

## DISTRICT ADVISORY BOARD (DAB) I

### MEETING MINUTES

Monday, April 2, 2007

7:00 p.m.

Atwater Community Center, 2755 E. 19<sup>th</sup>, Wichita, Kansas 67214

#### Members Present

Treatha Brown-Foster  
Gerald Domitrovic  
Shane Dundas  
Debra K. Miller Stevens  
Janice Rich\*  
Steve Roberts  
Inga Taylor  
James Thompson  
Shontina Tipton  
Lavonta Williams

#### Members Absent

Council Member Carl Brewer

#### Guests

Beverly Domitrovic, 1219 GW Blvd  
Carrie Jones Williams, Family Services  
Billy Williams, 3928 Vesta

#### \*Alternates

#### City of Wichita Staff Present

Virdena Gilkey, Neighborhood Assistant  
Police Chief Norman Williams, WPD  
Derrick Slocum, MAPD  
Lt. Doug Nolte  
Officer Paul Kimble  
Officer Valerie Shirkey

### Order of Business

#### Call to Order

**Pro-tem Domitrovic** called the meeting to order at 7:03 p.m. and welcomed the guests. He asked if anyone present wished to be added to the Public Agenda. **Billy Williams, Ken Mar Neighborhood Association**, requested to be added.

#### Approval of Minutes

**Rich** wanted to clarify Page 3 of the minutes that Joann Hartig wanted to make sure that the homeless count included the motels along Broadway.

**Roberts (Tipton)** made a motion to approve the minutes as amended. Motion carried 9-0.

#### Approval of Agenda

**Roberts (Thompson)** made a motion to approve the agenda as amended. Motion carried 9-0.

### Public Agenda

#### 1. Weed and Seed Sites

**Carrie Williams, Family Services Institute, Inc.**, provided information on the designation for Weed and Seed sites. She explained that she is the grant writer for Weed & Seed funding. About 2003, the requirements changed where each site that received funding must be a part of Weed and Seed. The National Weed & Seed hired a new director in 2006 and the rules changed again. An additional Weed & Seed site was developed this year in the Midtown/Evergreen area, however; Wichita will not receive the \$200,000 that usually goes along with that designation. The boundaries for the new site are: 13<sup>th</sup> (south) to 25<sup>th</sup> (north); Little River (west) to St. Francis to

17<sup>th</sup> Street; Broadway to 25<sup>th</sup> Street (east). If we are awarded \$200,000, a Spanish speaking coordinator will be hired to work with non-English speaking citizens.

Ms. Williams further explained that she is now working to develop funds for the Northeast area. In September 2007, the Sustainability Coalition will meet for the third time with WPD and the law enforcement communities. WPD is currently addressing the concerns about what the impact would be once Weed & Seed leaves the area.

*(Ms. William's response is in italics)*

**Brown Foster** commented that the Evergreen area and Old Town are more commercial. Please clarify why those areas are designated for Weed & Seed? Also, are you looking at the Plainview area? *Weed & Seed is placed around blighted communities. The police captain was concerned that the element would spill over into the Old Town area. The purpose is to address the crime level now. The Oaklawn area is being considered for a site in the future. We are currently examining how to effectively operate in the communities. We are required to garner a support system within the community, so that residents become owners of the projects.* **Williams** asked how they could found out how monies are being used? *We submit a quarterly report that you can access.* **Thompson** asked how many years would the new boundaries be in effect? *It is a 5-year plan. As crime is displaced, the boundaries expand.* **Dundas** asked if Weed & Seed include the relocation of illegal immigrants? *Not at all, unless they are committing crimes.* **Tipton** asked when the projected site is scheduled to open? *We should know within the next 90 days. Work would begin October 2007. We are currently identifying and planning to hire a coordinator.*

**Roberts (Tipton)** made a motion to receive and file. Motion carried 9-0.

## 2. Ken Mar Neighborhood Association

**Billy Williams, 3928 Vesta, Ken Mar Neighborhood Association**, addressed the board concerning the Zodiac Club. He stated that the association would like to have the area rezoned in the 3900 block of 13<sup>th</sup> Street, so that no clubs would be allowed within the area. Mr. Williams further explained that there has been numerous shootings, loud noise, and traffic due to the club. The residents want to request that no clubs be allowed within a residential/school area.

*(Mr. Williams's response is in italics)*

**Brown Foster** commented that with the shootings, the club should have been closed. She advised Mr. Williams to work with the community policing officers and obtain 100 signatures protesting the establishment. *We have turned in signatures to WPD. It is our understanding that the owner has until June 2007 before the establishment closes.* **Williams** asked if they are working with the community police officer and the owner? *Yes. We have met with both and cannot get any satisfaction. Last Saturday, 30 bullets were shot through the area.*

**Officer Kimble** reported that Officer Doug Gerdes attended an eviction hearing and the outcome was favorable. The lease covered nuisance for tenants in the building, not the neighborhood. The judge ruled that on June 30<sup>th</sup> the club would be shut down and vacated. **Domitrovic** stated that as of June 21<sup>st</sup>, the ruling would not stop other club owners from being allowed to set up a similar type establishment.

**Derrick Slocum, MAPD**, responded that the distance is 200 feet from a residential area for a club. If it is closer than 200 feet, the owner must go through the conditional use process. Petitions signed by the property owners should be presented to Zoning.

**Domitrovic** commented that there would be issues with property owners who purchased property for their livelihood. **Brown Foster** stated that every neighborhood association in District 1 should support Ken Mar in their efforts to not have a club at that location. **Miller Stevens** commented that zoning has multiple uses and the neighborhood has to choose to rezone and take on that area. She suggested that the association meet with the Virdena (Neighborhood Assistant) to script what they would like to see happen in that area. Mr. Williams responded that the problem is all of the businesses in the area have left due to the club. **Williams** stated that she agreed with Treatha that this is not a Ken Mar Neighborhood Association or District 1 problem, but a City of Wichita problem. Club owners should not be allowed to simply move their business to another location. **Rich** stated that her area has a club at Morris and Hydraulic where gang members hang out. However, she did not believe that all clubs should be punished for some.

Lastly, Mr. Williams requested more police visibility on Saturday nights.

**Roberts (Williams)** made a motion to receive and file. Motion carried 9-0.

### 3. Off Agenda Items

No items submitted.

## Staff Reports

### 4. Police Report

**Lt. Doug Nolte, Patrol North**, reported: a) he is the Law Enforcement Coordinator for the Weed and Seed sites, b) there has been numerous meetings around Club Zodiac and the department has been consistent in their approach to address the negative issues: the Fire Marshall visited the establishment, Health Department contacted and nuisance abatement alternatives was considered, c) Weed & Seed funding was used to put more officers in the area. Gang members have been arrested, weapons taken out of cars, and a lot of people have gone to jail; and d) more officers were put in the area during Spring Break. WPD is happy with the support of the neighborhood association.

*(Lt. Nolte's response is in italics)*

**Brown Foster** commented that it sounds like 1995 is coming back. Any time a young person drinks beer in front of an officer, I don't doubt that gang members are not on the rise. Also, inquired if there is a shortage in the department? *I assure you that we are not back to 1995. The Gang Coalition's ultimate goal was to obtain citizen involvement and place the neighborhoods back in the hands of residents. We will do whatever it takes after June 21<sup>st</sup> to continue enforcement efforts and communication with citizens. By September 30<sup>th</sup>, there will be no funds for current sites. Chief Williams responded that out of 858 officers, the department is down six positions. There will not be another class with only six vacancies.*

**Officer Paul Kimble** reported: a) the club issue is a citywide problem. WPD are looking at the process of how licenses are revoked. Working with the Law Department on the licensing ordinance when nuisances occur. Also, they have been busy with driveby shoots, walk-bys, etc. Detectives and the gang units are working and several arrests have been made as a result, b) Officer Patton, Beat 44, temporarily replaced Officer Smith. He is working with city agencies on the Beat 44 START Action Team.

**Officer Valerie Shirkey, 31 Beat**, reported that Wichita High School East, which is the largest high school. Three years ago, a juvenile intervention program was established to address truancy, drugs, alcohol, and smoking. In 2005 and 2006, there were 577 juvenile citations for smoking. Since the program, 70% of the call load is down at 911 due to the program.

*(Officer Shirkey's response is in italics)*

**Brown Foster** asked if Crime Stoppers in East High School? *No. However, the staff at East High School works with Officer Biagini, SRO. Dundas* asked where is the boundaries and where do the kids come from? *The kids come from everywhere, as they are bused. This is not just an East High School problem, but also a life issues problem that doing intervention has helped students before it gets further out of hand.*

**Officer Stevens, Beat 23**, reported: a) South Central Progressive Association will host a neighborhood cleanup on April 21<sup>st</sup>; b) activity has subsided at the Truck Motel. The drug dealers are in custody due to a drug sting. The property management is working with WPD; c) increasing hotel (motel) interdiction. Check registers, violations, etc. Hold quarterly meetings; d) Project Butterfly partnered Wichita Workforce for job/life skills program for women and men. They received \$8,000 in financial aid/assistance from the federal government.

**Chief Norman Williams, WPD**, stated that the overall picture is how does District 1 relate to the overall crime rates. The Ken Mar Neighborhood Association's presence exemplifies partnerships with WPD that is extremely important. We must build a case when closing down a business.

Chief Williams then stated his appreciation to community members and elected officials for the great support through partnerships with the police officers. The following statistics were given:

- In 1995, there were 6,482 major crimes in District 1, compared to 4,981 in 2006. Down 27% in Wichita in comparison to an 18% reduction in other cities.
- Overall major crimes for the city revealed that in 1995, there were 27,106 crimes compared to 22,266 in 2006. An 18% reduction.
- Major crimes were solved because of citizen's cooperation. Citizens who were the eyes and ears of law enforcement.
- Gangs in 2007: 192 arrested, 35 guns seized, 8 federally charged, 5 parole/probation revocations, and 167 guns.
- 2006 Statistical Information: 746 gang members arrested, 167 guns seized, 12 federally charged, and 293 parole/probation revocations.

He reported that the challenge is that every gang member that is taken off, another non-identified member is identified. Identifying the new generation gang members is critical to assisting with suppression efforts. Now, there are 12 – 15 year old gang members, which places the officers in precarious situations when dealing with juveniles carrying guns. WPD efforts are in conflict resolution, truancy intervention, providing summer jobs, etc. All of these efforts cost. It costs \$32,000 a year to incarcerate a juvenile and \$25,000 to incarcerate an adult. Law Enforcement is anticipating the need to build more state prisons. In 1995, there were 57 homicides that was mostly gang related. So far, we have three gang related homicides this year.

*(Chief Williams' response is in italics)*

**Brown Foster** asked how do we see Wichita with new generation gang members? Also, with the new Boys & Girls Club coming up, what can we do as a community? *The 12 – 14 year olds have to establish themselves as gang members. Driveby shootings and other major crimes are committed trying to be accepted. In the last 6 or 7 years, mentoring/tutoring programs are on the*

rise. Officers must give 2 or 3 hours per week to volunteer. Many of the parents work 2 to 3 jobs survive. There are lots of ways to get involved. Adopt-a-School programs are currently going on in WPD.

Chief Williams extending thanks on behalf of the men and women of the Wichita Police Department for their partnership.

**Roberts (Brown Foster)** made a motion to receive and file. Motion carried 9-0.

### New Business

No items submitted.

### Unfinished Business

#### 5. ZON2007-00004

**Derrick Slocum, MAPD**, presented a request for an amendment for DP-8 University Gardens Amendment #11 to alter uses, maximum building coverage, gross floor area, number buildings on Parcel 9 (association w/ZON2007-00004), generally located on the northeast corner of 21<sup>st</sup> Street North and Oliver. The subject property is an isolated strip of SF-5 land located between Oliver and the other land within the parcel that is already zoned LC.

He explained that the applicant proposes to change the maximum building height from 30 feet to 45 feet, the maximum land coverage from 3,000 square feet to 15,000 square feet, maximum gross floor area from 6,000 square feet to 45,000 square feet, floor area ratio from 7.6% to 57.17% and the maximum number of buildings allowed from 1 to 3 buildings. The applicant also proposes to add the following uses to the General Uses; Office (General,) Bank or Financial Institution, Retail (General,) Restaurant, Convenience Store, Printing and Copying (Limited), College and University and a Vocational School.

Dr. Williams and Derrick Slocum responded to the following concerns (the response is in italics): 1) was the 25 to 30 feet strip of SF-5 due to the strip serving as a buffer?; *Yes*, 2) would the parking lot be large enough to handle the change in building height?; *The owner must provide adequate parking before building permits are approved*, 3) is this the area located next to the dental office?; *Yes*, 4) would the north and south traffic be affected?; *There is a setback requirement that should address any traffic issues that might arise*, 5) is there plans to rebuild or is the zoning the only issue?; *Currently, zoning is the only issue*, 6) would bars and clubs be allowed?; *No, this is not in the CUP agreement*, and 7) would you be willing to meet with the neighborhood association before the board makes a recommendation? *Yes, if necessary. However, the City would place stipulations on what can or cannot be located at that property.*

**James Roseboro, 4518 Greenbriar**, stated that a lot of people would like to see the property remain with trees planted as buffers. The association formed to keep that area clean and it would be a disservice to the community to vote on this and not hear their concerns. He stated that he would contact Chisholm Trail Neighborhood Association for input.

**Dr. Williams, 4902 East 21<sup>st</sup> Street**, responded that the original zoning was put in place to serve as a buffer. That zoning needs to be changed in order to sell the property. This strip is the only piece of property that remains like this in the city. Before the property can be developed, the zoning must be changed. There are no current plans to build anything on that property. Dr. Williams ended by stating that this has been dragging on since 1995 and he is willing to place stipulations on usage, if the City would do that.

Several board members expressed opposition to fast food chain restaurants and convenience stores such as Quik Trip.

**Thompson** left at 8:30 p.m. and **Brown Foster** left at 8:59 p.m.

**Domitrovic** asked what opportunity would there be from public input if MAPC approved the zoning last Thursday? The City Council is scheduled to hear the case on April 17<sup>th</sup>. **Roberts** stated that the buffering should be handled by the setbacks. His only concern was proposed use.

**Miller Stevens (Tipton)** made a motion to approve the zoning change from SF-5 to LC (Limited Commercial). Motion carried 6-1 (**Roberts**).

**6. CUP2007-00007**

Further discussion occurred concerning the CUP. **Derrick Slocum, MAPD**, stated that the CUP does not have to go through the City Council for approval. **Williams** commented that the surrounding neighborhood associations should provide input to the CUP.

**Domitrovic (Taylor)** made a motion to defer the recommendation of the CUP amendment. Motion carried 7-0.

**Board Agenda**

**7. Updates, Issues, and Reports**

- **Miller Stevens** reported that last month a bill was passed that museums on South Broadway be elevated to the Wichita Firefighters Museum. The board is trying to get Governor Sebelius to sign the bill.
- **Williams** reported that the City of Wichita was awarded the NUSA presentation spot for May 2007. Also, the Ken Mar Neighborhood Association would meet on April 12<sup>th</sup>.
- **Brown Foster** reported that the Northeast Millair Neighborhood Association would meet on April 17<sup>th</sup>, 3:30 p.m., Patrol North Substation. Also, Revolution Wichita would take place on April 12<sup>th</sup>, 7:00 p.m.
- **Roberts** announced the Crestview Heights Neighborhood Association Cleanup would take place on April 14<sup>th</sup>. The regular association meeting would be held on April 19<sup>th</sup>.
- **Rich** announced the Hyde Park Neighborhood Association meeting on April 14<sup>th</sup>, 3:00 p.m., Spice Merchant.
- **Gilkey** announced the next District 1 Coalition Breakfast would be held May 5, 2007, 8:00 a.m., Ryan's Steakhouse, 3323 North Rock Road.

With no further business, **Roberts (Williams)** made a motion to adjourn. Motion carried 7-0. The meeting adjourned at 9:22 p.m.

Respectfully Submitted,  
Virdena Gilkey  
Neighborhood Assistant