

District III Advisory Board Minutes
www.wichita.gov

February 2, 2005
7:00 p.m.

Colvin Neighborhood City Hall
2820 S. Roosevelt

The District III Advisory Board meeting was held at 7:00 p.m. at the Colvin Neighborhood City Hall at 2820 S. Roosevelt. The District III City Council member, Phil Lambke and eight (8) District Advisory Board members were in attendance. Five (5) City staff were present and approximately 60 members of the public, 33 signed in.

Members Present

Jim Gulick
William Ward
Phyllis Hall
Joann Hartig
Charlotte Foster
Judy Dillard
Matt Foley
John Kemp
CM Phil Lambke

Members Absent

Laura Simpson

Staff Present

Vicki Mork
Officer Hinnens
Officer Diehl
Officer Virgil Miller
Jim Armour

Guests

see page

ORDER OF BUSINESS

Call to Order

Council Member Lambke called the meeting to order at 7:00 pm.

Approval of Minutes

Kemp (Foster) moved that minutes from the December 1, 2004 meeting be accepted and approved.

Action: Received and filed.

Public Agenda

1. Scheduled Items

Pamela Martin, Director of Clinical Services presented information regarding the clinical services available through the Sedgwick County Health Department. On July 1, 2004 across

the board cuts were implemented affecting all Health Department services. This impacted the Clinical services that had been available at Colvin, Stanley and the Southeast Health Station. Now they send out the mobile clinic. It is available at Colvin Neighborhood City Hall on the third Thursday of every month. Plans for establishing a satellite health station at the Wichita Mall have been shelved. County officials are currently Interviewing for new director. The new director will determine if satellite plans are to go forward.

Recommended Action: Receive and file.

2. Off Agenda Items

Lonny Wright, 1020 W. McArthur expressed gratitude and thanked Council Member Lambke for his years of service. Wright said Council Member Lambke stood tall even if he was the sole dissenting vote. Lonny Wright appreciated his support of him on the Board of Appeals of Plumbers and Gas Fitters.

Recommended Action: Receive and file.

Staff Presentations

(This agenda item was moved up to number 3 at the request of Terry Smythe so he could attend DAB IV meeting also being held at this time.)

7. ZON2004-00066

Terry Smythe, Baughman Company appeared representing the property owner. He explained this was an infill project that would bring jobs to this area of town and rehabilitate a large empty building. The zoning request involves a small piece of property at the intersection of George Washington Boulevard and Oliver and a piece of property north of the building and east of George Washington Boulevard that is the proposed site of a 97,000 square foot overflow parking lot. The property that the building sets on is already zoned "LC" Limited Commercial.

Richard Crawford, manager of the Remote Encoding Center currently located at Westway explained the US Postal Service recognized the terrific work ethic of the Midwest and proposes to rehabilitate the building for use as an Regional Remote Encoding center. Currently he employs 750 people and is hiring 50 new people every three weeks through the end of the year. No mail would be brought to the center; all work is received over phone lines. The center would operate 24 hours per day, seven days a week supporting mail flow across the United States. Their three busiest weeks of the year are during December and at that time the overflow parking would be utilized. **Crawford** explained that final approval of the project is pending but anticipated around May 1.

DAB and public questions and comments included concerns about the shifts of employees – explained they come and go all hours not limited to specific shifts and various neighborhood folks expressed concern that run off from the parking lot would contribute to the flooding problems of Gypsum Creek during heavy rains – it was explained that engineering studies determined that run off would not be a problem. CM Lambke reminded folks that the CIP included projects to enlarge the creek channel beginning next year. **Ward**

expressed concern that since this project was not brought to DAB initially that neighborhoods are distrustful of government actions that are not clearly spelled out.

Kerin Smith, 2240 S. Crestway, president of Meadowlark Neighborhood Association clarified parking areas. She expressed concerned about drainage. **Smythe** said there should be no problem and City engineering has authorized drainage is sufficient.

Roger Smith, 1932 Lexington said Gypsum Creek can't handle water now and expressed concern about the impact of new parking lot. **Smythe** says drainage is not an issue that it's more of a site-isolated issue. Just because some areas impacted by isolated storms doesn't necessarily mean there is a problem meeting drainage standards. He requests the City or Post Office buy his house as this project is going to impact his house

Suzanne Morgan, George Washington Boulevard asked if drainage from parking lot would affect flow of creek higher up. **Smythe** says it would affect creeks higher up to a degree. **Suzanne Morgan** is concerned about the effect on her property higher up. **Smythe** explained storm events do result in uneven rain over an area. **Hall** asked if the parking lot could be turned in to strip mall. **Crawford** said he was unable to answer that as the Post Office would not own the property.

Elena Ingle, 3608 Meadow Lane endorsed the project saying she trained for the facility but was unable to work due to health issues but she said they were good employers.

Gulick pointed out that since the project had not received final approval from Postal Authorities it's possible that the zone changes may not be needed. He suggested that they approve changes contingent upon project approval.

Action Taken: Ward (Gulick) recommended approval of the zone change contingent upon approval of this project. Motion passed unanimously 8:0.

3. Community Policing Report

Officer Diehl reported all Community Policing officers began working 10 hr work days. Off days are Saturday, Sunday, Monday. **Officer Hinnners** days off are Friday, Saturday, and Sunday.

Hartig expressed concern that midtown prostitution crack down may drive the girls back to South Broadway. Officer Diehl explained that South Patrol continues to enforce efforts on prostitution in that area. **Officer Hinnners** reported that there would be a gang awareness meeting at Jardine on February 10th at 7:00 p.m. **Foster** asked about graffiti removal. **Diehl** explained Public Works hasn't been as responsive as they are real busy with tree removal.

Mark Burnett, 2944 Timberlane concerned about tree limbs blocking right-a-way from the northwest corner of Timberlane and Pawnee.

Recommended Action: Receive and file.

4. Public Works

Bike Path – Jim Armour, Acting city Engineer presented two options for completion of bike path along I-135, Gypsum Creek and George Washington Boulevard from north of Pawnee to the Kansas Turnpike. Two options were presented for connecting the bike path to the bridge going over I-135, Option A located the path on the north property line of Joyland while Option B routed the bike path through a residential neighborhood.

Many residents of the potentially affected neighborhood spoke against Option B including the following: **Merle Thorton**, 2714 Southfork favors Option A feels Option B is disruptive; **Donna Thorton** spoke against Option B; **Goldie Barnes**, 2707 S. Hillside not in favor of Option B; **Donna Burnett** spoke against Option B. **Hall** asked how to keep cars off bike path and **CM Lambke** explained barricades would be used.

Action Taken: Kemp (Ward) moved approval of Option A. Motion passed unanimously 8:0.

5. Public Works

Oliver Street Bridge at Gypsum Creek --Jim Armour introduced **Mike Lindebak** as agent for engineering firm Cook, Flatt, Stroble. He explained the proposed improvement project for rehabilitating the existing bridge. The bridge would be rebuilt half at a time in an estimated 6 month project. Gulick expressed concern that traffic flow would be interrupted and George Washington Boulevard would be used as an alternate route. **Ward** asked if traffic signal would be adjusted and **Lindeback** said he would leave that to the traffic engineer. **Foster** asked if bridge would look like Lincoln Bridge that is east of Oliver. **Lindeback** said main goal to rebuild bridge so it won't look exactly like it but would be similar.

Dillard asked if the creek was to be widened and **Lindeback** replied that KDOT did not authorize that change but they were changing the creek bank as much as they could under the bridge.

Action taken: Gulick (Dillard) recommended approval of the project. Passed unanimously 8:0.

6. Public Works

Jim Armour explained the Pawnee corridor study identified several stretches of the road for improvement. Chris Young with Young and Associates presented the proposed improvements. He explained the pavement is deteriorated and lanes are narrow. The road does not meet today's standards so drainage improvements are proposed along with wider lanes, center turn lane, and an increased slope to hasten run off but preserve the overall grades. The road will be expanded in a fashion to try and save the large trees.

Hall will this help street flooding. **Young** said yes will attempt to drain water off road faster. **Ward** asked about status of other Pawnee project. **Armour** explained the Pawnee and Washington Improvement to Hydraulic is on hold and State of Kansas not granted the City approval to buy right of way property but an emergency request had been made.

Dillard asked about Pawnee Railroad project and **Armour** explained the rail corridor project was being rebid. **Foley** asked if Pawnee homeowners on north side of street were in limbo. **Armour** replied the City of Wichita constantly encouraged KDOT to move forward so the project could move forward, he expects approval at anytime.

Jesse Sheffield, 2526 S. Mosley asked about cul-de-sac. **Armour** concerned about the timing of project. **Sheffield** said it was to be part of the larger project. **Armour** said bids would be taken either this fall or next spring. **Sheffield** asked if Pawnee curve west of Broadway would be adjusted and **Armour** said yes. **Sheffield** asked if Pawnee from Broadway to the railroad tracks could be improved. **Armour** replied the timing and extent of the railroad project is not known at this time.

Action taken: Hartig (Gulick) moved to approve project. Passed unanimously 8:0.

8. CON2005-0001

Dale Miller, MAPD is presenting a request amendment to extend the deadline for C & D Landfill operations to 2010. It is currently scheduled to expire April 1, 2005. He explained the site is 60-65% full at this time. Staff is recommending approval.

Kemp asked why is staff is recommending approval this time? **Miller** explained the staff recommendation had been over ridden by City Council the last 2 times. This time they were following policy direction set by Council. He also defended their change saying he didn't see any interim time period as meaningful. **Kemp** said he didn't see that his neighborhood's voice was being heard by the MAPD or City Council. **Hall** asked if the State of Kansas approved the operation? **Miller** said the state issued the permit then rescinded it but District Court overturned that action and the landfill has the required State permit at this time. **Foster** says City should listen to Kansas Department of Health and Environment (KDHE). She would not approve more than a year's extension pending KDHE approval of continued operation. **Foley** says they are not paying attention to DAB. **Foster** asked if trash was still a problem. **Kemp** replied not as bad since the issue was raised and Cornejo sends staff to pick up trash but they are still bothered by dust.

Foster asked if they watered the drives enough? **Kemp** said they had improved some but he doesn't want the landfill in his front yard. It's been there for 7 years already. He feels that as a tax paying citizen he should have more say. He is concerned that C& D won't close by 2010, if they approve extension. He is also bothered by truck traffic on Dunham as it is a big problem.

Gulick asked for clarification of court ruling. **Chuck Hill**, agent with R.R.M. Properties L.L.C. formerly known as Cornejo & Sons, said they filed an appeal in District Court saying KDHE was wrong to call Arkansas a navigable river. He said if KDHE state permit is withheld then the issue of conditional use permit won't matter. Said their request to DAB has been consistent throughout the entire history of the landfill operation. The 5-year plan came from Planning Commission and the time limit on conditional use permit has impacted

KDHE's work with Cornejo C&D. The facility provides a needed service to the City and County and the location serves this area of town while other landfills are located at the northwest part of town. **Foster** said DAB III hears the complaints of District III neighborhood associations. **Hill** defends their facility saying it is run as well as other C&D's within the state. He also reported the KDHE monitoring wells again revealed nothing toxic. **Foster** asked if Kellogg concrete is being accepted. She was told that the concrete is being recycled.

Gulick asked CM Lambke if he knew the will of Council and **CM Lambke** said he didn't know and wouldn't say if he did

Mike Brincefield, 4730 Ida stated that he takes issue with business practiced and understands dust problem. Landfills concentrate the issues of waste and says this belongs in the mayors yard. It's not right that it's here in this neighborhood. He did say he used the Cornejo facility and they checked his load.

Action Taken: Kemp (Hall) moved the extension be denied. Motion carried 8-0.

9. Updates, Issues & Reports

Foley reports very interesting response to adult entertainment in Old Town. It's a much bigger response than to those in Joann's neighborhood or Matt's. He also reports he delivered more books to Colvin Library from his mom.

Dillard reported her neighborhood association January meeting was a candidate forum. She encourages rest of District III neighborhood associations to hold their own forum.

Kemp announced that on February 28th there would be a candidate forum at K-15 Neighborhood Association meeting. He said the neighborhood is going well and he commended Donna and Mel Thorton for their work on opposing the bike path proposed for their neighborhood.

Gulick announced that the Grandview Heights Neighborhood Association meeting scheduled for February 15th will be a candidate forum. He reported that the walking path is covered with limbs.

Foster announced that the next Fabrique Neighborhood Association meeting on March 27th would feature the two finalist candidates. **Ward** reiterated the need for MAPD to bring more planning cases to DAB. His request is based on little faith in local government. **Gulick** suggested neighborhood associations for adjacent planning cases be included in notification process.

Gulick (Kemp) motion to adjourn

Recommended Action: Address each item as appropriate.

10. Next Meeting

The next regularly scheduled meeting for District Advisory Board III will be March 2, 2005 at Colvin Neighborhood City Hall at 7:00 p.m.

No Action Required

Adjournment

Respectfully Submitted,

Vicki Mork, Neighborhood Assistant

Visitors

Dave Milobar	2748 S. Minnesota
Jack & Joan Neugent	2708 S. Minnesota
Merle & Donna Thorton	2714 Southfork
Mark & Donna Burnett	2944 Timberlane
Mary L. Beases	3499 Kinkaid Ct.
Patrick Glynn	2301 S. Water
Elena Ingle	3608 Meadow Ln.
Pat Pickard	2928 Dunham
Billie Seth	3030 Dunham
Mew Ragar	604 W. Pawnee
Bell & Goldie Barnes	2707 S. Hillside
Glenda L. McDaniel	624 W. Pawnee
Victor Porras	3143 Range Rd.
John & Dana Heffington	3125 Range Rd.
Jesse Sheffield	2526 S. Mosley
Lonny G. Wright	1020 W. McArthur
Chuck Dahlem	1002 Denker
Phyllis Dahlem	1002 Denker
Paul E. Davis	6417 S. Madison
Carole Campbell	2821 S. Mosley
Jim Skelton	5903 E. Skinner
Mike Lindeback	8781 E. Northridge Ct.
Officer D. Diehl	WPD
Debra Miller Stevens	3125 E. Boston
John Stevens	3125 E. Boston
Roger Smith	1932 Lexington
Mike Brincefield	4730 Ida
Jeffrey B McCroy	3144 Range Rd.
Kerin Smith	2240 S. Crestway