the Union of Concerned Scientists found three vehicles for every four people in the United States and 10% more cars and light trucks than people licensed to drive. That study also showed that since 1970 the total number of miles traveled by cars and trucks more than doubled, driven by population increases, rising vehicle ownership and increasing travel demand.

This high cost is unavoidable for those who live in sprawling areas that lack sidewalks, bike lanes and convenient public transit. But where complete streets have been developed the cost is much lower because people do use alternative means of transportation including walking and bicycling. Incomplete streets leave many commuters with no alternatives. And, although we are writing about all types of alternative transportation, studies show that households near public transportation drive an average of 16 fewer miles per day compared to a similar household without access to public transportation. This results in hundreds of dollars of savings each

year. In fact, a two-person adult household that uses public transportation saves an average of \$6,251 annually compared to a household with two cars and no public transportation.

From a development standpoint, when roads are re-designed and maintained to attract pedestrians, the local economy improves and diversifies from more potential buyers, which creates job growth and increased investment in the area, including surrounding property values. One study in Lake Worth, Fla., found that people were willing to pay \$20,000 more for homes in pedestrian-friendly communities. Another indicator of the potential importance of a complete streets policy on property values can be found with the real estate tool Walk Score. As found at www.realtor.org, Walk Score has commissioned research to determine if a higher walk score correlates to a higher home value. The preliminary results show that each additional point on the Walk Score scale correlates with increased housing values on the order of \$1,000 or more, depending on the regional market.

You can check your own walk score at www.walkscore.com. I did just that and found my score to be 8 out of 100 with 100% of Evansville having a better score than my location.

In fairness, I do live outside the city. On the other hand, Evansville's average was only 58 out of 100. The walk score web site also has a listing of 15 metropolitan areas showing how much one additional point of walk score adds to the value of a home in that area. Again in fairness, Las Vegas and Bakersfield actually have slightly less value and Walk Score explains that by saying those sprawling cities don't have enough walkable neighbor-

hoods to create a price premium. In Las Vegas residents may actually pay more to be farther away from The Strip. From the research I've done, I have no doubt that complete streets do add to home values.

In a previous article I wrote dealing with our Comprehensive Plan, I said the current local philosophy concerning most development, especially residential subdivisions, is to not make them walk-able, not have connectivity with other nearby subdivisions and, in effect, develop them as isolated islands almost exclusively for automobile transportation. Hopefully we are changing our philosophy in that regard.

As I mentioned last month, the City of Evansville is supportive of complete streets as Mayor Weinzapfel had given approval for a Complete Streets Policy, several new or reconstructed roads incorporate complete streets philosophy. Our Metropolitan Planning Organization (MPO) keeps that philosophy in mind in the planning process. Just recently posted to the MPO web site is a Request for Proposals to Develop a Regional Plan for Sustainable Development. A comment from that request states this would help "coordinate improvements to transit service, bicycle and pedestrian infrastructure and critical regional roadways" along with many other benefits and "create a more inclusive, livable, walkable and environmentally sustainable region." The full request can be found at www.evansvillempo.com.

In late 2009, the Welborn Baptist Foundation initiated a program called **move·ment**, a healthy

Continued on page 5

Land use update *by Fred Padget*

The request to rezone about 1/4 acre from Agricultural zoning to Residential, R-3 at 6011 New Harmony Road, known as the Alpine Motel, that I wrote about last month received final approval by the County Commissioners at their Feb. 8 meeting.

There were no rezonings within our area on the February APC agenda and there are none on the March agenda.

The Board of Zoning Appeals heard two requests last month within WIA boundaries.

The first involved 8738 Middle Mt. Vernon Rd. to reduce the minimum front yard set-back from 25 feet to 5 feet and to allow construction of a pole barn. This request was approved 6-to-1. There were no remonstrators.

The second was a Special Use request by First Federal Savings and Loan at 2200 W. Franklin St. for an electronic message sign. Here the story was quite different.

As I understand it, a site plan detailing the height and location of the proposed sign is required as part of the application process but none had been filed at the time of the hearing.

More importantly, this area roughly bounded by Iowa and Illinois Streets, Wabash Avenue and St. Joe is known as the Independence Historic District. It was added to the National Register of Historic Places in 1982. As stated at its web site these places are "the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to *identify, evaluate, and protect our historic and archeological resources.*" (Italics are mine). That area is also listed in the Indiana Register of Historic Sites and Structures.

In addition to being within WIA boundaries, it is also within the Lamasco Neighborhood Association's area. Fred Mulfinger, president of the Preservation Alliance of Evansville and a member of Lamasco, along with Mike Lockard, chair of the WIA Land Use Committee, both spoke in opposition to this sign. Fred cited three recent examples where major cities were in the process of prohibiting electronic message signs in historic districts as completely inappropriate. Their complete testimony will be available on the APC web site after the minutes are approved.

Additionally, the Zoning Code clearly lists six criteria to be considered when making a decision concerning a Special Use. They are

- Whether the specific site is an appropriate location for the use;
- Whether the use as developed will adversely affect the surrounding area;
- Whether there will be a nuisance or serious hazard to vehicles, pedestrians or residents;
- Whether adequate and appropriate facilities will be provided for proper operation of the use;
- Whether the use is in harmony with the Evansville and Vanderburgh County Comprehensive Plan;
- Whether the use is essential or desirable to the public convenience and welfare.

As pointed out in the testimony, an electronic message sign in a historic district is not appropriate. It would adversely affect the surrounding area, it would not be in harmony with the Evansville and Vanderburgh County Comprehensive Plan as contained in Chapter 18 and it is not essential or desirable to the public convenience and welfare. Additionally, there are no

electronic message signs in that historic district that we could identify.

We were thrilled when the vote was unanimously opposed to the sign. That doesn't happen often.

As Fred and Mike said in their testimony, we are not opposed to electronic message boards when they are reasonable. In fact, they are very helpful to gas stations and other businesses in making price changes for example. No one has to climb the ladder or use a long pole in the rain to change the message. They just do it from their computer or control device. And many are hardly noticeable; CVS at Red Bank and Lloyd Expressway and Walgreens on St. Joe come to mind. Many are a great improvement over signs that become dilapidated.

On the other hand, some are beyond obnoxious and even create safety hazards for drivers. What is needed is some definition of electronic message signs, some standards for motion or flashing, brightness or intensity and other factors. What's appropriate for residential or commercial or mixed use areas? A host of other matters needs definition. Of some comfort to me and many others, I understand our Area Planning group is actively involved in doing just that. We wish it well and look forward to what it develops.

There is one zoning variance request on the March BZA agenda within our boundaries. The request is to allow gravel parking and access in lieu of pavement at 5102 Middle Mt. Vernon Rd.

We will keep you updated on these and other events as they occur. Agendas and minutes for both the APC and BZA including Staff Reports can be viewed at www.evansvilleapc.com along with the zoning codes and other information.

Home grown

Time to start tomato seeds

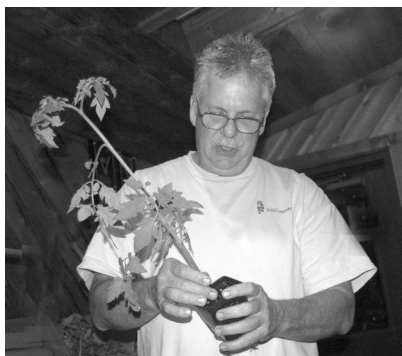
By Bill Jeffers

Now is the perfect time to start your own tomato plants from seed if you want those early, red, ripe tomatoes for your Fourth of July picnic.

Call me superstitious, but I believe in planting tomato seeds four days to a week before a full moon. So, this year I would plant my early season tomatoes on or a few days before St. Patrick's Day. With that in mind, we should review a few points from last month's discussion, and get our seed starting supplies rounded up and ready to plant.

First of all, you need to set up an artificial light system, because those little tomato sprouts are going to need lots of light to develop stocky stems and healthy green leaves. I am able to get sufficient light using a 4-foot, double tube, florescent shop light purchased from Rural King, Lowes, or Menards for about \$14 tops. While one warm light tube and one cool light tube will yield the complete spectrum, tubes in double packs usually are cheaper, and two identical florescent lights will suffice.

I am going to assume you will not need more than 32 tomato plants to fulfill your needs and have plenty of transplants to give away to friends and neighbors. So, go to the Menards garden seed and seed starting display and buy two black plastic trays that are about 20x5x2 inches for about a buck each. Also pick up a pack of the eight-cell, cube shaped, coconut fiber seed starter inserts that come four to a pack. Make sure you get the inserts



Bill Jeffers

that fit snugly into the black plastic tray with the measurements given.

Also buy a little bag of seed starting mix labeled "6 quarts" or so. Remember to buy seed starting mix, not garden soil, not potting mix, not potting soil, but sterile, soilless seed starting mix made from sphagnum peat and perlite. A good alternative product is the coir brick displayed on the same shelves at Menards alongside the trays, coconut fiber starter cells and peat pots. If you soak one coir brick in warm water and fluff it up, it expands enough to fill two of the coconut fiber starter inserts. Coir is finely ground up coconut fiber.

Fill your starter cells with dampened but not soggy seed starting mix. Pour some additional warm water into the black plastic trays enough to fill about 1/3 way up. Place the coconut fiber inserts into the plastic trays so the peat or coir draws up the additional water. Now you are ready to plant your tomato seeds.

When buying tomato seeds, select varieties according to the uses you anticipate. If you want tomatoes to top hamburgers, BLTs, or just for big,

meaty slices as a side dish, choose something like Big Beef, Celebrity, Jetsetter, Early Girl, Cherokee Purple, Jet Star, Beefmaster, or Brandywine. I listed those pretty much in descending order to reflect their ability to withstand local growing conditions and give you a decent yield of tasty tomatoes.

If you want little cherry tomatoes or grape saladette tomatoes for small plates and out-of-hand munching then choose Sweet 100s, Supersweet 100s, Sweet Millions, Sun Gold, SunSugar, or Juliet.

For paste tomatoes for sauces or to sun dry, one of the determinate Roma types is best because they yield most of their fruit all at once or in a concentrated time period and they contain less moisture for quicker processing. Select the most disease resistant plum saladette and one with high lycopene and vitamin content like Heath Kick, Plum Royal, or Plum Crimson.

Plant two or three seeds in each starter cell to buffer against poor germination. Plan ahead and determine the seed count per package as each should have 10 – 25 seeds if they are hybrid tomatoes. Only plant the seeds about two times the depth of their diameter. Remember to label each tray or cell as to variety. I use a silver Sharpie to write the names on the black plastic tray.

After setting in the seeds, gently tap the starter mix atop the seeds. Do not

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Land use planning . . . Continued from page 2

community initiative. The program is aimed at increasing physical activity and healthy eating. One of the strategies to do this is developing a comprehensive transportation policy that promotes active travel and includes Complete Streets principles. As reported in the Oct. 30, 2010, issue of the Courier-Press, Mark Fenton, a transportation consultant and nationally recognized author, was invited by the Welborn Foundation to speak at a workshop on the **move·ment** program. After conducting a walking audit, he said “Evansville is doing a lot of things right.” But “challenges include too

much urban sprawl, disconnected streets, limited public transit, sedentary lifestyles and limited access to healthy foods for some residents, especially low-income families.” You can learn much more about the **move·ment** program at www.welbornfdn.org/movement.

As a community, we appear to have recognized the problem and started to address it. But like all good things, it can’t happen fast enough. We’ll continue next month looking at some physical aspects of complete streets.

Much of the material for this article came from the National Complete Streets Coalition with its permission and can be viewed in its entirety at www.completestreets.org.

If you have comments, we’ll include them in upcoming articles if you would like and if you have any questions feel free to contact me at fcpadget@aol.com or 428-2529 anytime. This series of articles as well as previous land use articles dealing with a variety of issues can be found on our web site at www.westsideimprovement.org.

Home grown . . . Continued from page 4

pack it too tightly. Cover the seed tray with clear plastic wrap to conserve even moisture, and set it in a warm place for a few days. Remember last month we discussed 68 degrees Fahrenheit minimum to 85 degrees maximum is needed to start tomato seeds, with 72 – 78 degrees a perfect temperature for germinating.

Check your seeds every day because fresh tomato seeds can germinate in three or four days, while older seed may take seven days or longer to emerge. As soon as the first seed pops out, take the plastic wrap off and place the entire tray under the lamps. Remember to place the sprouts as close to the light source as possible without the sprouts actually touching the tubes. This will ensure the stockiest, greenest, healthiest seedlings. You should run your lights 16 hours on and 8 hours off during each 24-hour cycle. You can leave the lights on longer, but the little plants need a few hours rest to simulate night. A timer is handy but not

necessary if you remember to flip the toggle on your power strip.

Do not overwater your seedlings or the roots will drown or rot, and mildew or mold will dampen off the stems. Keep the mix damp until all the cells have one or two sprouts emerging. Then let the starter mix start to dry out just a bit so the surface is damp but a little fluffy. Never let the starter mix dry all the way out, but do not let it remain saturated either. Keep it in balance.

You can check for needed water by lifting the coconut fiber starter cells a bit out of the plastic tray, and peek under to see if the tray has dried out completely. If so, add water about an inch deep inside the tray. Always water your seedlings from the bottom to avoid getting water on the leaves or stems. Wet leaves breed fungus.

You should not have to fertilize the little seedlings until the seed petals (cotyledons) start turning yellow. The seed petals contain all the nutrients

needed to feed the seedling for its first few weeks. But when the cotyledons begin yellowing, that indicates the seedling has drawn out all the available nutrients, then you may fertilize your plants. However, when fertilizing young tomato seedlings, always dilute the plant food to ¼ the recommended dosage. For example, if you use Miracle Gro or similar product, rather than the recommended one tablespoon per gallon water, you should use no more than one scant teaspoon per gallon. Otherwise you will burn the roots or over-fertilize the plant, and it will grow too fast and become lanky.

Take good care of your little plants. If some of your starter cells lack seedlings, simply take a pointed stick and prick out the extra seedlings from other cells and transplant them into the empty cells. If there are too many seedlings, keep the best ones and cull out the others. Next month we will update and expand our homegrown tomato discussion.

CALENDAR FOR 2011

Sat., Mar. 12, Recycle Day. Old Wal-Mart West. 8 AM - Noon (Detailed information at <http://vanderburghgov.org/Modules/ShowDocument.aspx?documentid=6687>)

Thu., Mar. 17 General Meeting, Old Mill, 5031 New Harmony Rd. 6 PM

Sat., Mar. 19, Meet Your Legislators. Central Library-Browning Rooms. 9:15 AM

Thu., Mar. 24, UNOE General Membership Mtg. American Red Cross Center. 6:30 PM

Sat., Mar. 26 Certified Backyard Wildlife Habitat Seminar, 9 AM to 4 PM, Sponsored by Wesselman Nature Society. \$15 person/ \$10 for members. For more information or to register call 812 479-0771 or www.WesselmanNature Society.org

Sat., Apr. 9, Recycle Day. Old Wal-Mart West. 8 AM - Noon (Detailed information at <http://vanderburghgov.org/Modules/ShowDocument.aspx?documentid=6687>)

Sat., Apr 16, Meet Your Legislators. Central Library-Browning Rooms. 9:15 AM

Wed. Apr. 17 WIA Board Meeting, 4 PM, Red Bank Branch Library

Thu., Apr. 28, UNOE General Membership Mtg. American Red Cross Center. 6:30 PM

Sat., May 7, Recycle Day. Old Wal-Mart West. 8 AM - Noon (Detailed information at <http://vanderburghgov.org/Modules/ShowDocument.aspx?documentid=6687>)

Sat., May 14, Electronics Recycle Day. Civic Center Parking Lot. 8 AM - Noon (Detailed information at <http://vanderburghgov.org/Index.aspx?page=469>)

Thu. May 19 General Meeting

Sat., May 21, Fifth Annual Wurst Bike Ride, 9:30 a.m. Burdette Park.

Thu., May. 26, UNOE General Membership Mtg. American Red Cross Center. 6:30 PM

Sat., Jun 4, Recycle Day. Old Wal-Mart West. 8 AM - Noon (Detailed information at <http://vanderburghgov.org/Modules/ShowDocument.aspx?documentid=6687>)

Wed. Jun 22 WIA Board Meeting, 4 PM, Red Bank Branch Library

Thu., Jun. 23, UNOE General Membership Mtg. American Red Cross Center. 6:30 PM

Sat., Jul 9, Recycle Day. Old Wal-Mart West. 8 AM - Noon (Detailed information at <http://vanderburghgov.org/Modules/ShowDocument.aspx?documentid=6687>)

Wed. July 27 WIA Board Meeting, 4 PM, Red Bank Branch Library

Thu., Jul. 28, UNOE General Membership Mtg. American Red Cross Center. 6:30 PM

Sat., Aug 6, Recycle Day. Old Wal-Mart West. 8 AM - Noon (Detailed information at <http://vanderburghgov.org/Modules/ShowDocument.aspx?documentid=6687>)

Wed., Aug 24 WIA Board Meeting, 4 PM, Red Bank Branch Library

Thu., Aug. 25, UNOE General Membership Mtg. American Red Cross Center. 6:30 PM

Sat., Oct. 27, 2011 UNOE Sparkplug Banquet. Aztar Executive Conference Room 6 PM. Call UNOE at 428-4243 for reservations.

If you are aware of events of interest to WIA Members, please let us know and we'll add them to the calendar. Another reference of events can be found at the WIA Web Site: www.westsideimprovement.org. Westside Improvement Association practices an "Open Door Policy." Guests are always welcome.

History of West Side Taverns To be told at General Meeting

Evansville journalist and writer Sara Corrigan will present the history of West Side taverns at the Westside Improvement Association's first general membership meeting of 2011.

WIA members will gather at the Old Mill Restaurant at 5031 New Harmony Rd on Thursday, Mar. 17.

The meeting will begin with a social get-together beginning at 6 p.m. Appetizers will be available.

A business meeting will be held beginning at 6:30 pm.

Guest speaker Corrigan will follow the business meeting.

Join us on Facebook at <http://www.facebook.com/pages/Westside-Improvement-Association/141710375839566> or go to our web site at <http://westsideimprovement.org> and click on the Facebook link in the contacts and links page.

I WANT TO HELP WIA

- General** - Apply my donation where it's most needed.
- Adopt-A-Spot** - Apply my donation toward flowers, plants, and mulch.
- Fall Festival Booth** - Apply my donation to help maintain our booth.
- Memorial for Shirley James** - Apply my donation to this project.
- Scholarship** - Apply my donation to the scholarship fund.

Please send your donation to:

P.O. Box 6172, West Wabash Station, Evansville, IN 47719-0172

Your contributions are tax-deductible

Dues Reminder

2011 Annual Dues are due on March 1, 2011.

The Westside Improvement Association, Inc., is a nonprofit organization [501 (c) (3)] which exists solely to act for the betterment of the west side of Vanderburgh County which includes this newsletter, scholarship programs, sponsorship of kids for the Burdette Summer Day Camp, Adopt-A-Spot, advocacy in land use issues, social functions and special awards.

Full-Time Student - \$5/year
Individual - \$10/year
Household - \$15/year

Corporate/Organization - \$25/year
Century - \$100/year

Name: _____

Occupation: _____

Home Address: _____

Business Address: _____

City/State/Zip: _____

City/State/Zip: _____

Home Phone: _____

Business Phone: _____

E-Mail: _____

Membership Type: _____

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See you at General Membership Meeting Mar. 17

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Exerting influence upon public and private sectors to accomplish those objectives which will enhance the natural environment of the west side of Vanderburgh County and serve the common good of the residents.

Westside Improvement Association officers

President	Fred Padget	428-2529 or fcpadget@aol.com
Sr. Vice President	Brenda Jeffers	402-5084 or bjjeffers@vanderburghsurveyor.com
Jr. Vice President	Carolyn Stagg	491-3627 or catsaald@yahoo.com
Treasurer	Paul Farmer	963-5153 or wileyfox603@gmail.com
Secretary	Linda Cleek	422-4288 or elcee@insightbb.com
Membership secretary	Dot Berning	424-8307

Standing Committee Chairs

Adopt-A-Spot	Dot Berning	424-8307
Environment	Dave Rockwood	Daverockwood@yahoo.com
Fall Festival	DeAnna Outlaw	589-1657 or dpoutlaw@aol.com
Land-Use	Mike Lockard	401-5249 or mlockard@wowway.com
Transportation	Bill Harty	424-1501 or wfharty@wowway.com
Membership	Scott Anderson	scott@boehncamp.com
Newsletter	Mel Runge	425-4633 or mrunge@wowway.com

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