

**BOARD OF PARK COMMISSIONERS  
SPECIAL MEETING  
Lynette Woodard Recreation Center  
2750 East 18th  
Tuesday, December 7, 2010  
6:00 p.m.**

**Present:** Bryan Frye, Tom Roth, Andy Solter, John Stevens, Matt Goolsby, Randy Brown

**Absent:** Cindy Claycomb,

**Also Present:** Doug Kupper, Director of Park and Recreation, Sharon Dickgrafe, Assistant City Attorney, Lee Ann Sack, Clerk

President Frye called the meeting to order at approximately 6:00 p.m.

**PUBLIC AGENDA**

None.

**REGULAR AGENDA**

**Item 1: Approval of Minutes**

**Motion by Roth, second by Brown, IT WAS UNANIMOUSLY VOTED TO APPROVE the November 15, 2010 regular meeting minutes of the Board of Park Commissioners.**

**Item 2: New Issues**

None.

**Item 3A: Lease of Evergreen Park Land to The Opportunity Project (TOP)**

Motion by Frye, second by Stevens, to move item 3B off the agenda and place on the December 20, 2010 regular meeting agenda due to the continuation of public meetings.

Kupper asked the Board if they would discuss how the meetings are going thus far without making a motion on the plan.

Frye rescinded his motion until after discussion of item 3A.

Stevens concurred.

Frye presented the proposed lease of land at Evergreen Park to The Opportunity Project to Board members. Frye read a statement from Claycomb in her absence;

“I support the lease between the City of Wichita Board of Park Commissioner and TOP Properties. I believe the TOP school on the Evergreen Campus will be a great asset for the community. I thank Mr. Downing for his vision on early childhood education.”

Frye asked if there were any questions from the Board.

Stevens asked it were possible when the TOP building is built that it could be rented by TOP for other purposes.

Dickgrafe said verbiage within the lease states the building must be used as presented or it will revert back to the Park Board.

Stevens stated his concern due to the ninety-nine year term of the lease.

Dickgrafe stated she shared the concern when presented with the original draft of the lease. Language added to the lease altered the forfeiture provision to six (6) months, assignment is addressed in section four (4), consent to any assignment detailed in section eleven (11).

Frye asked Dickgrafe if current land titled to the Board of Park Commissioners would revert back to the Board of Park Commissioners.

Dickgrafe affirmed.

Brown agreed a non-occupied building deteriorates rapidly and a one (1) year provision of vacancy is too long.

Solter suggested if the building were boarded properly with specific attention to utilities the one (1) year provision would be acceptable.

Dickgrafe stated without proper notice to the lessee the city could not intervene in the condition of the vacant building.

Kupper asked if a 120 notice could be given for better public use of the land.

Dickgrafe stated no.

Stevens asked if there would be construction insurance coverage.

Kupper stated once the lease is signed, all construction will be the responsibility of TOP. Construction fencing will be installed.

Brown asked for the address of the location.

Goolsby said it was located at 29<sup>th</sup> and Arkansas. Goolsby asked why Mr. Downing was not in attendance.

Kupper stated he was traveling and not available.

**Motion by Frye, second by Goolsby, IT WAS UNANIMOUSLY VOTED TO APPROVE the lease to The Opportunity Project as presented.**

Frye asked if there would be a ground breaking ceremony.

Kupper stated he would check. This is a good opportunity to show a partnership between the Park Board and the community.

**Item 3B: Review Structural Reorganization for Recreation Division**

Kupper reminded the Board of one (1) more public meeting starting at 6:30 pm at Lynette Woodard Recreation Center. Approximately 120 citizens attended the previous meeting at Linwood Recreation Center along with approximately 20 park staff.

Goolsby stated this item should not be on the agenda tonight. Goolsby asked the item be placed on the regular meeting agenda for December.

Frye agreed the item should not be voted on at the meeting. He encouraged the Board to discuss the matter. Any other details the Board requests could be presented at the December 20 meeting. This will allow the Board to make an educated recommendation to the City Council.

Brown asked members if they had seen the editorial in the Wichita Eagle newspaper today.

Goolsby asked what difference the Board's vote will make. The City Manager's plan is already moving forward. The Board must look objectively at the plan for a recommendation.

Solter stated the Board may disagree with the City Manager or staff. Solter expects each Board member will make an independent decision before they vote.

Kupper stated the Board should assess their relationship with their appointing council member and share their concerns.

Brown stated the City Manager has decided his vision but the Board needs better understanding of the future plan. Creative ideas need to be detailed.

Solter said if everything is detailed it eliminates the room for latitude in decision making. A solution is being presented and Solter feels positive about the plan. The system needs a change brought about incrementally leaving options open. Closing Osage or Boston may be necessary. Alternatives and programming options need to be found.

Brown said he was not sure enough due diligence has been done. The process has been precipitous.

Frye said the plan is definitely on the fast track. Recreation Center challenges were detailed in the PROS. The department needs a workable solution to streamline operations.

Stevens stated since Kupper is the Director, the Board must spend more time hearing his input. Stevens proposed going page by page with personnel changes and other proposed changes. The process needs to come from Kupper in detail; the process is going too fast. The Focus Group information was not given

to the Board before it was presented in meeting which prevented a balanced meeting with proper objective decision making. Public input is happening but the city is pushing for a rushed judgment. Stevens asked about staffing changes.

Kupper stated existing staff will be interviewing for remaining positions.

Stevens asked to discuss the plan further with Kupper. Stevens stated he did not like the Park Board being put in a box. Everyone knows change is needed, but Stevens is not sure the Park Board has a say in the final outcome.

Solter stated the Board is about making policy and not in the details.

Goalsby said he is not here to rubber stamp policy.

**Item 4: Updates from the Director and President**

None.

**Item 5: Issues on the Horizon**

None.

**Item 6: Adjourn**

Due to the time and the scheduled Public Meeting, Frye adjourned the meeting at approximately 6:35 p.m.

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Bryan Frye, President

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Lee Ann Sack, Clerk