

**District VI Advisory Board  
Minutes**  
[www.wichita.gov](http://www.wichita.gov)

**Monday  
December 5, 2011  
6:30 p.m.**

**Evergreen Recreation Center  
2700 N. Woodland  
Clubroom /Lounge**

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The District VI Advisory Board meeting was held at 6:30 p.m. at the Evergreen Recreation Center Lounge Clubroom 2700 N. Woodland. District VI Council Member Miller led the meeting with nine (9) District Advisory Board members, eleven (11) city staff and sixteen (16) members of the public present (four did not sign in).

**Members Present**

Cathy Landwehr  
Denise O'Leary-Siemer  
Denice Bruce  
John VanWalleghen  
Charlie Claycomb  
Joel Weihe  
Scott Dunakey  
Alexis Johnson-youth  
Deborah Sanders

**Members Absent**

Pat Randleas

**Staff Present**

Officer Steve Jerrell, Patrol North  
Janet Johnson, Neighborhood Assistant  
Lesa Lank, Housing & Community Development  
Battalion Chief Sid Newby  
Scott Knebel, Planning  
Officer Nate Schwiethale, Patrol South  
Jess McNeely, Planning  
Gary Janzen, Public Works  
Shawn Mellies, Public Works  
Officer Charley Davidson, Patrol West  
Officer Joe Camp, Patrol North

**Council Member Miller** called the meeting to order at 6:30 p.m. welcoming everyone.

**Approval of Minutes**

The minutes for Nov. 7 were approved as submitted. (**VanWalleghen/Dunakey 8-0**)

**Approval of Agenda**

The agenda was approved as submitted (**Landwehr/Bruce 8-0**)

**Public Agenda**

1. **Scheduled items:** None at this time
2. **Off-agenda items:** None at this time

**Staff Presentations**

3. **Community Police Report**

**Patrol West:** *Officer Davidson* reported they are seeing an increase in auto thefts, particularly Hondas and other cars that are left running and unlocked. He also encouraged everyone to look at the "Lights on St. Paul" and announced that Officer Rick Tejada will replace Officer Birdwell.

**Patrol South:** *Officer Schwiethale* reported for Old Town stating there has been a huge increase in non-residential burglaries. The suspects are gaining access by breaking through windows; he said Patrol South is working on this crime trend. Schwiethale suggested that business owners keep their lights on and also update their emergency contact reports with 911.

**Patrol North:** *Officer Camp* reported an increase in larcenies from cars, with a focus on cars in parking lots.

Officer Jerrell said they are seeing an increase in vandalisms at apartments. Also, Officer Rusco is replacing Officer Lang on 49 beat.

\*\*\*\*\*Action: Receive and file

#### 4. **Fire Department Report**

Battalion Chief Newby said this is a very busy time of year for the Fire Department as they are having a lot of heating-related fires. He reminded everyone to check their smoke alarms to make sure they are working and to keep Christmas trees (especially real trees) away from heat sources. Newby said there have been two recent fires in District 6; one RV fire and an accidental house fire.

\*\*\*\*\*Action: Receive and file

#### **New Business**

##### 5. **Nomination of Grants Review Committee Representative – District VI** Lesa Lank

The Grants Review Committee members are appointed annually by the City Council. Housing and Community Services Department staff meets with them as they review applications from agencies who apply for HOME and proposals for CDBG Public Services and ESG programs.

Deborah Sanders said she was interested in serving on this Committee.

\*\*\*\*Action: The District VI Advisory Board members made a motion recommend Sanders to this Committee  
**Approval (Dunakey/VanWalleghen 8-0)**

6. **Recommendations for FY 2012-2013 Funding Allocations: CDBG, HOME, ESG Funds** Lesa Lank  
Housing and Community Services is soliciting input from the community, as to funding priorities for the fiscal year which starts July 1, 2012 and ends on June 30, 2013. They have created an easy to use survey sheet that is available in hard copy, or on the city's website [www.wichita.gov](http://www.wichita.gov) on the Housing page. All surveys must be completed by Dec. 19.

**The Board asked/made the following questions/comments: Responses in Italics**

- Can any of this funding be used for public transportation? *No, these funds cannot be used for that*
- Thank you for shortening this presentation this year. *Last year's exercise was difficult, we worked to simplify it this year and focus on what's important to citizens.*

One member of the public asked:

*Lou Confessori, 2145 N. Topeka/Who, besides DAB representatives, serve on the committee? Lank said there are representatives from USD 259, United Way, Wichita Independent Neighborhoods and small and large businesses.*

\*\*\*\*\*Action: The DAB agreed to participate in the survey.

##### 7. **ZON2011-00035** 3851 N. Broadway St. – Jess McNeely

City zone change from SF-5 Single-Family to GC General Commercial with a Protective Overlay; generally located south of I-235 and west of Broadway. The applicant wants to use the property as a tree nursery.

The members were provided the MAPD staff report for review prior to the meeting. *Jess McNeely*, Planner presented the case background, reviewed the staff recommendation and answered questions of members and the public.

**The Board asked/made the following questions/comments: Responses in Italics**

- If we change the zoning, can we keep them from putting in a different kind of business in there at a later time? *That's the purpose of the protective overlay – to prevent that from happening.*
- What types of businesses does GC include? *Car lots, warehouses and manufacturing are some examples.*
- How are they going to access the property? *They can't use a residential street for access; they will access the nursery by crossing their own property.*

- Will there be a separate application for the sign? *No, the signage is a part of this application.*
- What kind of nursery is this going to be? *A tree nursery for landscaping projects; it will not be a retail operation.*
- If the groundwater is polluted, how are they going to water trees? *The groundwater isn't polluted.*

One member of the public had the following concerns:

*Bruce Simkins, 501 W. 42<sup>nd</sup> St. N. /I have two issues – pollution and noise. In looking at the aerial photographs there are a lot of trucks parked there. What are they doing there? And noise – in the past we have had a lot of noise in our neighborhood from Love Box, Pratt Industries and Mel Hambleton. And a nursery uses chemicals – this will contribute even more to the already existing ground water pollution. McNeeley said the zoning code doesn't regulate the use of fertilizers that would be under environmental laws. Greg Ferris (representative for the applicant) said the trucks belong to Reddi Industries and they are just parked there.*

\*\*\*\*\***Action:** the Board moved to recommend approval subject to the provisions of the protective overlay and prohibiting access from a residential street.

**Approval (Dunakey/VanWalleghen 8-0)**

8. **37<sup>th</sup> Street North Improvement, between Broadway and Hydraulic** Shawn Mellies and Gary Janzen

Staff presented the proposed improvement which consists of a three lane roadway with one through lane in each direction and a center two-way left turn lane, curb and gutter, and drainage improvements. The lane width will be configured to accommodate the large truck traffic.

*Scott Dunakey and Denise Bruce indicated they have a conflict of interest and would be abstaining from the vote on this item.*

Janzen said this street carries about 8,000 vehicles per day and the projected traffic counts for 2035 look about the same. He said one of the challenges with this project is making it wide enough to accommodate large truck traffic in the space that is available. He said during construction the road will only be able to carry one lane of traffic, which will most likely be east bound traffic, but they will study that more closely when they get closer to construction. The funding is half City funding and half Federal funding, with no assessments to property owners.

Mellies reviewed the construction plan, and Joel Surmeier from PEC reviewed the drainage plan. Surmeier said there will be no changes in drainage patterns.

**The Board asked/made the following questions/comments:** *Responses in Italics*

- Was there a conscious decision about bike paths and sidewalks on this project? *There were a lot of restrictions due to limited space; it's going to be a struggle to get a sidewalk in. Because the area is mainly industrial and commercial it doesn't appear there's a lot of demand for bike paths and sidewalks. We don't have the space on this project for off street bike lanes and if we do on street bike lanes it's going to cause drainage issues.*
- I would encourage the City to always think about bike lanes when doing new projects. *We do.*

Members of the public had the following concerns:

- Why is there no assessment against the businesses to pay for this? *Because it's an arterial street and the city at large will benefit from the improvement.*
- I think the plan looks pretty good – can I get a business card with contact information for the project manager? *Construction won't start until 2013 and we'll have a meeting with area property owners before construction starts and share all the contact information. In the meantime, contact Shawn Mellies with any questions or concerns.*
- Will this project affect the bus route? *Not sure. We'll work with Transit to make sure service isn't interrupted.*

\*\*\*\*\***Action:** the Board moved to recommend approval of the project

**Approval (VanWalleghen/Weihe 6-0-2)**

**9. DER2011-03: Douglas Avenue Corridor Transit Oriented Development Study**

Scott Knebel presented the findings of the Douglas Avenue Corridor Transit Oriented Development Study. The key recommendations of the study are:

- Maintain two through travel lanes in each direction
- Provide parallel parking on both sides of the street
- Install a center landscaped median with left turn bays only at street intersections
- Construct curb extensions at all street intersections
- Install bus shelters every two blocks
- Improving the rail viaduct bridge to make it a gateway feature
- Explore the use of rain gardens and porous pavement
- Plant more trees and landscaping
- Upgrade streetscape features such as benches, trash cans, bicycle racks, way finding signage, and public art

The total estimated cost of all recommended improvements is approximately \$6.4 million. The study recommends a variety of funding sources for capital improvements, including Federal and State grants; tax increment financing; special assessments; and the City’s Capital Improvement Program (CIP). Maintaining the additional improvements would cost approximately \$250,000 per year. The study recommends a variety of funding sources for maintenance in addition to the City’s maintenance budget, including partnerships with businesses and organizations; parking revenue; sponsorships; donations, and volunteers.

**The Board asked/made the following questions/comments: *Responses in Italics***

- Eliminating the street access to businesses is troubling. *This is a broad brush; we would need to do a traffic study.*
- A number of the alleys in this area are in terrible shape and would need to be upgraded. *What I presented isn’t really a project; it’s more of a vision. There are lots of things included here that will have to be studied in greater detail.*
- So we’re voting to think about something? *It’s a little more than that – we’re asking for an endorsement of the concept.*
- What about bike lanes? *The downtown plan includes bike paths on 1<sup>st</sup> and 2<sup>nd</sup> Streets and on Waterman, but not on Douglas.*
- What about lighting? *The lighting is actually very good*
- Why are there no bike lanes on Douglas? *It’s not possible to accommodate all modes of travel, and that includes transit. Bike riders will be able to access downtown via 1<sup>st</sup>, 2<sup>nd</sup> and Waterman.*
- I think it’s important to reinforce the maintenance priority.

Council Member Miller said she is concerned about the maintenance costs. She said we will need to be very deliberate in plant selection and in other details.

**\*\*\*\*\*Action:** the Board moved to recommend the City Council endorse the study  
**Approval (Claycomb/Weihe 8-0)**

**Board Agenda**

**10. Problem Properties**

The 1200 and 1300 blocks of N. Emporia have no street lights.

**11. Neighborhood Reports**

**\*\*\*\*\*Action:** Receive and file.

**Updates from the Councilmember**

**Announcements**

- Next DAB Meeting will be on Wednesday, January 18, 2012

With no further business to discuss the meeting adjourned.

**Guests**

Joel Surmeier  
Greg Ferris  
Paul Dohm  
Bruce Simkins  
RuthAnn Phillips  
Rick Phillips  
Harry Conway  
Rick Lowe  
Bruce Muhm  
Louis Eftink  
Craig Pumphrey  
Richard Wilson  
Matt Devins  
Lou Confessori

Respectfully Submitted,

Janet Johnson, Neighborhood Assistant