

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

Monday, March 5, 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
Brandon James

Members Absent

Jesyka Ware (Youth Member)

Guests

Andy Bias
John Stevens
Debra Miller-Stevens
Gerry Domitrovic

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
Lisa Klassen, Park and Recreation
Angela Buckner, Park and Recreation
Jess McNeely, Planning Department
Mary K Vaughn, Director, Housing & Community Service
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 thanked everyone for coming and proceeded with the first order of business.

Approval of Agenda

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

Approval of Minutes

Wilson (Roberts) made a motion to approve the minutes with noted corrections to comment on page 10 regarding the starter homes was mentioned by Wynne not Roseboro. **Chaloupek** advised she would send her corrections electronically. **Motion carried. 9:0**

Public Agenda

1. Agenda Items

No items submitted.

2. Off Agenda Items

No items submitted.

Staff Report

3. Fire Report

No report submitted.

4. Police Report

Officer Carlson Beat 21, Wichita Police Department advised that there was an increase in aggravated assaults, with 4 in the club/bar area. He advised there was a stabbing at the Indigo club: an individual was struck with a beer bottle over the head and neck. **Officer Carlson** advised that the altercation started inside the bar and then taken out into the streets. He noted that the club video cameras were not working at the time, so the suspects have not been identified. WPD is still investigating.

Carlson advised that larcenies are still up and they are still combating this issue. **Officer Carlson** also noted that they have caught a burglar and that has been reduced in the last forty-five days.

Wilson wanted to know where the individuals searched before entering the bar for weapons. **Officer Carlson** advised yes, but the incident was with individuals using a broken beer bottle.

Officer Broussard Beat 47, Wichita Police Department advised that Safe Streets has been a program in his area which includes 13th – 27th St and I-135 - Hillside. **Broussard** invited everyone to participate in the Walk Against Gang Violence on April 14th at McAdams park. He advised that there would be booths with information/resources and that the walk would begin at 10:00 a.m.

Officer Weber Beat 44, Wichita Police Department advised that WPD would be working with Park & Recreation during the summer activities camp by providing a weekly 1-hour activity for 8 weeks, as well as, with the end of summer cookout.

Weber advised that in 2011 there were 5 homicides: 3 Domestic Violence cases; 2 gang related issues. **Officer Weber** advised that they have educated the community. **Officer Weber** also advised that rapes were down; robberies were up; and gang activity was down.

James asked if there were any patterns in the domestic violence cases. **Weber** advised that they have done education in the past and will look for opportunities to continue provide education to the community.

Wilson noted that there has been an increase in graffiti between 9th and 13th street. **Weber** advised that there is a Hispanic gang and at least one gang member has been identified in the 11th block of Lorraine. **Garnes** also advised there was gang graffiti at 10th and Ohio that has been there for several weeks. **Weber** advised that he would look into it. **Wilson** advised that she has community volunteers ready and available to assist with the removal of the graffiti. **Churchman** advised that she was told to report, take a picture, and then paint over it. She also noted that individuals can go to Hazardous Waste and get cheap paint to do it.

Officer Long Beat 34, Wichita Police Department advised that he was from the Plainview community and that he could give some feedback on the graffiti concerns. He advised that

there is generally a gap between when the graffiti is done and when it is reported so it is a challenge for perpetrators to be caught. He noted that this is however a time when residents should call 911.

Officer Lowe Beat 31, Wichita Police Department advised that the Love Wichita project was scheduled for Saturday, April 28th and that projects were currently being accepted by the Neighborhood Assistants.

Officer Lowe advised that auto thefts were up and the Officers were completing special assignments to try and address the issue.

Wynne advised that the community has received mixed messages as to when to call 911. **Vice Mayor** asked if we could get some clarification as to when/when not to call 911. **James** went further to ask if we could get something in writing.

Debra Miller Stevens, 3125 E Boston advised that they she had an experience with some suspicious characters ringing her bell on a Sunday at 8 a.m. and she call 911 and it turned out they were a suspect in another crime and arrested after her call.

Officer Watson Beat 45, Wichita Police Department advised that at the end of November there were a rash of robberies in the 1700 block of Bluff. He noted that he worked with Wichita State University and the Foreign Exchange students and was able to arrest some in January. He believes this individual is responsible for 5-6 of the incidents.

Officer Watson reported that there have been some robberies in Fairmount Park and they are doing some special assignments and trying to educate the community.

Vice Mayor Williams advised Officer Watson that she would like to sit down and discuss some safety concerns that have been brought to her attention.

James advised that in the recent weeks there have been 3 incidents and wanted to know if Officer Watson could look into them. **Officer Watson** that this had been brought to his attention last week; however, the incidents occurred on the property of Wichita State University. He advised that they are working on some education with the residents at Fairmount Towers and that he would contact the WSU Sergeant to see if they can do anything additional.

Wynne asked if the DAB could receive a report/update from the Officer for Beat 38. He also advised that Ravie Pendse the CIO of WSU is also working on this issue.

Vice Mayor Williams thanked the Officers for their updates.

Action Taken: Received and filed.

New Business

5. Request for Resolution of Support

Mary K Vaughn, Director – Housing & Community Service presented the request on the request for a resolution of support for application for housing tax credits for the development of senior apartments at 922 N. Oliver.

Vaughn advised that the project is being developed by Mennonite Housing and the proposals will offer 44 two-bedroom apartment units within a single two-story building. Proposed

amenities include in-unit washer and dryer hook-ups, a community room with a kitchen, a laundry room, a craft room, a library, and covered parking. Preliminary tax credit rent amounts are estimated to be between \$390 per month and \$510 per month, net of utility allowances, depending on household income.

Vaughn explained that under the City's adopted Housing Tax Credit (HTC) policy requires a set-aside 20% of the units for market-rate tenants. Waiver of this requirement is requested, as the project will serve senior citizens, a special needs population. The HTC Policy provides for a waiver of the 20% market-rate unit requirement when special needs populations are exclusively served. **Vaughn** advised that the developer is requesting this waiver.

Vaughn advised that the planning department staff reviewed the proposed project and supports adoption of a resolution of support. Planning staff considers the project to be consistent with the Wichita-Sedgwick County Comprehensive Plan Functional Land Use Map, which designates the subject properties for Urban Residential Land Uses. Planning staff also noted that the portions of the site that front Oliver Street, East 9th Street, and North Glendale currently have no sidewalks, and recommends installation of sidewalks along these street frontages adjacent to the project site, as part of the new development.

Vaughn advised that OCI staff further notes that the apartment must meet the accessibility construction design standards of the Fair Housing Act and all common use areas of the facility must comply with the 2010 Accessibility Standards. Further, it may be necessary to adjust the location of some of the parking stalls to ensure compliance.

Vaughn advised that this does not constitute final design, that they would still need to bring those plans forward once the tax credits were approved.

Wynne wanted to know what it means it to have an exclusion of the 20% market rate. **Vaughn** advised that the 20% set-aside units would create mix in project design, so that not all residents were low income; however, special populations such as senior residence can be excluded from meeting that requirement.

Andy Bias, Mennonite Housing, 2145 N. Topeka advised that they are seeking tax credits to assist in the development of the project. He advised that they were trying to secure enough equity to minimize the debt, so that the debt wouldn't transfer over to the cost of rent. He advised that they are eligible to for tax-credits for a 10-year period.

Wilson wanted to know if the project would include landscaping and fencing. **Bias** advised yes.

Roseboro wanted to know if the tax credits are not received would the project move forward and if there was still a need for more senior housing. **Bias** advised that no the plan could not move forward with out the tax credits and that yes there is still a demand.

Vaughn added that what was unique about this project was that these apartments would be 2 bedrooms as the demand now is for more space.

Domtirovic wanted to know if the age for seniors on this project considered 55+. **Bias** stated yes. **Domtirovic** also wanted to know if children would be allowed to stay on premises. **Bias** advised yes.

Domitrovic also wanted to know if some of the current duplexes would remain standing between the proposed Dollar General and his site. **Bias** advised that yes when he originally looked at the property in question, the other properties were not on the market.

James wanted to know if there were any state grants available. **Bias** advised that tax credits are not a gift, the credits just affords them the opportunity to make the project happen. **Vaughn** commented that yes Bias goes every possible dollar available.

Wilson asked if the project would resemble the development near 9th & Madison. **Bias** advised that he is proposing a 2-story development and that he would be added garages to this project.

Chaloupek asked if there would be elevators. **Bias** advised yes 1-2 elevators would be installed.

John Stevens, 3125 E Boston wanted to know if the tax credits were funded through CDBG. **Vaughn** advised that the funding is federal funding and that this was not actually dollars but tax credits.

Debra Miller-Stevens, 3125 E Boston wanted to know if Mennonite Housing would comply with all the recommendations from the Planning staff. **Bias** responded yes.

Ohaebosim wanted to know if approved would be the estimated completion date. **Bias** advised if awarded, project would be slated to start in the 3rd quarter with completion in October 2013.

Action Taken: Recommend approval for adoption of the resolution of support for the Housing Tax Credit Application, with waiver of the 20% market-rate unit requirement, subject to further review, in accordance with the City of Wichita Housing Tax Credit Policy. (Wynne) Roseboro. Motion carried 9:0

Bias also provided an update on the project at 14th & Kansas advising that they had received all the needed approvals and was in the processing of confirming a demolition date. He advised that they were going to close off the south end of the project, replace duplexes, add a community building, play ground, and car ports.

6. Park Board & Recreation Update

Angela Buckner, Recreation Supervisor – Lynette Woodard presented information on the progress of Lynette Woodard since the change in processes. She noted that Lynette Woodard cost recovery went from 24% in 2010 to 66% in 2011. She advised that they had 350 new registrants sign up for classes, that the fitness center had been updated with new equipment and a TV, training classes had been added (sign language and computer classes), as well as, she has been working on getting classes for 55+ participants.

Vice Mayor Williams wanted to know what the plans were for the summer. **Buckner** advised that they would be hosting a summer camp for youth ages 6-14 at \$20 per week, with space for 100 youth. She advised that CSBG would be providing scholarships for those who qualify.

Wynne wanted to know if there was enough funding for every child to receive a scholarship. **Buckner** advised no. **James** wanted to know what programs people could get scholarships. **Buckner** advised they were for summer camps only.

Buckner advised that there would be no summer camps at McAdams or Hilltop this year and that participants could attend one of the camps at Lynette Woodard, Evergreen, or Colvin.

Wilson wanted to know why they decided to not have a camp at McAdams this year. **Vice Mayor Williams** advised that the decision was based on participation levels and budget cuts. She also noted that they are looking at some possible options for providing transportation for those youth that were participants at McAdams last year.

Vice Mayor Williams wanted to know when applications would be available. **Buckner** advised that they were still working on them.

Lisa Klaassen, Recreation Supervisor – Linwood presented information regarding the progress of Linwood since the change in processes. She noted that Linwood cost recovery went from 25% in 2010 to 50% in 2011. She advised that they had 506 new registrants.

Klaassen advised that Linwood offer Summer of Discovery at her site this year, which is a 10 week program and is \$90 per week.

John Stevens commended Buckner and Klaassen on doing a great job with their centers.

Roseboro commented that Woodard is doing great. **Buckner** also added that Lynette Woodard has also added a personal trainer to assist in the weight room, with routine exercising and classes.

Action Taken: Recommended and file.

7. CON2012-00006

Jess McNeely, Planning Department presented information on a conditional use request for a day care located 6655 E. 34th Street North. The application area is developed with a religious facility on the western third of the site; the remainder of the site is vacant. The site currently provides a limited duration preschool by right, the applicant now intends to operate a full-day childcare program. The applicant intends to use the site as it is currently developed.

The adjacent zoning and land use:

NORTH:	Church or place of worship, single-family residences
SOUTH:	YMCA
EAST:	Multi-family residential
WEST:	Vacant

McNeely advised that the applicant does not intend to change anything on the site. That the property is already has enough parking and queuing space to accommodate the change with the conditional use permit. **McNeely** advised that staff is recommending approval, subject to the conditions listed in the staff report. He also noted that the MAPC approved the application and there were no protest. He also noted that if by March 14th no protests are received the conditional use will be granted.

Rich wanted to know if the neighborhood association has been notified. **McNeely** stated yes.

Domitrovic is there a maximum number of children that they can serve. **McNeely** advised that yes but that would be determined by the licensing they receive.

Wynne will there be any traffic congestion issues or concerns. **McNeely** stated that the Traffic Engineer did not foresee any issues with traffic at this location.

Action Taken: Recommend approval of the conditional use request per conditions in staff report. (Roberts) Roseboro. Motion carried 9:0

Updates, Issues and Reports

Domitrovic advised Schweiter met and laid out calendar and planned for their clean up for October 13th.

Roseboro sent application for the Neighborhood of the Year award. **Vice Mayor Williams** asked if they had determined an area for WIN to conduct a neighborhood clean up.

Roberts advised that Crestview Heights would be meeting on March 15th. He also noted that the Friends of the Library will kick-off the Library campaign with an award of \$250K.

Churchman advised that Greene Vision has emergency eye care services and that you do not have to be a patient of Greene Vision in order to receive their services.

Vice Mayor Williams how many registered voters have you registered at the schools? **Churchman** advised at last count over 258 new voters.

James wanted to know if voter registration was something that could be done at high schools. **Vice Mayor Williams** responded yes.

Wilson advised that A Price Woodard would be meeting on the 3rd Thursday of the month and that Mary K Vaughn would be their guest speaker.

Chaloupek advised that Linwood would meet on Saturday at 10:00 a.m.

Ohaebosim thanked those who attended the banquet and that Alpha Phi Alpha fraternity would be doing more fundraising and events to assist the youth.

Vice Mayor Williams advised that the Walk About Downtown would take place on March 8th at Kansas and Douglas.

John Stevens commented that he was upset regarding the behavior of the school board. He noted that Betty Arnold was disrespectful to the parents, City police were used to intimidate citizens, that it was just horrible. He also noted that Dr. Walt Chapelle was also treated very poorly by Betty Arnold as well. **Stevens** wanted to know if the Wichita Police officers are paid to attend those meetings.

James advised that they were planning a farewell bash for Mr. Beggs, that tuition cost is increasing, and that Carmen Harsh is the city liaison for WSU.

With no further business, the meeting adjourned at 8:08 p.m.

Respectfully Submitted,
LaShonda Garnes
Neighborhood Assistant