

**BOARD OF PARK COMMISSIONERS
REGULAR MEETING MINUTES
Auburn Hills
443 S. 135th West
Monday, May 16, 2011
3:00 p.m.**

Present: Bryan Frye, Andy Solter, John Stevens, Matt Goolsby, Tom Roth, Cindy Claycomb

Absent: Randy Brown

Also Present: Doug Kupper, Director of Park and Recreation, Sharon Dickgrafe, Assistant City Attorney, Robert Layton, City Manager, Barbara McGuire, Program Specialist/Community Educator, Mark Lowry, Recreation Center Director, John Philbrick, City Real Estate Administrator, Dave Barber, City Planning, Mike Mayta, City IT Director, Christina Butler, Clerk, Mike Tallman, Jim Guy, Lea McCloud, Barbara Hammond, Lorin Peterson, W. Robert Powell, Joan Smith, Gordon Smith, Mike Jordan, Charles Smith, Mary Brima, Jenny Ellis, Gary Swartz, Bill Wadsworth, Jerry Warren, Kevin Morrissey, Richard Theisen, Curt Van Boening, Karen Wright, Michael Wright, citizens

President Frye called the meeting to order at approximately 3:00 p.m.

PUBLIC AGENDA

Kevin Morrissey (1400 S. Rogers Lane, Wichita) stated that he would like to have more information on the flood plain/water drainage issue of the neighborhood.

Frye asked Morrissey to leave his name and number on the sign-in sheet to contact him with the correct contact person.

REGULAR AGENDA

Item 1: Approval of Minutes

Motion by Frye, second by Stevens, IT WAS UNANIMOUSLY VOTED TO APPROVE the March regular meeting minutes of the Board of Park Commissioners.

Motion by Stevens, second by Solter, IT WAS UNANIMOUSLY VOTED TO APPROVE WITH CHANGES the April regular meeting minutes of the Board of Park Commissioners.

Item 2A: Request from COW DPW for an easement at Herman Hill Park for road project at Broadway and Pawnee

John Philbrick requested a 19,000 square foot sidewalk utility easement for road improvement at Herman Hill Park along Pawnee and Broadway streets. He stated that the sidewalk would need to be moved and no trees would be impacted.

Solter asked for the size of the sidewalk and if a bike path could be added.

Kupper responded that the sidewalk would be 5 feet wide. He stated that in order to have a bike path accessible the sidewalk would need to be 8-10 feet wide. He stated that a 5 foot sidewalk was approved further west and that he could work on an addition west of Broadway.

Motion by Solter, second by Frye, IT WAS UNANIMOUSLY VOTED TO APPROVE the easement with changes for a 5 foot sidewalk to match the current sidewalk.

Item 2B: Donation from Hawker Beechcraft on the Radio Control Airplane asphalt runway in Chapin Park presented by Martha Tregellas, Hawker Beechcraft

Martha Tregellas and Bill Wadsworth proposed moving the runway at Chapin Park and making improvements to the runway. They stated that currently Chapin Park has a grass runway which has been maintained by Wichita Radio Control Club (WRCC) for several years. They proposed a 20' x 400' asphalt runway and three pilot shelters with an option to enlarge them if funding becomes available. They stated that these would meet Academic Model of Aeronautics (AMA) regulations. The WRCC has sent a letter stating support of this donation.

Kupper stated that this was a great opportunity and they were in favor of this idea but they wanted to ensure that WRCC approved.

Frye asked what the timeline would be for the construction.

Tregellas stated that Cornejo would do the work and they would need two week or less for the asphalt. However the pilot shelters would take longer due to strict requirements but it would not keep the fliers from flying.

Claycomb asked who would be responsible for maintenance.

Tregellas responded that the WRCC and other modelers would be responsible for maintenance including sealant.

Motion by Roth, second by Frye, IT WAS UNANIMOUSLY VOTED TO APPROVE the donation as presented.

Item 2C: Central & Bristol Community Facilities and Park Master Plan

Kupper stated that the Park Department and the Police Department partnered to purchase 14.5 acres for District II for recreation purposes and a future police sub-station.

Dave Barber presented a brief history of the area. He stated that the City Manager's Office felt a master plan process would be appropriate to guide the integration of the different elements of this site and evaluate the suggestion that a fire station might be appropriate for this site. A steering committee was appointed and has met regarding this site. An open house was held at Holy Cross Lutheran church on 4/28/11 where all Home Owner's Associations in District II were invited. There were 80 people signed in for the meeting. He stated that a Needs Assessment showed the current facility was too small and not strategically located. He also stated that District II is low for park space. The PROS plan would be

servicing District II with paths, playground, picnic facilities and nature trails. There could also be a more maintained area for soccer and football and possibly a water area. He stated there were three scenarios presented at the open house. Scenario 1 received one vote of those in attendance. The scenario is the smallest footprint and contains a police substation and some parking. It does not include a future fire station. Scenario 2 received 51 votes of those in attendance. This scenario includes a police substation, a community meeting room and a future fire station. Scenario 3 has a detached future fire station and received 21 votes of those in attendance. This scenario was created to save a tree in the area.

Barber stated there will be an entrance from Central for vehicles. There will be shared parking with police and the park users. There will be parking on the East side and will have direct access to the playground. Restrooms will be in the community meeting room. There will be pedestrian access on the west side.

Goolsby stated he would be in favor of having another entrance on the north end of the park.

Roth stated that he had served on this committee and was pleased that the path is ten feet. He stated there was some discussion as to who the park would belong to. There was concern that people not from the neighborhood would be parking and coming to this park for picnics.

Kupper stated that this park's focus was to accommodate the park needs of the South side of Central. He stated that if picnic shelters were added it would drive up maintenance costs for the park. Barber stated that the cost would be \$1.5 million for the park which included a pond and playground.

Roth stated that he had voted for Scenario 3 in order to save the nicest tree in the area.

Kupper stated that he was pleased with what the steering committee had proposed. He felt that a 10 foot wide path was a little wide for a neighborhood park, but it was acceptable. It could accommodate bikes.

Motion by Roth, second by Frye, IT WAS UNANIMOUSLY VOTED TO APPROVE Scenario 3 conceptual park master plan.

Item 2D: Rehab the Historic Fresh Air Baby Camp (formerly known as the Girl Scout Little House)

Lea McLeod presented a brief history on the building in North Riverside formerly known as the Girl Scout Little House. He stated they had discussions with the City Manager, Park Department and the legal staff regarding "rehabilitating" the house. The house is currently registered as a Historic place so it must be kept in the same shape, but the use can be changed.

Jim Guy stated he is a chair of the History Preservation and Historical Society. He stated that the house was built as the Wichita Baby Camp. He stated that it was later used by the Girl Scouts for scouting activities. A non-profit group was created in order to "rehabilitate" the building. He stated that this building was a icon of the women's movement.

McLeod stated that volunteer labor and donated materials would be used for the rehabilitation of the building. They have an MOU drafted and need approval to proceed. They would like to proceed soon because the summer is the prime time to work on it.

Stevens asked what the building would be used for once it was restored.

Kupper stated that they would need the Park Board's help to determine this.

Claycomb asked who would be responsible for maintenance on the structure once it was completed.

McLeod stated they would hope to have money for maintenance. She also stated that possibly the building could have a volunteer caregiver.

Curt Van Boening (5219 Plaza Lane, Wichita) asked if the building was currently owned by the City and if it was City owned property.

Kupper replied that it is adjacent to Oak Park and is City owned.

Motion by Frye, second by Claycomb, IT WAS UNANIMOUSLY VOTED TO APPROVE the concept and instruct staff to finalize the Memorandum of Understanding.

Item 3A: Wireless Network -Tower Site for IT

Kupper stated that the residents and neighborhood associations had been contacted recently notifying them of the proposed IT network tower.

Mike Mayta stated that the proposed site is one of a few remaining options available for a point to point network for Intelligent Transit System (ITS) data network. He stated that they would pull electricity from existing power lines. This will be a multi-use tower. He stated that there were mature trees to the south and west that would hide the tower.

Frye asked if they were proposing the tower to be 110' but it could increase to 120'.

Mayta stated that the tower would be built to support 120' and would have a 15' x 15' footprint.

Frye stated that the tower would be 110' total from ground up.

Sharon Dickgrafe asked if FEMA and storm water have approved this.

Mayta stated yes.

Claycomb asked if Public Works or Park would be responsible for maintenance.

Kupper responded that Park would be responsible. He stated that this land was purchased as possible open park space or an extension of The Meadows. He asked if the land at 119th closer to Kellogg could be the tower site.

Mayta stated that the information he had was that the purchased land would keep the residences.

Goalsby asked who would keep the profit.

Mayta stated that this was federally funded 80%/20%. 80% of profit would have to go back into maintenance and 20% would be profit for Park.

Frye opened up the floor to the public.

Charles Smith (12326 Lynndale, Wichita) stated that he was against the proposed site. He asked why the tower was not put in Millbrook.

Jenny Ellis (12202 W. Lynndale, Wichita) stated that she was against the proposed site. She asked why it could not be placed at another location. She also stated she was concerned with devaluation of property since they already are faced with the challenge of flooding and now the tower.

Mayta replied that Electronic Technologies Incorporated (ETI) had consulted on this project and had been working on it since 2003. He stated they did extensive research and this location fit all the parameters required for the tower.

W Robert Powell (12003 Mickey Drive, Wichita) stated that he was against the proposed site. He stated that this neighborhood had been flooded several times and was concerned with a hard surface and a tower being located in the flood zone. He asked if the access road to the tower would be a hard surface.

Mayta stated that the access road should be rock.

Laverne Smith (12326 Lynndale, Wichita) asked if Meadows park around the golf course had been considered as a potential tower site. She stated that the tower could be placed between the golf course and Maple Valley.

Kupper stated that it had been considered, but because of the residential proximity it was not possible.

Kevin Morrisey (1400 S. Rogers Ln, Wichita) stated that he was against the proposed tower site. He also stated that something needed to be done about the flooding in the area.

Gordon Smith (1401 Hornecker, Wichita) stated that he was against the proposed tower site. He asked if the tower could be placed south of Kellogg. He also stated that there was no flooding until the golf course was built.

Joan Smith (1401 Hornecker, Wichita) stated she was against the proposed tower site. She asked if the area further west on Kellogg before 135th had been considered as a site.

Michael Wright (1303 W. 119th West, Wichita) asked if the tower could be moved behind the storage facility.

Mayta stated that this structure would not create flow issues and would not impact the flood plain due to the lattice structure of the tower. He stated it would have a chain link fence.

Goolsby stated that being able to keep the power lines buried was a positive.

Frye stated that if the tower were placed at Meadow Park, there would have to be aerial power lines.

Claycomb asked if other properties had been reviewed. She also asked if the City owned land south of Kellogg.

Mayta replied that they had reviewed the City owned property and that the City does not own the land south of Kellogg.

Frye stated that if this was approved, it would go to MAPC. He asked what would the next steps would be if it were not approved.

Mayta stated they would do more research and possibly look at purchasing more residential homes, but was unsure of this due to the City's budget.

Frye stated that this was the 3rd site brought before the board and he had a hard time accepting this tower site without knowing the outcome of the 4 parcels of land on 119th street.

Robert Layton stated that the property was to be sold for re-development.

Frye stated that this appeared to be the last option.

Motion by Frye to approve the site for the tower with the desire to continue to look at other options between today and MAPC and if a second option becomes available present it to MAPC.

Mayta stated that he could expand the radius by 2 miles, but he would have to start over with the process with the studies and certifications for each site selected. It would not be ready to present to MAPC and would have to be pulled from the agenda.

Frye withdrew this motion.

Motion by Goolsby, second by Frye, IT WAS VOTED 5-1 TO APPROVE the site for the IT Network Tower. Frye, Solter, Stevens, Goolsby, Claycomb approve, Roth dissent.

Frye asked for the date of the next meeting of the MAPC.

Mayta stated that the meeting would be the first Thursday in June at 1:30pm.

Item 4: Updates from the Director and President

Kupper stated that a report from Karen Walker on progress of the Recreation restructure had been sent to the Board members in their packets for the meeting. He stated that the Recreation staff had workshops to create a mission statement and to work more efficiently. He stated that Barbara McGuire and Lauragail Locke had crafted a new Activity Guide. He stated that new partnerships had been developed with Gander Mountain, Weigand, Waddell & Reed and the YMCA. He stated that there were 800 new patrons in our recreation centers with \$52,000 in new revenue.

Barbara McGuire reported that the Recreation staff had worked with WSU and had created a mission statement. She stated that the staff was focusing on goals, objectives, strategies and action plans.

Kupper stated that he would like the sub-committee to work with the Recreation staff on goals and

objectives. He stated that he would like the Board to participate in neighborhood meetings to see what is needed and share this with the City Council.

Mark Lowry stated that the Recreation staff is developing external and internal partnerships and gave examples of this.

Layton stated that it was exciting to watch the changes the Recreation team had made and that their accomplishments should be celebrated.

Item 5: Issues on the Horizon

No Items

Item 6: Adjourn

There being no further business, the meeting was adjourned at approximately 6:20 p.m.

Bryan Frye, President

Christina Butler, Clerk