

**District III Advisory Board Minutes**  
**March 5, 2014**  
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The District III Advisory Board meeting was held at 6:30 p.m. at the Wichita Water Center at 101 E Pawnee; Council Member Clendenin, seven District Advisory Board members; five City staff and six members of the public were present.

**Members Present**

Eric Bell  
Paul Davis  
Terry Brewster  
David Robbins  
Connie White  
Elena Ingle  
Danny Johnson  
Wendy Ratliff  
Gabrielle Harshberger (Youth Member)  
Council Member James Clendenin

**Staff Present**

Jess McNeely, MAPD  
Case Bell, Community Liaison  
Sid Newby, Wichita Fire  
Officer Arroyo, Wichita Police  
Karen Holmes, Parks and Recreation

**Guests**

Listed on last page

**Members Absent**

Jody Bennett  
Marjorie Griffith

**ORDER OF BUSINESS**

At 6:30 p.m. **Council Member Clendenin** called the meeting to order. Minutes from the January 8, 2014, meeting were approved. The agenda for the current meeting was approved.

**PUBLIC AGENDA**

**Scheduled items**

**Whitney Crager, Community Resource Coordinator for Southeast Sedgwick County, Sedgwick County Department on Aging**, spoke to the DAB about the services that were offered through Sedgwick County. They offer: Information and assistance, the Senior Expo, Central Plains Area Agency on Aging's in home services, the RSVP Program, minor home repair, caregiver programs, transportation assistance, KSSE, SHICK, peer support programs, a lending library, and the Kansas Aging and Disability Resource Center. They are currently expanding their services in South Wichita and are looking for help with referrals and encourage isolated seniors to seek services. For questions or referrals, Whitney's contact information is as follows: 316-660-5210 and WCramer@Sedgwick.gov.

**Public?** Will there be any future plans to deliver meals during bad weather? **A:** Yes, there is funding through Sedgwick County to help make emergency deliveries and they also usually deliver several meals in advance when they anticipate bad weather.

**DAB?** Can you call #211 to get to the Central Plains Area Agency on Aging? **A:** Yes.

**STAFF AGENDA**

**Officer Arroyo, Wichita Police Department**, reported on what's going on in 28 Beat. There hasn't been a lot of activity. Auto thefts are still a problem with people leaving their cars running. There have been a rash of burglaries on the South End. Recently there were also the promotions of two Deputy Chiefs and five Captains. A **DAB** member commented that there also has been a spike in graffiti in the K-15 area (around South Minnesota).

**Public?** If you wanted to donate hygiene items who would you contact. **A:** The Homeless Outreach Team. **Councilman Clendenin** commented that the City Council supports the Homeless Outreach Team and will try to find a way to fund it when the grant money runs out. At the nine month mark there were over 100 people helped, some of which went into homes with the Housing First program.

**Battalion Chief Newby, Wichita Fire Department,** reported that there have been several fires in the area. There was a fire on East Lincoln where nine people were rescued. There was a fire on South Santa Fe where a woman was resuscitated. He also issued a reminder to check you smoke detector twice a year or at each time change.

**DAB?** What were the causes of the fires. **A:** One was a cooking fire which is the number one cause of residential fires nationwide.

### **NEW BUSINESS**

#### **O.J. Watson Park**

**Karen Holmes, Recreation Superintendent, Parks and Recreation Department,** presented information regarding the O.J. Watson Park Master Plan. The current goal of the Master Plan is to bring the park to a 100% cost recovery model where there is no incurred cost to the tax payers. The plan is to update the park and focus on marketing by looking at several different capital improvement projects that are total \$300,000 each. In previous information gathering some suggestions had been to improve cleanliness and maintenance, better restrooms, more options for family gatherings, fishing improvements and accessibility. The current changes that are already in progress are in the areas of programming, maintenance, and adding volunteers. There is currently \$300,000 in the budget every year for the next three years to fund capital improvement project groups. Some possible groups are: Train improvements, special events gazebos, island improvements (possibly an adventure or ropes course), replace the golf course, add a large performance gazebo, add a new community facility, North end improvements (including updating the campfire circle), adding a carousel, adding an outdoor skating rink, or adding new lake entry and way finding improvements. The O.J. Watson Park planners are looking for help in ranking these projects and in adding new projects to the list of potentials.

**Bryan Frye, Park Board,** commented that all comments and ideas are from citizens and staff so far. There have been no consultants brought in yet.

**DAB?** Is the lake stocked with fish? **A:** Yes.

**DAB?** What is the liability of adding a ropes course or zip lines? **A:** A company would be contracted to run these activities and the contractor would assume liability.

**DAB?** Is there a hard surface walkway all around the park? **A:** No, not all the way around.

**DAB?** Are there any activities planned in conjunction with the Riverfest? **A:** Not at this time.

**DAB?** Are there any campouts planned for the park? **A:** Not at this time.

**DAB?** What is the current cost recovery of the park? **A:** Around 50%.

**DAB?** What activities have the best cost recovery? **A:** The best is the miniature golf course and the worst is the ponies. When the train is working it has a good cost recovery. Concessions, bait, and boats do well as well.

**DAB?** Do classes do well? **A:** Yes, about 125% cost recovery.

**Motion: That the DAB receive the staff report and provide guidance about prioritization of capital improvement projects.**

**Action: Motion passed 8-0.**

**CON2014-00005**

**Jess McNeely, MAPD**, presented information a request for a Conditional Use to permit a Nightclub in the City on property zoned LC Limited Commercial (LC), generally located south of Pawnee Avenue, south of Wassall Street and west of Hydraulic (2841 S. Hydraulic). The proposed site is within a larger strip commercial center, the space was previously used as a bingo hall. The applicant now wishes to obtain an Entertainment Establishment license to allow dance lessons, dances, and reception rentals; the applicant desires the flexibility to have alcohol catered at receptions. The applicant's site plan (see attached) indicates 80 parking spaces, more parking spaces would be available within the larger commercial center. Historically this site has been a bingo hall with evening activity which did not appear to negatively impact the neighborhood. The proposed dance lesson and dance hall business is not out of character with the surrounding neighborhood, a bar exists in the neighborhood nearby. The proposed reception rental facility could impact residences west and south of the site if hours are late and crowd sizes are large. The site appears to meet all other zoning code requirements, such as parking and a screening requirement from single-family residences. All property owners within 200 feet of the site have been notified of this request; one property owner objected to the change but did not appear at the meeting.

**McNeely** reported that the property owner of the building in question has also requested that there be an exception to the conditional hours on New Year's Eve. He would like to remain open until 1am on that night. **McNeely** also reported that because this is a conditional use and not a zoning change that it would not go before the council, just the Metropolitan Area Planning Commission.

**DAB?** Do the conditions follow the land or the owner? **A:** They follow the land.

**DAB?** Did the person that objected know about the DAB Meeting? **A:** Yes.

**DAB?** Who polices for violations to the conditional use permit? **A:** The Metropolitan Area Building and Construction would police, as would any neighborhood members. Any city official has access to the zoning map and will check it when responding to issues at the address.

**Councilman Clendenin** encouraged all neighborhood members and the neighborhood association to call on any violations.

**Motion: That the DAB recommend approval subject to the seven listed conditions.**

**Action: Motion passed 7-1.**

**BOARD AGENDA**

**Meeting was adjourned.**

The next meeting for District Advisory Board III will be held at 6:30 p.m., April 2, 2014, at the Downtown Development Corporation, 507 E Douglas.

Respectfully submitted,  
Case Bell, Community Liaison – District III

**Guests**

Janice Kontur  
Bryan Frye  
Steve Trent  
Scott Riffer  
Whitney Crager  
Austin Ratliff