

**DISTRICT ADVISORY BOARD (DAB) I
MEETING MINUTES**

Monday, February 6, 2012

6:30 p.m.

Atwater Community Center, 2755 E. 19th, Wichita, Kansas 67214

Members Present

Janice Rich
James Roseboro
Bill Wynne
Twila Chaloupek
KC Ohaebosim
Janet Wilson
Beverly Domitrovic
Steve Roberts
Vicki Churchman

Members Absent

Brandon James
Jesyka Ware (Youth Member)

Guests

Bryan Frye
John Stevens
Opal Smith
LaWanda
Nonya Horning
Ron Peters
Gerry Domitrovic
Jeff Fluhr
Peggy Elliott

City of Wichita Staff Present

Vice Mayor Lavonta Williams
Firefighter Brown, Wichita Fire Department
Captain Dusenbery, Wichita Fire Department
Officer Johnson Beat 32, Wichita Police Department
Officer Carlson Beat 21, Wichita Police Department
Officer Recio Beat 23, Wichita Police Department
Larry Dennis, Recreation Supervisor, Park and Recreation
Shawn Mellies, Associate Engineer, Public Works and Utilities
Don Harrison, Golf Course Manager, Park and Recreation
Lisa Klassen, Park and Recreation
Angela Buckner, Park and Recreation
Dale Miller, Planning Manager, Planning Department
Alan King, Director, Public Works and Utilities
Robert Layton, City Manager
Harlan Bascombe, Supervisor, Office of Central Inspection
LaShonda Garnes, District 1 Neighborhood Assistant

Order of Business

Call to Order

Vice Mayor Williams called the meeting to order at 6:30p.m.and welcomed staff and guest. **Vice Mayor Williams** welcomed guest and advised that anyone speaking should provide their name and address for the record. She also went over housekeeping rules identifying exits, restrooms and that everyone speaking on the public agenda would be allotted 2 minutes. She thanked everyone for coming and proceeded with the first order of business.

Approval of Agenda

Roberts (Roseboro) made a motion to approve the agenda as submitted. **Motion carried. 8:0**

Approval of Minutes

Roseboro (Roberts) made a motion to approve the minutes as submitted. **Motion carried. 9:0**

Public Agenda

1. **Agenda Items**

Jeff Fluhr, Wichita Downtown Development Corporation presented educational information on the VOTE Yes referendum. **Fluhr** gave quick facts about the Ambassador Hotel and what the VOTE Yes referendum would impact. He noted that they were trying to utilize the public investment policy that was implemented in May 2011. He advised that this tool has been used on other projects.

Recommended Action: Receive and file.

2. **Off Agenda Items**

John Stevens, 3125 E. Boston advised that the guest tax is a tax used to promote the city and Century II. He noted that 100% of the hotel tax was given to Fairfield hotel and the fund is being depleted rapidly. **Stevens** advised that he does not think the Ambassador Hotel needs this element and citizens should vote no on this.

John Todd, 1559 Payne advised that the developer for the Ambassador Hotel has said it will build the hotel regardless of receiving 75% of the guest tax. He noted that the subsidies for this project are approximately \$15,400,000 towards a \$22,000,000 project. He recommend that the citizen vote no to diverting the guest tax and that the guest tax should be used to promote all of Wichita.

Lisa Nolla, 202 N. Terrace advised that every project gets incentives. She noted that the hotel has been vacant for some time now with revenue of approximately \$22,400. She noted the new Ambassador Hotel would bring in revenues from property tax alone of \$237,000. She noted that it is important to understand that someone is coming into our city and enhancing this historical site.

Recommended Action: Receive and file.

Staff Report

3. **Fire Report**

Firefighter Brown, Station 10, Wichita Police Department gave an update on the fire activity for the month of January.

Citywide Total Fires 22

District 1 Total Fires	4	\$125 in loss
1422 S. St. Francis	\$10K	vehicle fire
2211 N. Grove	\$50K	fire began in the closet
2005 N. Chautauqua	\$35K	fire began in bedroom – space heater
3425 E. 9th	\$30K	exterior home damage

Firefighter Brown advised that there were 10 fires in January 2011 in comparison to 4 in January 2012.

Captain Dusenbery advised that the Fire Citizen Academy would be May 3rd through July 5th. He noted that the program would last for 10 weeks, every Thursday evening from 6:30 – 9:30 p.m. The program would take up to 20 participants. He advised that those interested should go www.wichita.gov to get more information.

Vice Mayor Williams thanked the Firefighter Brown for his updates.

Action Taken: Received and filed.

4. Police Report

Officer Johnson Beat 32, Wichita Police Department advised that at the end of the year the Wichita Police Department redrew beat boundaries and that the community will notice some changes in their Community Police Officers. **Johnson** advised that that the big burglary ring in Sunnyside and Schweiter neighborhoods has stopped. **Johnson** also advised that auto thefts are up and that 21 of the thefts were due to unattended running vehicles.

Johnson also noted that she was having problems with vehicle larcenies. She advised residents to park in their drive ways if they could. She noted that the activity was occurring in the 700 blocks of Spruce, Poplar, and Volutsia.

Johnson also provided an update on the shooting with the bounty hunter in Plainview. She advised that the shooter turned himself in.

Officer Carlson Beat 21, Wichita Police Department advised that auto larcenies are up and encouraged residents to not leave valuable items in view of an unattended vehicle. He noted that it takes less than 30 seconds for someone to get in and out of a car, so put your valuables away.

Carlson advised that the mounted unit will be having more of a presence in Old Town on the weekends from Thursday through Saturday.

Officer Recio Beat 23, Wichita Police Department advised that he is learning new area with the new boundary changes. He also noted that auto larcenies were up. **Recio** advised that Wichita Police Department is also creating a reaction team to review statistics and crime trends.

Vice Mayor Williams thanked the Officers for their updates.

Action Taken: Received and filed.

New Business

5. McAdams Park Update

Larry Dennis, Recreation Supervisor – Park and Recreation provided an update on McAdams Recreation facility since the reorganization about a year ago. He advised that in the reorganization he inherited the supervision of McAdams and Evergreen. **Dennis** advised that over the course of the year he has tried to identify transportation and infrastructure needs for McAdams. He observed that McAdams was having few classes so he began to work with community groups to understand the needs.

Dennis advised that he is working with Northeast Men's Church Coalition – which includes men from four churches. During their meetings they identified that there were some fee barriers and a need for volunteers to help teach classes. The coalition advised that some churches would be willing to utilize their vans to transport youth from the churches to McAdams.

Dennis advised that he pushing for more community education classes, baseball, and other activities that would benefit the community. **Dennis** advised that he would like to provide more frequent updates to the Board and looks forward to the opportunity to making McAdams the center we once all new.

Wilson advised that she tried to reserve the use of McAdams but because programs were scheduled they could not meet her need. **Dennis** advised that rentals are usually done on weekends, which they are trying to cater to the youth more during the week.

Roseboro wanted to know if they were getting volunteers. **Dennis** advised that the Northeast Men's Church Coalition is surveying their membership to see what resources they can tap into.

Vice Mayor Williams asked if Dennis could give an update on the All Abilities Athletic Sports Academy. **Dennis** advised that Mr. Wheeler has brought in this program and has a passion for the youth. He noted that the program is offered Monday through Friday from 4:00 p.m. – 7:00 p.m. and focuses on tutoring, clinics, sports, and also provides snacks to the youth. Currently the program is serving 15 – 30 youth per day with many of the youth coming from L'Ouverture.

Action Taken: Receive and file.

6. Park Board Recommendations for Golf Fund Sustainability

Bryan Frye, Board of Park Commissions presented information on the recommended plan for sustainability of the enterprise fund. The objectives of the Park Board was to review the Golf fund status, review the projected CIP schedule, establish and maintain high levels of customer service, and be responsive to the community.

Frye thanked Larry Dennis for his presentation and also introduced other staff in attendance Angela Buckner and Lisa Klassen. **Frye** advised that since the reorganization Park and Recreation has seen over 6,000 new customers. He went on to recap on the last years discussion of the possibility of closing a golf course to balance the budget to pay back the debt.

Frye noted that the Park Board objectives included: 1) review gold fund status and projections; 2) review the projected schedule for the Capital Improvement Plan (CIP); 3) establish and maintain high levels of customer service at every City of Wichita golf course; and 4) be responsive to the needs and desires of the golfing community.

Frye noted that they have five golf courses that are in good playing condition, affordable, and offer many different discounts. He advised that in during the golf fund review they found no changes are made, forecasted negative cash balance to be \$6 million by 2020. He noted that the rounds played are in a steady decline since 2000 – noting that a lot of it was related to the weather and the economy. **Frye** also noted that Auburn Hills golf course also has a remaining debt of \$3.12 million and only the interest was being paid. These things and other considerations lead to the Park Board reviewing and developing a sustainability plan.

Frye advised that the Park Board help public meetings to learn desires and needs of the golfing community. In those meetings, many great ideas for sustainability, improvement, and expense control were identified, but overwhelming the golf community did not want to see any golf courses closed.

Frye advised after hosting several public input meetings, the Park Board developed the following recommendations:

1. Improve Customer Service
2. Increase Marketing
 - a. Target a new customer base of working adults 25-45
 - b. 100% increase in outside advertising expenditures – TV, Radio, social media, etc.

3. Capital Improvement Reductions
 - a. Eliminate plans for new clubhouse at LW Clapp and McDonald – making them clean, functional, and safe
 - b. Provide for improvements to existing facilities – fix leaking roofs, etc.
 - c. Reduce total Golf Capital Improvement Plan from \$6.28M to \$1.1M making the necessary improvements
4. Adjust Park Capital Improvement Plan to assist Golf Fund with debt payments
 - a. The Park Board recommends the transfer of \$1.3M in the current Park Capital Improvement Plan from a 2017 future project.
5. Increase green fees and other revenues
 - a. Support fee increase schedule of \$2 in 2012; \$1 in 2013 and 2014 vs. a \$5 increase in 2012.

In addition to these recommendations, the Park Board will also bring back their advisory committee, which will be inclusive of golfers.

Frye mentioned some alternatives and other considerations: 1) convert a golf course to a nine-hole course with driving range; 2) repurposing one of the golf courses; 3) move to Private Management – currently the City Council is putting a group together to study this idea; 4) elimination of all discounts with no rate increase; and 5) sale of a golf course. **Frye** advised that none of these options are being recommended at this time.

After lengthy discussions the Park Board approved the following recommendations: 1) No golf course closure; 2) improve customer service and marketing; 3) staggered small increase in green fees; 4) reduction of golf debt; and 5) Capital Improvement Plan adjustment.

Frye noted that the expectations are: 1) all financial obligations are met by the Golf Fund; 2) eliminate subsidy – and begin repayment in 2016 – of Debt Service Fund dollars; 3) prioritized Capital Improvements will be funded; 4) increase in rounds by approximately 2%; and 5) healthy ending cash balances to ensure sustainability of Golf Fund through 2020 and beyond.

Wynne wanted to know why was it necessary for the golf courses to be 100% self sustaining when other areas in Park and Recreation are not.

Wilson wanted to clarify that Clapp was the easiest golf course and Auburn Hills was the hardest course and had the debt balance. **Frye** responded yes and he also noted that Auburn Hills also has the highest green fees.

Roberts wanted clarification that \$1.3M from the CIP was for future debt reductions, was based on future value of the dollar. **Frye** advised that yes that was correct.

Wilson noted that it looked like at that the expense of the Plainview community the debt would be paid down. **Frye** advised that yes it was a tough decision but they had to push some projects back in the CIP and/or remove the all together.

Harold Connell, 6502 E. 12th wanted to know why there was no mention of golf courses in the current Park and Recreation activity guide. **Frye** advised that this guide wasn't that season for golf, but they would be included in the next sessions guide.

Nolla Hollering, 7627 E. 37th St N. advised that they did not want to see Clapp golf course closed. She also question if revenues could be increased through putting current advertisement at each hole. She said currently some of the businesses that are do not operate any longer. She was curious as to why this could not be an option for increasing revenues. She also wanted to know

what golf pros were at Clapp, how much are group/private lessons, and how can the community be educated on the services available at the golf courses.

Frye noted that yes they could make improvements in marketing and the new marketing manager has begun to focus on those types of opportunities.

John Stevens, 3125 E. Boston agreed that we need to find a way to keep course open and better marketing. He also agreed that it times to pay off the debt for Auburn Hills and golf courses are great neighborhood assets. He noted that citizens won't golf courses more than give-a-way projects.

Wilson wanted to know if the McDonalds golf course had a youth program. **Don Harrison – Golf Course Manager** advised that they still have the Hook-A-Kid on golf program. **Harrison** also noted that they are working with Greg Williams to develop a youth program focused in this area of town. **Wilson** agreed that Park and Recreation would be an excellent place to teach the youth how to golf.

Vice Mayor Williams asked Dennis if this is one of the programs being offered at McAdams. **Dennis** responded yes it is on the list of programs to offer.

Harrison also advised that the McDonalds tournament is growing.

Roseboro wanted to know if there were golf pro's at all of the golf courses. **Harrison** advised that yes they are city staff persons.

Frye advised that the Park Board would be meeting on Monday and that they would also present the recommendations to the City Council on the 14th.

Action Taken: Recommended approval developed by the Park Board. (Wilson) Wynne. Motion carried 9:0

7. Petition to Upgrade the Existing Street Lights

Shawn Mellies, Public Utilities & Water Department presented information on the request for a petition to upgrade the existing street lights from an above ground power sources to a subsurface power source. **Mellies** noted that the estimated project cost is \$15,000, which will be assessed to the improvement district. The method of assessment is the fractional basis. The estimated assessment to individual properties is \$1,500 per lot.

Mellies advised that 66.67% of the residents assigned the petition, which covers about 57.69% of the area.

Wilson wanted to know if this project would impact trees. **Mellies** advised that yes but it would also provide more light in the area.

Roberts wanted to know if this would be set in the ditch line. **Mellies** advised probably so.

Roseboro wanted to know who initiated this request. **Mellies** advised that these request are always initiated by the residents. **Roseboro** stated but not all the residents signed the petition, so how does that work. **Mellies** advised that the state law on requires a majority vote, which has been received. So, all property owners in the benefit area will be billed for the upgrade.

Action Taken: Board members recommended approval of the petition. (Roseboro) Wilson. Motion carried 9:0

8. **ZON2011-00042**

Dale Miller, Planning Department presented information on the zone change request from single family residential to general commercial. He noted that the property is located midway between Hydraulic and Hillside Avenues, on the northeast corner of Poplar Avenue and 13th Street North (1416 N. Poplar Street).

Miller advised that the intended use of the land is to expand the existing auto repair garage and create a parking lot.

George Bell, 1745 N. Colorado applicant on the zoning request advised that the need for the request is because the lost of property due to the 13th Street, street widening program. He advised with the project the city is taking some of his parking and he will need additional parking for his business.

Domitrovic asked if he would be removing the house off of the property that is being rezoned. **Bell** advised yes that he would remove the house and tree. He advised that he would also add a fence.

Wynne wanted to know if the fence would have barb wire. **Bell** advised that no it would be a solid fence.

Lillian, 1626 N. Terrace advised that she owned property in the area and wanted to know if this would raise her property taxes. **Vice Mayor Williams** advised that the city was not the expert in property taxes that was a county question.

Action Taken: Board recommended approval according to staff recommendations and conditions in staff report. (Domitrovic) Wynne Motion carried 9:0.

9. **CON2011-00039**

Dale Miller, Planning Department presented information on the request for a conditional use permit for a “day, care general” at the location generally located west of Hillside Avenue, on the northeast corner of 17th Street North and Volutsia Avenue. **Miller** advised that this was for a daycare facility at Tabernacle church.

Miller advised that the applicant intentions are to operate a latch-key program for after school and a day care during the summer months with up to 40 children, Monday through Friday, 7:30 a.m. to 5:30 p.m. The applicant intends to use the site as it is currently developed. The site has direct access to Estelle Avenue and Volutsia Avenue.

Action Taken: Board recommended approval according to staff recommendations and conditions in staff report. (Roberts) Wilson Motion carried 9:0.

10. **CUP2011-00044**

Dale Miller, Planning Department presented information on the request to allow a seasonal nursery – garden center on a portion of Parcel 2’s 16.40 acres, located on the west side of Rock Road, north of K-96. The applicant proposes that the seasonal nursery would operate from April through October, seven days a week, 9 a.m. to 7 p.m.

Action Taken: Board recommended approval according to staff recommendations and conditions in staff report. (Wilson) Churchman Motion carried 9:0.

Office of Central Inspection staff was delayed, presenting at the District II Advisory Board meeting, so Board heard the CIP presentation.

11. 2011 – 2020 Proposed Capital Improvement Program (CIP)

Alan King, Director – Public Works and Utilities presented information of the Capital Improvement Program which outlines infrastructure improvements forecasted for the community over the next decade. The CIP aligns with the core priorities of protecting life and property, protecting infrastructure investment and promoting a growing and sustainable community.

King advised that the proposed CIP includes 72 arterial street projects, including bike paths, intersections, street sections and neighborhood improvements.

King advised that the purpose of the CIP is to provide a long term plan for community improvements; to align the City capital investments with city council priorities; and to outline the long term financing plan including debt levels.

King advised that as they reviewed the CIP that when through a process of project prioritization and timing and took into account engineering considerations, capacity, safety issues, financing, coordination, and maintenance.

King advised that the 10 year CIP includes \$2.4 billion in improvements to City infrastructure over the next decade. Of this, around \$300 million is financed through at-large General Obligation debt (financed through the property tax mill levy); \$237 million is financed through the current 1 cent countywide sales tax (passed in 1985); \$872 million is financed by Water Utilities revenues; \$399 million is financed from State and Federal funds; and \$588 million is from other sources – mainly airport revenues and special assessments. **King** noted that water and sewer take up a big piece of the budget \$872 million.

King advised that adjustments have been made to the CIP to either or delay and/or remove projects, to try and address immediate needs.

Wilson wanted to know if the adjustment to the CIP meant that the projects are delayed. **City Manager Layton** advised that the Vice Mayor had removed some projects and some were delayed.

John Stevens, 3125 E. Boston wanted to know what was needed to balance the transit budget. **City Manager Layton** advised \$700K in 2011 and \$500K in 2012. **Stevens** wanted to know if there was any chance that transit could be privatized. **City Manager Layton** advised that privatization of transit would be difficult as the private sector would not be able to make money from transit services.

Wynne wanted to know the status of the fencing at McDonald golf course. **Gary Janzen** advised that there will be a nice fence installed along 13th Street.

Stevens commented that the Park Board did extensive negotiating on the fence and it has been over 3 years and the fence has still not been installed.

Wilson commented that a lot of projects from District 1 had been removed from the CIP and that concerns her. **Vice Mayor Williams** advised that all council members had to go through this process and identify projects that could be removed and/or delayed. She advised that not much could be pushed back because of the infrastructure needs.

Action Taken: Receive and file.

12. Office of Central Inspection – Annual Report

Harlan Bascombe, Office of Central Inspection presented statistics for the Office of Central Inspection for 2011. **Bascombe** gave an overview of the challenges faced in 2011 which included staff reduction – down five inspectors. He noted that they also lost two inspectors in January 2012 and they are losing one tall grass and weeds inspector in 2012. **Bascombe** noted they are also currently exploring shared services with the county.

Bascombe went over the statistics for nuisance cases: clean yards, inoperable vehicles, etc.

<u>NUISANCE CASES STARTED</u> 5797	<u>NUISANCE CASES CLOSED</u> 6032	<u>NUISANCE CASES CONTRACTOR ABATED</u> 157
<u>INOPERABLE VEHICLES SUBMITTED FOR TOW</u> 6	<u>INOPERABLE VEHICLES TOWED BY CONTRACTOR</u> 6	<u>INOPERABLE VEHICLES COMPILED BY RESPONSIBLE PARTY</u> 0
<u>PROPERTIES SUBMITTED FOR BOARD UP</u> 91	<u>PROPERTIES SECURED SECURED BY CITY</u> 61	<u>PROPERTIES SECURED BY RESPONSIBLE PARTY</u> 21

VACANT NEGLECTED REGISTRATION STATS AS OF 12/31/11

Since ordinance enacted:

Total Cases Started	1397	Cases in Collections	558
Total Cases Closed	1031 (73.8%)	Cases Started in 2011	49
Total Cases Open	316	Cases Closed in 2011	57

2011 VNR STATS as of 12/31/11

Council Dist.	Open	Closed	Percent	Total
1	165	679	80%	844
2	12	33	73.3%	45
3	95	134	58.5	229
4	13	81	86.2%	94
5	6	9	60%	15
6	25	145	85.3%	170

Tall Grass & Weeds STATS for 2011

	TOTALS
Number of TG&W Inspections	12,428
Number of TG&W Case Starts	4,076
Number of TG&W Cases Completed	4,223
Number of TG&W Cases Mowed by City	784

Wynne wanted to know what is being done with properties that are vacant/neglected, but secured. **Bascombe** advised that they are starting to work on those but will review them if there is a complaint that is received.

Churchman wanted to know what happens to those properties where an owner can't be located. **Bascombe** advised that the city does not have much leverage in those instances, but they are still added to the list and fees are still assessed.

Vice Mayor Williams wanted to know how the benefits of new software are. **Bascombe** advised that it should speed up the process and that it would be more beneficial to the trade inspectors. He also noted that it should streamline some processes.

Stevens wanted to know how tall grass had to be before it was in violation. **Bascombe** advised 12in.

Wynne noted the number of houses condemn in District 1 in comparison to other districts seems high and seems like selective enforcement. Is there potential in saving the homes, for starter homes? **Vice Mayor Williams** stated that sometimes hands are tied in condemnation cases. She noted that she is trying to work on a new ordinance. She also stated that she believes some of this attributes to the age of the community, so sometimes it is harder to save. **Bascombe** added that there are programs available to try and assist residents.

Roseboro commented that they District 1 has neighborhoods full of starter homes and they don't sell.

Action Taken: Receive and file.

Updates, Issues and Reports

Domtrovic asked if we would discuss the proposed Dollar General at 9th and Oliver and some point. **Vice Mayor Williams** advised that a community meeting was held and it went well and that once the developer submits the zoning request it will come before the Board. **Wynne** added that he felt that there was no real opposition to the proposal. He noted that one resident wasn't really enthused but was not really against it either. In general, people from the community like Dollar General.

Vice Mayor Williams advised that soon the new Wal-Mart would begin hiring and that they have rented space from Champion Church at 11th & Oliver to host the application site.

Ohaebosim advised that the Alpha Phi Alpha would be hosting their annual banquet and that they could get tickets from him. The event was scheduled to take place on February 25th at the Hyatt.

Roseboro advised that Northeast Heights would meet on February 23rd.

Roberts advised that the new library project has been pushed back for one year to 2014-15. He noted that the project was originally approved in 2006 so the dollar amount in the budget is not due to adding more to the project, but cost to due business is higher now than it was in 2006. He also advised that fundraising will be done to help support the cost of a new library.

Wilson announced that she is the new president for the Central North Area Council.

With no further business, the meeting adjourned at 8:54 p.m.

Respectfully Submitted,
LaShonda Garnes
Neighborhood Assistant