

## Wichita-Sedgwick County Comprehensive Plan Steering Committee Meeting

MAPC Large Conference Room, 10<sup>th</sup> Floor, City Hall  
3:45-5:30 p.m., December 18, 2013

### **Discussion Highlights & Points of Agreement:**

#### *Attendance - Plan Steering Committee:*

Stacie Christie, Peggy Elliott, David Foster, Joe Johnson, Ken Lee, John McKay, Cindy Miles, Tim Norton, Randy Oliver, Richard Ranzau, James Roseboro, Gary Schmitt, George Sherman, Debra Miller Stevens

#### *Attendance - Project Staff:*

Stephen Banks, Dave Barber, Scott Knebel, Jess McNeely, John Schlegel, Scott Wadle

### **1. Welcome -**

The meeting was called to order by Peggy Elliott. The Committee was advised that a joint workshop with the Wichita City Council and Plan Steering Committee has been scheduled for 4:00 p.m. in the 1<sup>st</sup> Floor Board Room on February 25<sup>th</sup> to discuss the development of the new Community Investment Plan.

### **2. Wichita Water Utility Department Perspective on Future Wichita Growth in Rural Water District Service Areas**

Mike Jacobs from the Water Utilities Department advised the Committee that there are engineering solutions available (e.g. chlorine booster pumps and fire flow interconnects) that would allow the City Water Utility to connect and provide fire-flows to future urbanized growth occurring within the adjoining rural water district service areas (outside the current City of Wichita water service area). There would be added utility services costs/charges associated with this approach that would have to be borne by either the rural water district or the developer/landowner. The real issue is essentially a 'cost-of-development' issue. Jacobs indicated that the City Water Utility does not currently desire to take over or buy-out other water service areas or providers, nor does it seek new customers outside its existing water service area.

While acknowledging that the private sector/market place should bear any additional water and fire-flow servicing costs associated with future Wichita urbanized development within rural water district service areas, some Committee members felt that the City of Wichita should be more proactive and supportive in helping developers address the technical and cost issues associated with the provision of such services, and assisting in developer negotiations with the surrounding rural water districts

### **3. Committee Workshop Session:**

#### **Proposed Wichita 2035 Growth Scenario Name Changes**

- The Committee agreed to defer discussion on new scenario names.

#### **Continued Discussion on Wichita Growth Scenario Development -**

- The Committee reviewed and discussed the 'needs' and 'wants' assessment and priority scoring results for each currently proposed/planned infrastructure project listed in the Baseline/Current Trend Scenario. Some Committee members were surprised at how most 'wants' were scored with a low priority ranking. The Committee expressed difficulty in balancing 'needs' and 'wants', particularly in the absence of off-setting revenue source information (for each planned project). Is a low priority 'need' always more important than a high priority 'want'?

It was suggested that it may be useful to set an overall ratio of future expenditures to fund projects in both the 'needs' and 'wants' categories (e.g. 80% of funds spent on 'needs'; 20% of funds spent on 'wants'), and then set priorities within each of these categories. The Committee felt it was important to determine at a high level, which projects have the biggest impact on the furthering the

community's economic growth; which projects are most essential to support the growth-elements of the scenario; and which projects should be on a wish list (opportunity funding). Potential revenue sources also need to be included with the proposed/planned projects. The Committee was reminded that under State statutes, the comprehensive plan is responsible for guiding planned investments (including revenues & expenditures) in the city and county capital improvement programs.

- The Committee briefly reviewed and discussed the Constrained Suburban Growth Scenario concept map. Cost estimate sheets were also provided to the Committee members for review.

*Staff follow-up items:*

Staff will present to the Committee for discussion on January 22<sup>nd</sup>, three draft scenario concepts (including revenue break-outs associated with the project expenditures; project relationship to future growth; suggested 'needs' and 'wants' ratings; and a relative timeframes for build-out).

**4. Committee Open Discussion -**

None

**5. Set Next Steering Committee Meeting -**

January 22, 2014, 3:45-5:30 p.m. in the MAPC Large Conference Room, 10<sup>th</sup> Floor, City Hall

**6. Comments from Public Attendees -**

Future revenues will be critical in determining the extent to which proposed/planned 'needs' and 'wants' will be realized.

**7. Adjourned - 5:35 p.m.**