

DISTRICT VI ADVISORY BOARD
MINUTES
NOVEMBER 5, 2001
www.wichitago.org

The District VI Advisory Board meeting was held at 7:00 p.m. at Evergreen Recreation Center located at 2700 N. Woodland. In attendance were the District VI City Council Member, (9) District Advisory Board Members, (8) City staff, and approximately seventeen (17) citizens.

Members Present

Linda Matney
Bob Wine
Bob Schreck
David Pendergraft
Rosalie Bradley
Doratheia Sloan
Bickley Foster
John Cohoon

Members Absent

Veronica Casados
Terri Dozal
John Van Walleghen

Staff

Frank Silva	Police Department
John Ryan	Police Department
Walt Bratton	Parks & Recreation
Leah Hoffman	Parks & Recreation
Rob Younkin	Water & Sewer
John Philbrick	Property Management
Cathy Holdeman	City Manager's Office

Guest

See page nine.

ORDER OF BUSINESS

Call to Order

Council Member Sharon Feary called the meeting to order at approximately 7:00 p.m. and welcomed guests, as well as asked DAB members present to introduce themselves.

Approval of Minutes

The minutes of October 17th were approved, noting the following corrections: Neighborhood Reports adding “change will be made,” adding Kyle’s name to the attendance list and a change made on used parking lot (needs to state defacto used car lot) Wine/Foster.

The minutes of October 1st were also accepted/approved, with a correction to Water & Sewer item added. Foster/Wine

Approval of Agenda

The meeting agenda was approved.

PUBLIC AGENDA

The Public Agenda contains requests from members of the public who desire to present matters to the Board. All items will be allowed five (5) minutes of presentation time to clarify the issue, provide background information, and identify the requested action. Printed materials are encouraged.

No items have been submitted

BOARD AGENDA

POLICE REPORT

1. Graffiti and Gang Tagging

Officer Frank Silva gave a brief overview of the increase in graffiti and how it is being handled. Officers John Ryan, and Wendy Jacobs assisted in the presentation. Officer Silva described the rash of graffiti incidents happening lately, stating that ten to fifteen area residents/businesses had been vandalized recently. He stated that a group known as P.F.L.-Players for Life, some members formerly known as V.L.B., Vato Loco Boys, may be trying to merge certain factions of both groups and may be responsible for the vandalism. Law Enforcement gained names of possible suspects, particularly someone named “Sleepy,” but approximately thirty suspects had that alias in the City. Law enforcement did, however, narrow the list down to 2-3 suspects but said that with their street savvy, none would admit to “tagging” residential and businesses. One suspect, a.k.a., “Sleepy,” (most likely suspect) was brought in and spoke to about the issue. Law enforcement then explained the process of how to work with staff to get the graffiti removed from their premises. Depending on how soon owner wants it removed, graffiti has taken on average about two weeks to remove.

Officer Ryan stated that the general public needs to be more familiar with graffiti reporting and what department to contact, such as OCI or Police and he explained the process of how to file a graffiti complaint. Officer Ryan asked DAB and those in

attendance to spread the word about the complaint process. Bradley stated that at one time, citizens had to do/document the process and had to clean it immediately and wanted to know if that still was the case? Officer Johnson stated that it depended on the owner and how fast they wanted graffiti removed from premises. Some owners have to go through an insurance process, etc. and that took longer.

Recommendation: There was no recommendation on this item.

PLANNING

2. **CON2001-00056 Conditional Use to permit a Day Reporting Center south of 21st Street, East of Broadway 3/8 mile**

Dale Miller from the Planning Department explained the application for placing a Day Reporting Center at the above referenced location. He explained how the applicant wanted to demolish and place new (10,000 sq. ft) building with parking in front and the back. He indicated that this was the third attempt to relocate the Day Reporting Center and explained the previous sites that had been rejected. He also stated that the City has looked at over 50 sites. Dale spoke about the regulations that only allow conditional use and explained the restrictions on placement on a Day Reporting center. He stated that with the conditions on page 3 of the report, staff recommended approval of this site. Lastly, he explained that if approved, there would be one-year to start/finish the project and asked if there were any questions from DAB board?

DAB member Foster stated that we (the public) are receiving false information on the zoning and funding, and wanted to know which should we address as DAB board first? Foster also expressed concern that staff continually try to locate the facility within District VI. He said he wasn't against the proposed location, but believed officials could make the report more accurate. He expressed concern over language in the Staff Report such as the word "clients" and believed the language should reflect State language, calling clients "offenders." For accuracy, Foster wanted language in the report to refer to individuals reporting to these Day Reporting Centers as "offenders." Additionally, Foster said language in 2000 Senate Bill 323, doesn't require the facility to be located in Wichita. "In my opinion, it doesn't require Wichita to do anything," he said. Lastly, Foster said that in regards to recommendations-the site plans are good but should be larger and spell out the dimensions and also wanted to know about licensing and if it went to Alternative Correctional Housing?

Miller replied that a local board regulates and Bradley stated that OCI makes all the decisions on licensing. Foster asked what the procedure was for changing report and Miller briefly stated that the report would go unchanged. Feary stated the there's merely a difference of opinion on language.

Miller pointed DAB members to the first paragraph in the report and stated that it clearly states what type of clients/offenders were in the center and what a Day Reporting Center was. Bradley expressed concern over the number of parking spaces available and after discussion from it was determined that approximately 52 spaces. Bradley stated that there needs to be more parking spaces and that "prior meeting, they said they could expand this area, where would it expand and is all property owned by the same person?" Miller

affirmed that the area could be expanded. Wine asked how this area compared to the McClain site? Miller stated that he wasn't sure, and perhaps someone else may be able to answer that?

Foster asked if there was a distinction among type of offenders? In particular, he wanted to know if only sex offenders would be admitted to this facility? Miller replied, "No, correctional, would be used by-right." Van Walleghen asked if conditional use had a max client and Miller stated that it could be added, now max is 120 clients. Bradley asked if another center could be placed on adjacent property. Miller stated that other members in audience could address that concern more appropriately.

Cathy Holdeman, CMO said that she could answer the questions related to the financing. She stated that City Council took action on Oct. 16th that the site is approved. She explained the leasing payments and front end cost, as stated in the Staff Report. Van Walleghen asked was City paying for the facility and Holdeman explained where the funds the City would use to help finance the Center came from. She also stated that the City has offered to lease temporary space on Dewy and Main St. but that the location was outside their service delivery area but they will use if they have to. Wine stated that DAB's last recommendation was hit heavy by the public and wanted to know if this would be another problem? Holdeman replied, "Not sure I can answer because we do not know if there will or will not be public opposition." She said it was a difficult site to locate, as evidenced by the numerous attempts that have failed thus far.

Foster asked how much facility would cost? John Philbrick, Property Management, said the cost is approximately \$800,000. Foster then expressed concern that the City would spend a little over a million dollars and own nothing after a ten-year leasing period. "Why can't the City build this building," he asked? Holdeman responded by reminding the DAB members of how the City tried to do just that at the other two locations and neither of the sites worked. Foster asked about the possibility of eminent domain, instead of paying the requested amounts.

Holdeman referred DAB to Tom Docking of Community Solutions, Inc. Docking stated the he'd like to point out a couple of things on the Kansas Statute and on a couple of comments made at DAB meeting tonight. He said on the question of whether or not the City of Wichita had to do anything-Should the City decline site approval, the statute empowers the Secretary of Corrections, with Federal regulations considered, to locate the facility somewhere in the community. He said they've run into similar problems in Kansas City and reminded DAB of the Secretary of Corrections statutory power to overrule any opposition if forced to. He said the State is trying to work with the community and that they've had good places but all had been disapproved. Also, condemnation involves years of litigation that Community Solutions, Inc. or Department of Corrections didn't have. Foster stated that it was basically a mandate from the state and Docking stated that the federal government was involved also because they've required us to provide these types of facilities.

Docking also addressed concerns that the center was merely for sex offenders. He explained how the Secretary of Corrections assigned clients to the program. He said there's GPS monitoring, and a strong training and counseling component to the program

and that the range of offenders are up to the Secretary of Corrections and may be any type of offender but will most likely be people who won't return to prison. "To answer your question, though, this isn't a sex offender program," he stated.

Foster stated that 2403 Broadway, an alternate site is better and wanted to know if city owns Old Sutherland Lumber and should perhaps place facility there. Feary asked Philbrick if city own that property and Philbrick said he didn't believe the City owned that property. Wendal Hernes (audience)-When process first started, CSI looked at building at a location before and site was seen as usable, why or what has changed?

Docking stated that CSI was on binding lease and said he wasn't aware that they ever looked at that particular site. Holdeman said the site initially looked at is 4,000 ft but CSI needs 10,000 and that's why the site wasn't good.

Foster made the following recommendations:

- 1.) To refer to clients as offenders.
- 2.) More detailed site plan.
- 3.) Permits, to include licensing
- 4.) Change item #3 to "State Supervision."
- 5.) Refer to taking out local and citizens language and replace with "individuals."
- 6.) Seek additional sites.
- 7.) Item six-consider 260 per day 365-day year, replacing language with "could" not "should."
- 8.) Add that conditional use should be only for the Day Reporting Center and no other type(s) of facilities and no other user be allowed to go in "by-right."
- 9.) Add that Ohio site be a secondary option if 21st St. site fails.

Bradley seconded but wanted to add that conditional use only for Day Reporting Center and no other type(s) of facilities and no one can go in "by-right."

Fearey asked if DAB wanted to make recommendations on the financing portions. Sloan asked if there was any other way to finance/fund this project? She wanted to know why taxpayers had to pay for project and believed that the owner should. Fearey replied that the owner wouldn't pay for it. Bradley stated that staff should find another way to fund this instead of CDBG. Foster wanted to know if other DAB members were concerned about this. He believed it was a "sweetheart deal," and preferred eminent domain. Fearey reiterated that eminent domain is an expensive and long drawn out process and spoke about her experiences with the cases on Kellogg. Fearey stated that the community had to find someplace to place the facility and urged the DAB members to look at it from many different viewpoints. Pendergraft said DAB has made good decisions, but the City Council hasn't approved. He said the owner knows he's in good position and thought the people will be in community no matter what. "We're in a corner where we need to make a decision, let's put Ohio site back on the agenda."

Recommendation: Ohio site be a secondary option if 21st St. fails.

Wine/Bradley

3. **ZON2001-00060 Zone change from “MF-29” Multi-Family to “GC” General Commercial. North of 29th Street and west of Fairview (344 West 29th Street North).**

DAB members reviewed and didn't have much comment but Agent John Tasset, 207 N. Pershing, had approached DAB and said he would like to answer any questions. The applicant wants to expand the self-storage business onto the application area. DAB members said they saw no reason for the unnecessary expense for applicant pursuing permit and stated that in the event that owners to North want to pursue access, they should have right to do so.

Recommendation #1: I'd like to move that we approve staff report. (Foster/Sloan)
Bradley asked if they would use 30th St. and Tasset said they'd come in on 29th St..

Recommendation #2: MAPD-30th St. North, Study affect of doing that. (Foster/Sloan).

*****Action taken: Receive and make recommendation

6. **New Appointment to DAB VI**

Fearey announced that she'd like to move item #6 up. Since Dorathea Sloan was moving to Colorado, she'd like to announce the Maurine Willis will be taking Dorathea Sloan's place on DAB and will be appointed at tomorrow's Council meeting.

*****Action taken: Receive and file

BOARD AGENDA

4. **Park and Recreation Department**

New area staff will be present to review the programs that are available to District VI.

Leah Hoffman introduced herself and described her tenure (10 months) with the City. She explained that there were two new superintendents in the City and explained the area of responsibility for each. She stated that she was in charge of the area South of Kellogg and that Walt Bratton was in charge of parks north of Kellogg but she'd be happy to answer any questions about Parks & Recreation in her area of responsibility. Then, Walt Bratton introduced himself to DAB members and explained what his North of Kellogg area of responsibility consisted of. He told DAB members how many parks were located in his area, as well as how much acreage (781) it consumed. Walt has been with city four months and gave DAB members his contact information.

Foster asked if the park on 25th Street was finished and Walt explained that it was currently in finishing stage and would be ready for play next fall. Foster also inquired about Bridgeport and Walt said it would be ready late summer, early fall. Bradley asked about pool at Minesa, because she'd been getting a lot of complaints about the maintenance there. Walt and Leah explained that money was in CIP and Parks & Recreation have all maintenance items on a rotation schedule to be fixed prior to next summer. Leah said there were approximately 12 pools at \$25,000 a piece and that Parks

& Recreation wanted to take a pro instead of reactive approach to maintenance. There were no additional questions.

*****Action taken: Receive and file

5. **Wichita Assembly - Community Reconnection**

A New Beginning for Offenders need appointments made from the DAB or neighborhood associations from District VI. *Information included*

Fearey spoke about how Wichita State University was hosting a Wichita Assembly and needed a DAB member to volunteer to attend the event. She said Misty Bruckner and Rosalie Bradley were attending. Fearey was looking for another volunteer and explained what the program was in reference to. David Pendergraft volunteered to attend the event.

*****Action taken: Receive and make recommendation

7. **The Water & Sewer Department**

Staff will discuss improvements to the existing 48-inch raw water line that supplies water for treatment to the water treatment facility on Sims Park Drive.

Rob Younkin, Water & Sewer, explained that the current line needed to be repaired and explained how the original alignment was constructed in 1940's. In 2000, the City Council voted to repair, then after evaluating the pipeline, staff noticed more extensive repairs needed to be done. Younkin said the pipeline needed "Slip-lining" and explained the process. He explained that staff's purpose of being there was to provide information to DAB, that another informational meeting would be held at Evergreen Rec. Center on November 8th from 7:30-8:30pm and that construction would begin November 12th. The project was slated for completion by end of May 2002 and would take approximately 17,000 ft. of new pipe and slip lining.

Bryce Winter, 411 N. Webb Rd. was the contractor that will help complete the slip line portion of the project and he explained the project timeline, beginning in the Northern area of the City/District. Bryce explained that insertion pits would have to be dug, approx. 60 ft. long and 20 ft. wide and estimated that there would be approx. 25 pits. DAB asked how many residents would be blocked from area and Bryce said that that couldn't be determined at this time. Bradley asked if street were torn would be repaired correctly, in terms of patch or permanent repair? Younkin explained that both would take place. For the short term, the street will be patched but for the long term, a company would be contracted to place a new street in areas affected. There was concern from DAB that Water & Sewer's project would conflict with other projects taking place within the District and Younkin reminded DAB of how important replace the pipes were to the general public. Fearey stated that Public Works and Water should collaborate their efforts when considering major projects in the City, so that it would not be as detrimental to the District. Bryce said that Dec. 15th is when the last leg of the project was slated for completion and Younkin explained that staff was doing two projects at once o avoid tearing up area twice.

*****Action taken: Receive and file

8. **Problem Properties**

DAB Members are given the opportunity to identify and report problem properties throughout District VI.

Pendergraft spoke briefly about problem property located near Cowtown that may be city property. He said that City lights near Cowtown, had burned out lighting and in some areas, there were missing or damaged lights.

*****Action taken: Receive and follow up with appropriate departments.

9. **Updates on Previous Issues**

Meridian at K-96/I-235 North- repeated accidents, do we want a traffic count and report? Fearey stated that Wine had complained about this issue but Wine indicated that he hadn't and was speaking of another area. Fearey stated that it may be a KDOT issue but would check on and Sloan stated that a light was needed, therefore recommended a traffic count.

CDBG's \$215,000 for public facilities

Feary stated the CDBG had already been addressed and moved to next item.

13th and Bitting

Feary stated that 13th & Bitting was all in compliance

District Advisory Board Administrative Policy Take

Feary passed out recommendations to the policy and asked DAB members to take home, review and discuss at a later date.

*****Action taken: Receive and file.

10. **Neighborhood Reports**

DAB Members will be allowed time to give reports from their neighborhood/homeowners groups on what events/activities are taking place throughout their areas.

Feary stated that the City approved property N. of 21st on Coolidge, Behind Old WalGreen's is where new Fire Station will be placed. Feary also stated that those on DAB last year heard case from APEC engineering, and they misrepresent the dimensions of the building. They omitted that the building (behind Horace Man School) is proposed to be 48 ft. high. Foster asked what could be done about the situation? Feary said she wasn't sure but would ask the City Manager because we didn't approve what was being proposed and since the building hasn't been constructed yet, we should revisit this. Feary

also stated that it was not a done deal and may come back to DAB because City has/owns the Railroad Right-of-Way.

*****Action taken: Receive and file.

ANNOUNCEMENTS

- ACH Board - November 15th at 1:30 First Floor Board Room
- MAPC Public Hearing / CIP proposed amendments- November 15, 2001
Planning Commission Conference Room, 10th Floor, City Hall, 7pm.
- Presidents Council- Thursday, November 29th, First Floor Board Room, 7pm
- MAPC Cell Towers Comprehensive Plan meeting is 6:30pm on Oct. 15th.
- Riverside Chili Feed

ADJOURN

With no other business, Council Member Fearey adjourned the meeting at 9:55 p.m.

Respectfully Submitted,

Henry Jackson, Management Intern
City Manager's Office

Guests

Lola Howard	2534 Mascot
Wendell Turner	2623 Fairview
Joan B. Cole	323 N. Market
John Tasset	207 N. Pershing
Bridgette Franklin	Community Solutions, Inc.
Tom Docking	Community Solutions, Inc.
Kent Sisson	Kansas Department of Corrections
Ken Thomas	2300 N. Broadway
John Dittmer	823 Litchfield
Bryce Winter	411 N. Webb Rd., MKEC Engineering
Kathy Dittmer	823 Litchfield
Herbert Sloan	3929 N. Athenian
C. Dean Pressnall	2211 Bella Vista
Bill Gale	455 N. Main
Beale Willes	3834 Woodson
Merl Hollis	2307 McLean Blvd.
Bonnie Hollis	2307 McLean Blvd.
Jerry Prichard	1607 N. Clarence