

District III Advisory Board Minutes
May 6, 2015
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The District III Advisory Board meeting was held at 6:30 p.m. at the Wichita WATER Center, 101 E. Pawnee, Wichita, KS 67211; six District Advisory Board members; four City staff and two signed in members of the public were present.

Members Present

David Robbins
Marjorie Griffith
Elena Ingle
Connie White
Bruce Gass
Paul Davis
Council Member James Clendenin

Staff Present

Case Bell, Community Liaison
Officer Justin Whyte, Wichita Police
Dale Miller, Planning
Mark Manning, Finance

Members Absent

Terry Brewster
Eric Bell
Gerald Henry
Wendy Ratliff

Guests

Listed on last page

ORDER OF BUSINESS

At 6:30 p.m. **Vice Mayor James Clendenin** called the meeting to order. Minutes from the April 1, 2015 meeting were approved. The agenda for the current meeting was approved.

PUBLIC AGENDA

Scheduled Items

None

Off-agenda items

None

NEW BUSINESS

Scheduled Items

Dale Miller, Planning, presented on planning case PUD2015-03, a request by the Creation of the Sisters of St. Joseph for a Planned Unit Development to permit a multi-use facility that supports the mission and activities of church, place of worship or religious order located South of East Morris Street, east of South Clifton Avenue and South Roosevelt Avenue, north of East Bayley Street and East Zimmerly Street and west of Bluffview Drive (one-half mile north of East Harry Street and one-quarter mile east of South Hillside Avenue).). The applicant is requesting a zone change to the Planned Unit Development (PUD) #45 which would permit the following uses on Parcel 1: Single-family, two-family, multi-family, general group residence, assisted living, nursing facility, church/place of worship, community assembly, general day care, hospital, medical service, general office, heliport, second hand store as an accessory use to a church/place of worship, vocational school, private cemetery, mausoleum or columbarium, retail sales limited to the sale of products

principally produced on-site, sales of religious merchandise accessory the church/place of worship, and other uses customarily associated with a religious institution. The proposed PUD has only one parcel. The Agent **Russ Avey** reported that over 900 people were notified of the proposed PUD and that the work is being done in partnership with Catholic Charities. The entire property will be replatted because there are a lot of different zoning designations on the land. It will also help to address some drainage issues.

DAB? What's going to be built? **A:** Nothing new will be built except the old dormitories torn down and rebuilt with another purpose but with almost exactly the same footprint.

DAB? Would you ever need to come back for any variances? **A:** A PUD is like a custom zoning district with little flexibility going forward so they have tried to cover all of their bases in what's allowed by the PUD.

DAB? What happens if the property changes hands in the future? **A:** It's only for qualifying organizations, in this case religious, if not it wouldn't be applicable to the new owners.

Public? Will there be any new sewer or water? **A:** Sewer and water are fairly modern and if there are any changes the residents around there would not be charged as a benefit district.

Motion: To recommend that the request be approved subject to the three listed conditions.

Result: Motion passed 6-0.

Mark Manning, Finance, presented on the proposed CIP Budget. The City of Wichita CIP 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. The CIP also aligns with priorities in the Comprehensive Plan, which are: 1) maintain and replace what we have; 2) enhance what we have; and 3) expand our current infrastructure. A draft CIP document has been prepared by staff. Adoption of the CIP by the City Council is anticipated later in 2015. The plan will increase debt for the City, but it will be below pre-set benchmarks. The plan does not include any changes to revenue sources and includes roughly \$2 billion in spending.

DAB? Where do police train now? **Vice Mayor James Clendenin:** 235 and Meridian, but it's in terrible terrible shape. It is owned by USD 259 and they are not planning to invest any money.

DAB? Can you double use the new fire training facility? **A:** It's too small and the usage is too different.

DAB? How much do we pay to rent the USD 259 facility for police training? **A:** \$1 per month but the City pays all the maintenance.

DAB? Does the new training facility have anything to do with lack of police officers? **A:** Yes partially, the current facilities cannot train enough officers to replace officers at the rate at which we lose them.

DAB? Will we be sharing the training facility with the county? **A:** Yes, and we will each pay half and half.

Vice Mayor James Clendenin: Regarding water rate increases, the policy in the past has been to put off water rate hikes by putting off deferred maintenance. Water rate increases are necessary to not get into trouble with infrastructure.

DAB? What are we doing for transit? **Vice Mayor James Clendenin:** Looking at many changes like van pools, and different types of busses.

DAB? What does a bike path cost? **A:** Would have to find out.

Public: There should be more money for bike paths.

DAB? Does the proposed CIP include a rainy day fund? **A:** No that's different, there is currently around \$25 million in the reserve budget.

Motion: To receive and file.

Result: Motion passed 6-0.

BOARD AGENDA

Vice Mayor James Clendenin spoke about the search for a new police chief and the culture change in the police department.

A **DAB Member** suggested that however the search ends up that the officers need to be free to express themselves. The **DAB Member** is concerned that police officers were not allowed to talk about policy with policy makers and superiors to help in decision-making.

A **DAB Member** reported that in the Pine Bay Homeowners Association area some streets are developing cracks in the asphalt overlay and the residents are concerned that they need sealant. The roads that are a concern are Madison, Madison Ct, and Pine Bay.

A **DAB Member** commented that the County should be more involved inside the City limits and noted that the Commissioners will attend neighborhood association meetings if invited.

Vice Mayor James Clendenin mentioned that the Mayor and the Vice Mayor are going to start meeting regularly with the County Commission.

A **DAB Member** suggested that residents read Commissioner Norton's newsletter and provide feedback to him.

Vice Mayor James Clendenin advised people to engage with their Council and Commission representatives.

A **DAB Member** reported that the Fairfax Cleanup is on May 16th. They also reported that Nextdoor.com is a useful tool for getting neighborhood issues reported.

A **DAB Member** suggested that the City use more marketing outside of the City to get people to move to Wichita. **Vice Mayor James Clendenin** noted that the Tourism and Visitor Bureau has started to promote Wichita outside of Wichita and is spending considerably on the issue.

Meeting was adjourned.

The next meeting for District Advisory Board III will be held at 6:30 p.m., June 3, 2015, at Wichita WATER Center, 101 E Pawnee.

Respectfully submitted,
Case Bell, Community Liaison – District III

Guests

Alan Welding
Lonny Wright