

District V Advisory Board
Meeting Minutes
July 2, 2007
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*The **District V Advisory Board Meeting** was held at 7:00 p.m. at the Auburn Hills Golf Course Clubhouse, 443 S. 135th St. W. In attendance were ten District Advisory Board members, six staff and 12 citizens with seven signing in.

Members Present

Mike Bell
Dana Brown
Jay Buckmaster
David Dennis
Jay Flinn
Bryan Frye
Mike Hill
Darrell Leffew
Clarke Sandberg
Kelli Watkins
Logan Fritz – Youth Member
Council Member Longwell

Staff Present

Don Kirkland, Water Utilities
Jess McNeely, Planning
Shawn Mellies, Public Works
LaShonda Porter, City Manager's Office

Members Absent

Kenton Cox

Guests

Listed on last page

Order of Business

Call To Order

The meeting was called to order at 7:00 p.m.

Dennis (Frye) moved to approve the agenda for the July 2, 2007 meeting. Motion passed 9-0.

Frye (Brown) moved to approve the minutes from the June 4, 2007 meeting. Motion passed 9-0.

Public Agenda

1. Off Agenda Items

***Jack Ginder** has concerns with how the trash service is handled in the community. He advised that there is trash pick up every day of the week in his neighborhood, which means that every day a resident has trashing sitting at the curb. He would like the City to look at ways to have the trash service more organized so that trash is picked up only once or twice a week.

Frye asked the resident if he belonged to a Homeowner's Association (HOA). **Resident** advised that he did but the HOA does not meet and that their dues are used to mow the common area. **Frye** advised the resident to try and contact the service providers to see if they get a group rate

and organize a schedule to meet their needs. **Dennis** also mentioned that his HOA recently received an estimate for service in his neighborhood and the service provider is offering a discount to his HOA if they could get at least 90% of the residents to sign up for the service.

Action: Receive and file.

2. Scheduled Items

LaShonda Porter, Neighborhood Assistant, presented information on the Neighborhood USA *Conference. **Porter** highlighted that this was the 32nd Annual Conference and that the purpose of the conference was to provide the opportunity for community leaders and advocates to come together and share information, ideas, and success stories.

*Three citizens and **Porter** attended this year conference, in which, they presented the Citizens Academy program of Wichita as well as attended sessions presented by other participants. The presentation was well received by the 35-40 participants and the feedback indicated that the City of Wichita was represented well.

Porter provided examples of the different sessions that were provided during the conference as well as the benefits of attending the conference.

Action: Receive and file.

Staff Presentations

Community Police Report

Sgt. Clark Bolan, Community Police (CP) Officer Supervisor/West Patrol, advised that overall crime statistics have went down from year-to-date. He reported that there has been an increase in auto-theft; however, the increase is also due to a car lot being hit for several vehicles. Additionally, motorcycle theft is impacting the increase as well.

Sgt. Bolan also reported that the homicide on the east side has impact to the entire city and the education being offered to bar owners is being provided to all bars in the city. The education will be to help identify gang locations and individuals. There is also an increase in the monitoring of gangs as well.

Brown noted that in the past no gang activity had been reported in District V: how does the activity level compare to today's activities? **Sgt. Bolan** advised that there is an increase but not as much as other parts of the city. He did note that the homicide that occurred in District V did involve gang members.

Resident wanted to know who to contact for National Night Out. **Sgt. Bolan** advised that the event would take place the first Tuesday of August and they he could contact him at Patrol West for the appropriate contact.

Resident wanted to know what they could legally do to kids trespassing and entering the neighborhood pool. **Sgt. Bolan** advised that they should report the incident but if the Police are able to catch the kids on the property that would be best; however, if they could identify the child then the Police could go and speak with the parents to address the issue.

Board thanked **Sgt. Bolan** for his report.

Action: Receive and file.

New Business

AIA Wichita – Blueprint for America

Chris Kilewer, American Institute of Architects (AIA), provided the Board with information regarding the Blueprint for America. A brainstorming session was held a year ago to address the local community need – lack of connectivity. The AIA Wichita chapter proposes to work with the local city government and individual neighborhoods to design transportation hubs throughout the city and surrounding areas that create a visual identity for the city while offering an opportunity for coffee shops and retail spots to develop. In turn, the public transit system would become better established and a series of bike and walking paths could be integrated to create a secondary layer, reinforcing hub locations.

Currently, AIA has met with City staff to determine hub locations and is working with WAMPO to collaborate ideas. Ideally this plan would create an interconnection between transit lines and between the East & West Wichita.

Dennis wanted to know if the project would look to add shelters at the hub locations. **Chris** advised that was an option and that the design of the hub locations is open as they hope that the design competition will bring out some great ideas. The intent would be that the hubs become social spots with coffee and/or retail shops.

CM Longwell advised that Council has received some feedback on public transportation and that they are looking at some areas for enhancing the system. The discussion has led to ideas such as: 1) adding GPS tracking systems to buses, to identify where buses are at all times. This would allow them to add LED signage at bus stops so people know when the next bus is going to arrive. Having this mechanism would hopefully increase rider ship and eliminate the uncertainty many current and potential customers have; 2) creating park-n-ride areas that will allow people to park on the outskirts of the city and commute downtown; 3) creating a bus only lane; and 4) maybe creating a light rail service. **CM Longwell** thought that these ideas were ideas that the **DAB** should think about as we move forward and go through this brainstorming process.

Buckmaster stated he would like to see more about where the bus routes are going. As this information is vague and difficult to determine and that this is one of the reasons public transportation is not utilized. **Bell** agreed that he is also afraid that people don't know where the buses are going. **CM Longwell** agreed that you almost need a map that would show you the routes right there at the bus stations.

Leffew wanted to know if AIA had identified a need for this service. **Kilewer** advised that they are trying to work with the goals of Transit, WAMPO, and the PROS plan and add the connectivity piece to them all. The idea is that we provide something to the city on a volunteer basis that the City may be able to use. We are hoping that design competition will help to push these ideas. **Hill** asked if AIA is communicating with **Jay Bansiak (Transit)** about these ideas. **Kilewer** said they are.

Dennis communicated that with the new arena, mass transit may be needed to move people in and out of the city. He also indicated that bike paths are a good idea but they need to be separate from the street.

Brown wanted to know if other meetings have been planned for the public yet. **Kilewer** advised that they have been speaking at all of the DAB meetings and that they intend to have public meetings at a later date. **Kilewer** also advised that as they have more information they would come back to the DABs with an update.

Board thanked **Kilewer** for his time.

Action: Provided comments/Received and filed.

Water is Life and Infrastructure Makes it Happen Campaign

Don Kirkland, Water Utilities, provide information on Wichita's water utilities. He discussed the essential to the Water is Life campaign, providing details on the infrastructure, the city service, and the different departments that work within the water utilities division.

Kirkland explained that the goal of the Water department is to provide water for all purposes to the citizens and in order to do this we must take a look at our infrastructure, as the infrastructure in Wichita is over 100 years old

Kirkland then went on to point out the specifics for each of the departments that fall within the Water division:

Wichita Water Utilities

- Served 500,000 customers
- 24/7 Operation
- 348 Employees
- 5 Treatment Plants
- 4,000 Miles of Water & Sewer Pipes

Wichita Water Treatment

- *22,877 billion gallons (?) ~~BG~~ of water produced in 2006

Wichita Water Utilities Sewage Treatment

- *40 million gallons/day (?) ~~MGD~~ of wastewater treated per day
- 128,000 customer accounts
- 52 lift stations
- 4 sewage treatment plants

Wichita Sewer Maintenance

- 14,235 hours spent flushing sewers
- Knifed and cleaned 2.5 million feet of sewers
- Reduced sewer backups by 56% from 1997 to 2007
- Maintained 2,088 miles of sewer and 12,500 manholes

Wichita Water Distribution

- Maintains over 2,244 miles of water lines
- Replaces/relocates/maintains meters, mains and 12,076 hydrants

- Manages the Backflow Prevention Program to protect public health

Kirkland then advised that the infrastructure would be critical in the continued success of the Water division. He explained how the replacement and maintenance of the infrastructure would be needed to insure safe and adequate water and sewer service. The Water division is looking to insure quality water is provided for Wichita's future.

The next 10 years will take reinvestments to accomplish this goal.

*Water would need to invest up to \$345,415,000

*Sewer would need to invest up to \$200,000,000

These investments would require short and long range planning.

Hill wanted to know the proposed increase to the citizens going before Council was intended for? **CM Longwell** advised that the dollars were earmarked for additional infrastructure for storm water run off.

Leffew wanted to know if the reinvestments **Kirkland** described would be paid for solely by increases in rates or if the city would look at other options. **Kirkland** advised that this is normally paid for through rate increases.

Citizen wanted to know why he receives a bill from the city every six months and he does not have a water line? **CM Longwell** directed the citizen to provide **Porter** with his contact information for follow-up.

Dennis wanted to know if a bus tour could be set up for the Board members to tour all of the plants. He also wanted to know the status for the city's recharge rates. **Kirkland** advised that they were in the first phase of operation and they currently do up to 10 million gallons a day.

Citizen wanted to know why Wichita enjoys such low water rates. **Kirkland** advised that the main reason has been due to good management as well as doing things in a timely manner.

The **Board** thanked **Kirkland** for his presentation and time.

Action: Provided comments/Received and file.

DER2007-00004

David Dennis advised that he would not participate in the voting on this item as he is a Board member for the Metropolitan Area Planning Commission, and he will vote at that time.

Jess McNeely, Metropolitan Area Planning Commission, provided information on the request to amend the definition for recyclable material and wrecking/salvage yards. The Unified Zoning Code currently does not contain a definition for "industrial scrap materials;" the proposed change would address this need.

The proposed UZC amendments define "Industrial Scrap Material" within the definition of "Recyclable Material," establishing conditions for how the scrap material is to be handled and processed for future use. The proposed amendments have been written so that they can apply to both City and County if they choose to adopt them.

Staff is recommending approval of the proposed amendments to the UZC based upon the following findings:

1. The zoning, uses and character of the neighborhood: The proposed amendments would allow “industrial scrap material” to be processed at “Recycling Processing Centers,” a use that is comparable in intensity to other uses allowed in the subject zoning districts (OW, GC, IP, CBD, LI, and GI). The “industrial scrap material” addition, as proposed, to the definition of “Recyclable Material,” would allow for recycling centers to accept and process this material locally, thereby improving the chances that local industries and manufactures would do more of their material processing in the area, other than having to ship their material out of the area/region to be processed.
2. The suitability of the subject property for the uses to which it has been restricted: Recycling facilities are currently restricted from accepting and processing industrial scrap material because of a lack of definition of the term “industrial scrap material” and lack of understanding on what exactly is considered “industrial scrap material.” The level of analysis that occurs in a zoning case and the findings for each approved case should adequately guarantee that any property zoned OW, GC, IP, CBD, LI, or GI is suitable for a recycling processing center.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The recycling centers that exist in and around the City are currently processing material that is brought to them for recycling. The addition of industrial scrap material will be no different than what is currently being processed at these recycling centers. Given this factor, allowing recycling centers to accept and process industrial scrap material should not detrimentally affect nearby property.
4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Recycling centers allow people, businesses, industries, and manufactures to bring in recyclable material for processing. This process produces material that can be reused and is thus an environmentally friendly process by reducing the demand on raw material to produce new parts, products, etc. Amending the UZC at this time to allow recycling centers to expand the type of material that they can accept and process, likely will have a positive impact on the local economy.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan: The Comprehensive Plan has identified areas that are suitable for commercial and industrial development. Each zoning request is reviewed against criteria specified in the Comprehensive Plan. Therefore, any proposed recycling facility should be in conformance with the comprehensive plan to the extent that the zoning is in conformance with the comprehensive plan.
6. Impact of the proposed development on community facilities: The Zoning Administrator will consider traffic issues during the case application process, as a site plan is required. Additional traffic could be anticipated during the operation of the recycling center that accepts industrial scrap material. Otherwise, recycling centers accepting industrial scrap material should not have a negative impact on any other public facilities.

Bell wanted to know how waste is currently discarded that is not covered under the UZC?
McNeely advised that this would only allow industrial waste materials to be collected and

recycled at the recycling center. **CM Longwell** questioned whether this would allow them to disassemble a truck and recycle and **McNeely** advised that it would not allow that type of activity.

Dennis asked what the limitations are. **McNeely** stated that most of them are indoor (enclosed) operations in the lower zoning districts, which does not permit them to have any outdoor storage.

CM Longwell wanted to know if there were any businesses in District V that would be impacted. **McNeely** advised that he was not aware of any salvage or recycling business in the district.

Sandberg wanted to know what businesses have done before now. **McNeely** advised that they have been shipping the shavings out.

Leffew stated that industrial scrap is very vague and would like the definition defined better. **McNeely** advised that law has reviewed this UZC and they are comfortable with how it is defined.

Brown wanted to know if examples would be included in the UZC to help identify what materials were covered under this definition? **Leffew** again voiced a need for the definition to be more specific. **McNeely** asked for specific recommendations on how to change the definition, none available.

Millie Dole representative for the **Wichita Kennel Club, 3448 N. Emporia**, stated they are opposed to the request and would like the Board to vote against this request. **Dole** advised that approval of this request would circumvent the decision that was made by Council in 2005. She advised that originally the owners of a business requested a conditional use permit and the MAPC deny the request in May 2005 and the Council deny the request in July 2005. The Kennel Club feels that this is another way for the owners of this business to continue to operate their business illegally. She also wanted to know who requested that the definition be changed.

McNeely advised that the Advance Plans Committee sent the request. He stated that the business in question could currently operate a recycling facility regardless of the definition change and if they were operating illegally this definition would not make their activities legal.

Another citizen requested a copy of the memorandum that was being discussed and advised that the business in question is operating as a junkyard and not a recycling center. This business was not granted a conditional use permit in 2005 and the Board should not consider this request as again, it circumvents the decision made in 2005 by both the MAPC and City Council. In addition, these owners are not operating as a recycling center now, but as a salvage yard and this amendment would just make what they are doing legal.

McNeely explained that staff cannot make recommendations on past behaviors, as the item before the **Board** today is requesting an amendment to the definition. **CM Longwell** agreed but also noted that even if this item was approved this would not make the business operations legal. The **citizen** wanted to know what benefits to the community at large does changing the definition have and what process does this improve for businesses in Wichita. **CM Longwell** asked the citizen if they had discussed their concerns with the Council Member for their district. The **citizen** stated that **Council Member Fearey** was aware.

Frye also noted that changing the definition would actually force them to work inside and be more restrictive to the activities they could have at the recycling centers. So changing the definition would be better for the community.

Another **citizen** wanted to know what the business is doing now. **Bell** advised that they are bringing the shavings in large containers and blowing it into a semi-trailer and shipping off.

Dennis advised the citizens that the Council Member and District Advisory Board for the district needs to be involved in citizen concerns and that the **Board** appreciated their concern. However, the discussion needed to go back to the request before the **Board** today.

Action: Mike Hill (Frye) moved to approve the request based on the recommendation of staff. Motion passed 7-2 with (vote opposed by Leffew & Bell; Dennis abstained). -

Petition to construct a Water Distribution System

Shawn Mellies, Public Works, presented a request to construct a water distribution system to serve unplatted tracks on Hoover Road from 23rd Street North to 25th Street North. The petition included signatures of 50% of the residents and 54% of the improvement district area, which qualifies this as a valid petition.

The estimated project cost is \$126,000 with \$63,000 assessed to the improvement district and \$63,000 paid by the Water Utility department. The estimated assessment to individual properties is \$30.51 per front foot of ownership. The City share is for the cost of over sizing the pipe to serve future development outside the improvement district.

Staff is recommending approval of the petition and construction for the water distribution system.

Bell wanted to know if this would be a replacement or new system. **Mellies** advised that this would be a new system.

Dennis wanted to know why the Water Department was helping pay for the system. **Mellies** advised that due to the over sizing of the system the City covers the cost for the additional line. He advised that generally that would put in 8 inches; however, this system will be 20 inches.

David also wanted to know how accurate the estimates were. **Mellies** advised that they are as accurate as possible, but they could change based on the contractors schedule and competition. **Brown** asked if the estimates were normally overstated and if there were any vacant lots in the area? **Mellies** advised that yes they are generally over estimated and that there are a few vacant lots.

A **citizen** wanted to know if a resident does not sign the petition, do they still have to pay if the system is built. **Mellies** responded yes.

Action: Brown (Bell) moved to recommend approval of the request. Motion passed (10:0)

BOARD AGENDA

Board Updates and Issues

Council Member Longwell

- WAMPO has taken a change (type of change?) and he has been appointed to city on this Board.
- July 16, 2007 - Please plan to attend the Special DAB meeting of the proposed 2008 City Budget, involving discussion. The meeting will be held at City Hall, Council Chambers at 6:30 p.m.
- Swearing in DAB Members – Mr. Sandberg and Mr. Elsey will need to stop at City Hall, City Clerks Office to be sworn in.
- Westlink Neighborhood Association said they are not getting e-mails from the Neighborhood Assistant and would like to be added the distribution list. LaShonda requested they sign in and they would be added accordingly.
- District V Advisory Board Members outing - Would like to reschedule since the game was rained out. Will identify some dates and send out some information for the selection of another date and time

District Advisory Board Members then did self-introductions. After introductions, LaShonda polled the Board members to determine how the DAB information would be delivered to them. The final decision was to have the information e-mailed and a hardcopy provided at the meeting.

John Poettker, Westlink Neighborhood Association President, advised that they are active and their boundaries are from 13th to Central and Tyler to Maize. He also advised that they would have a member from the Neighborhood Association attend the DAB meeting monthly.

Action Taken: Receive and file.

Adjournment

With no further business, the meeting adjourned at 9:45 p.m.

Respectfully Submitted,

LaShonda Porter, Neighborhood Assistant

Guests

Millie Dold 3448 N Emporia
Pay Mayhill 991 Wilbur Lane
Hank 3448 N Emporia

Todd Mayer 722 N Golden Hills
Jane Byrnes 9500 Delano
John Poettker 9026 Harvest Court
Walter 1746 N Nevada