

**DISTRICT ADVISORY BOARD (DAB) I
MEETING MINUTES**

Monday, December 6, 2010

6:30 p.m.

Atwater Community Center, 2755 E. 19th, Wichita, Kansas 67214

Members Present

Bill Wynne
Twila Chaloupek
Vicki Churchman
Gerald Domotrovic
Janice Rich
Steve Roberts
James Roseboro
Janet Wilson

Members Absent

Lisa Riley
Jesyka Ware (Youth Member)
KC Ohaebosim

Guests

Listed on the last page

City of Wichita Staff Present

Council Member Lavonta Williams
Captain Bahr, Wichita Fire Department
Officer Ward, Beat 46, Wichita Police Department
Officer Slaughter, Beat 45 Wichita Police Department
Harlan Bascombe, Office of Central Inspection
John Schlegel, Planning Department
Derrick Slocum, Planning Department
LaShonda Porter, District 1 Neighborhood Assistant

Order of Business

Call to Order

Council Member Williams called the meeting to order at 6:32p.m.and welcomed guests. **CM Williams** advised that anyone speaking should provide their name and address for their record.

Approval of Agenda

Roseboro (Wynne) made a motion to approve the agenda as amended. **Motion carried. 7:0**

Approval of Minutes

Roberts (Chaloupek) made a motion to approve the August minutes as submitted. **Motion carried 7:0**

Public Agenda

1. **Agenda Items**
No items submitted.
2. **Off Agenda Items**
No items submitted.

Staff Report

3. **Fire Report**

Captain Bahr, Wichita Fire Department presented information on the activity of the Fire Department. He noted that there were a total 7 fires: (2) accidental, (3) incendiary, and (2) undetermined. He noted that the damages ranged from \$300 to \$150K.

Roberts asked if those statistics included the yard fire at 21st & Woodlawn. **Bahr** advised no that data would be included in next months report.

Bahr also advised that the Fire Department would be working the next three Saturdays with the Salvation Army to raise money for the holidays.

The **Board** thanked Captain Bahr for his presentation.

Action Taken: Received and filed.

4. Police Report

Officer Ward, Beat 46, Wichita Police Department presented information on the activity for his beat advising that there has been an increase in larcenies. However, they had not identified a hot spot. He noted that he believed the posters and education of citizens is aiding in the reduction of crimes.

Ward also advised that there has been an increase in shoplifting.

Ward gave an update on the Woodgate Apartments at 5400 E. 21st, he noted that they are now receiving hesitation from upper management as there rental numbers are down so upper management is resistant to evict tenants as it is impacting their bottom line.

Wilson thanked Officer Ward for doing a great job. She also asked if he could address the public perception regarding the three shootings that has occurred over the last few months.

Ward advised that Officers are trained when to pull their weapons and release fire. He noted that an Officer will give the citizen several opportunities to comply with Officers; however, if at any point an Officer's life is threatened they are trained to react appropriately. **Ward** noted that Officers receive extensive training around using their weapons and that in each case there was probable cause for the discharge of the Officers weapon.

Officer Slaughter, Beat 45, Wichita Police Department provided an update on Patrol North noting that crimes are down in all categories in comparison to statistics from 2008 and 2009. However, residential burglaries are up but he that crime prevention education and campaigns are working. **Slaughter** advised that they have identified a hotspot near 13th & Hillside and that a lot of the activities is coming from juveniles, with adults fostering the activity. **Slaughter** advised that most of what is being stolen is jewelry, flat screen TV's, electronics (Play Stations, X-Box, DVD's and CD's).

Officer Slaughter then provided an update/overview of the results from the 13 question survey conducted in the Kenmar neighborhood.

He identified that P.A.C.T. – Police and Community Together was a project initiated with the Kenmar Neighborhood Association back in July 2010. He advised that community members voiced their concerns regarding overall crime, neighborhood decay, and quality of life issues, and so a survey was conducted to ascertain community perception and to create a working partnership between citizens and police. The area surveyed included portions of the area between Oliver to Old Manor and 16th to Kensington.

Slaughter advised that he initiated the survey that contained 13 questions which included demographics, perception of safety, criminal concerns, and community partnership issues.

The survey *demographics* collected information regarding race, gender, age, length of time living in the neighborhood, and property ownership verses rentals.

The survey *perception of safety* including questions regarding perception of safety in the neighborhood, comfort level in reporting crimes, perception of police involvement in addressing crime.

The survey *criminal concerns* questions included physical conditions of the neighborhood, criminal activity, drug activity, traffic violations, gang activity, police/neighborhood relations, nuisances, disputes between neighbors, and landlord/tenant relations.

The survey questions regarding *community partnership issues* included questions regarding willingness to partner with WPD, to partner with Kenmar Neighborhood partnership, to partner with immediate neighbors, and willingness to be a neighborhood block captain.

Slaughter advised that all Officers on the Beat 45 team administered the survey, administering surveys to approximately 100 surveys. The survey results included the following data:

Demographics

Gender	Race	Age	Length of Time in Neighborhood	Property Ownership
Female – 62%	Black – 75%	18 – 25 – 14%	0 – 1 years – 21	Owner Occupied – 56%
Male – 38%	White - 21%	26 – 35 – 18%	2 – 5 years – 21	Rentals -
	Hispanic – 2%	36 – 45 – 22%	6 – 10 years – 15	
	Asian – 1%	46 – 55 – 29%	11+ years – 34	
	Other – 1%	56+ - 17%		

Perception of safety

Landlord/Tenant Relationship	Safety in the neighborhood
Very Good – 71.4%	Very Safe – 18%
Good – 23.8%	Safe – 60%
Poor – 2.4%	Unsafe – 18%
Very Poor – 2.4%	Very Unsafe – 4%

Criminal concerns

Burglary - 31	Robbery – 3	Curfews – 1
Gangs - 27	Stop Sign Violations - 2	Domestic Violence – 1
Shootings - 27	Abandon Vehicles - 1	Officer Presence – 1
Drug Activity - 22	Poor Lighting - 1	Section 8 Housing – 1
Theft - 20	Unsupervised Children – 1	Suspicious Characters - 1
Speeding - 19	Vacancy – 1	Littering - 1
Traffic – 6	Auto Theft - 1	No Concerns - 11
Vandalism – 6	Suspects from through yards – 1	
Kids Loitering - 6	Loose Animals – 1	
Loud Sound – 4	Old Nasty Men - 1	
Larceny – 4	Prostitution – 1	

Ranked Criminal Concerns

1. Criminal Activity
2. Gang Activity
3. Drug Activity
4. Traffic Violations
5. Physical Condition of Neighborhood
6. Nuisances
7. Police/Neighborhood Relations
8. Disputes Between Neighbors
9. Landlord/Tenant Relations

Community Partnership Concerns

QUESTION	YES	NO
Willingness to partner with the Wichita Police Department to improve the neighborhood	82.5%	17.5%
Willingness to partner with the Kenmar Neighborhood Association to improve the neighborhood	85.6%	14.4%
Willingness to partner with Immediate Neighbors to improve the neighborhood	89.6%	10.4%
Willingness to become a Neighborhood Watch Block Captain	42.7%	58.3%

Citizen perception on how involved Wichita Police Department has been involved in addressing crime concerns in the neighborhood	Active – 43.9% Very Active – 29.6% Somewhat Active – 23.5% Inactive – 3.1%
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Slaughter advised that the proactive approach to some of the citizen concerns included: adding more Block Captains, Special Enforcement projects, Introducing the SCAT team, and providing the community with more educational pamphlets and flyers.

Slaughter shared some of the more specific options in regards to addressing the issue with burglaries:

- Potential Neighborhood Watch block captains have been identified through the survey.
- “If I were a thief” flyers
- I.M.P.A.C.T. meetings
- Special Assignments
- Close communication with parole/probation officers.
- Immediate gang graffiti removal in partnership with OCI.

Slaughter also advised that residents could also assist the Wichita Police Department is by texting. Text Us at CRIMES (274637) and enter "TIP217 plus your message". You will receive an auto-reply message with your Tip ID. To send follow up messages about the tip, simply reply to that message. You can stop the thread at any time by replying with STOP.

Wilson wanted to know if the presentation and survey results could be sent to the Board. **Slaughter** advised yes.

Irma Markham, 1229 Sharon Lane wanted to know if this survey could be administered in other areas and who initiated the survey. **Slaughter** advised that he initiated the survey as the new Beat Coordinator for the area and that yes a copy of the survey could be given to the community.

Officer Byer, presented information regarding multiple beats providing an update on behalf of Officer Lowe. Officer Lowe that Beat 31 has been dealing with truancy and has picked up about 30 youth.

Byer noted that there has been a reduction in burglaries in the 38 Beat.

Wilson wanted to know what attributes to the reduction in burglaries. **Byer** advised Police are building more partnerships and educating the community. He said that it is about becoming familiar with the beat.

The **Board** thanked the Officers for their presentation.

Action Taken: Received and filed.

New Business

5. 2010 Office of Central Inspection Update

Harlan Bascombe, Office of Central Inspection, presented the statistics for the workload in 2010. **Bascombe** advised that since the Vacant and Neglected Ordinance has been enacted the following is the statistics for caseload in the Office of Central Inspection:

Total Cases Started	1331	
Total Cases Closed	888	67.7%
Total Cases Open	443	33.3%
Open Cases with Penalties	199	
Closed Cases with Penalties	218	
Cases in Collections	417	\$647,713

Bascombe advised that in 2010 that \$17,885 less \$5,951.67(commission) was collected through collections. In 2009, \$27,977 less \$6,994.25 (commission) was collected through collections. He noted that since 2007 the Office of Central Inspection has collected \$105,279 from registration fees, penalties paid to OCI and from collections.

Bascombe then went over the statistics for District 1 in 2010 in comparison to statistics from 2009 and 2008.

	Active	Penalty	Closed	Total
2010	106	134	542 (68.2%)	782
2009	135	151	441 (60.7%)	727
2008	170	153	318 (49.6%)	641

Bascombe then review the statistics for Tall Grass and Weeds:

	2009	2010
Started	4,218	4,589
Sent to Contractor	1,321	1,428
Paid Contractor	\$50,421.73	\$57,576.68
Pending Contracts	51	\$2,322

Bascombe gave the final statistics for all cases within the City of Wichita which included:

Nuisance Cases Started	5,697	Inoperable Vehicles Submitted for Tow	23	Properties Submitted for Board Up	80
Nuisance Cases Closed	4,288	Inoperable Vehicles Towed by Contractor	8	Properties Secured by City of Wichita	54
Nuisance Cases Contractor Abated	127 (\$111,000)	Inoperable Vehicles Complied by Responsible Party	15	Properties Secured by Responsible Party	26

Domotrovic wanted to know if the cases in collection put a lien on the homeowner's property. **Bascombe** advised no.

Wilson wanted to know why the City went to spraying instead of cutting. **Bascombe** advised that the City does not spray because of the unknowns that the spraying can cause to the environment, air quality, and soil contamination. He noted that this is being doing by other companies not the City or the contractor's hired by the City.

Craig Gable, 150 E. 44th St. wanted to know if citizens could get a list of properties that are going to be boarded up and properties that will be abated for clean ups. **Bascombe** advised that he could pull that information from the city's website.

Action Taken: Receive and file.

6. Downtown Master Plan

John Schlegel, Planning Department, presented information on the proposed Downtown Master plan. He noted that in late 2008, Mayor Brewer attended dozens of meetings throughout the community to discuss a vision of creating a downtown master plan. The response from the

community was overwhelmingly positive, and the meetings that the Mayor attended garnered hundreds of comments and suggestions from citizens about their vision for downtown Wichita.

He noted that the Wichita City Council unanimously voted on December 16, 2008, to initiate a downtown master plan and approved the appointment of the Downtown Revitalization Steering Committee to help engage the public on a vision for downtown. The Wichita Downtown Development Corporation (WDDC) Board of Directors unanimously voted on April 23, 2009, to commit \$175,000 to a downtown master plan as seed capital to forge partnerships and secure additional funding through the City of Wichita and the private sector. Private sector contributions to the development of a downtown plan have exceeded \$100,000.

Schlegel advised that on May 5, 2009, the City Council authorized \$225,000 in funding for a downtown master plan and initiated the process to select a design team to prepare a downtown master plan. The Downtown Revitalization Steering Committee endorsed Goody Clancy on September 25, 2009. On October 13, 2009, the City Council approved a \$500,000 contract with Goody Clancy to develop a downtown master plan. The plan took approximately 12 months to complete and involved input from thousands of community stakeholders

Schlegel advised that the Master Plan for Wichita, November 2010 is comprised of eight chapters and four appendices that together comprise a 20-year blueprint for the revitalization of downtown Wichita. The plan identifies market demand for as much as \$500 million in private-sector capital investment over the next 15-20 years that would result in an estimated 1,500-1,600 new housing units, 125,000-175,000 square feet of retail space, 400,000-480,000 square feet of office space, and 350-475 hotel rooms. The plan also outlines 43 action steps for accomplishing this revitalization potential through efforts focused on creating unique downtown places, expanding transportation choices and enabling development.

Schlegel advised that the plan identifies that market based development is an opportunity for Wichita over the next 10 years. This includes:

- 1,500 housing units (mixed types lofts, apartments, and town homes)
- 220,000 – 480,000 sq ft of office space
- 250 – 400+ hotel rooms
- Convenient parking
- Retail, dining, night life entertainment

Schlegel advised that the plan identifies several goals for transportation:

- Seek a sense of permanence
- Better operating environment
- Become pedestrian and bicycle friendly

Schlegel further explained that the public input process included stakeholder interviews, workshops, and “focus” workshops getting the inputs from several thousand citizens. He also note that the principles for achieving the vision include:

- Offer something for everyone
- Expand choices
- Walkability

Schlegel advised enhancing transit and walkability downtown will be a focus and would include increasing the service of the Q-Line – for example a line along Douglas from Old Town to Delano. A line from Old Town to Intrust Arena to Lawrence Dumont.

Churchman expressed that she is supportive of the plan.

Wynne stated that the plan for downtown has to also provide a solution for the homeless population. He asked if that was a part of the Downtown Master Plan. **Schlegel** advised that it was not a part of the plan, but a separate initiative was underway that was already addressing the homeless population.

Wilson wanted to know how long the plan was for and how much the average tax player would have to pay to accomplish this proposed plan. **Schlegel** advised that this is a 20 year plan and it is estimated cost \$32M over 20 years for all streets to be improved in the designated areas. However, he could not get an estimate on the cost to tax payers as they would continue to work with the private industries for funding of the projects.

Wilson wanted to know since the street improvements would be happening downtown would the cost be assessed only to the business/property owner's downtown. **Schlegel** advised that might be one way of funding, but noted that that would only be appropriate for streets that were not arterial streets.

Ernestine Freeman, 2808 E. 22nd Street, Matlock Heights Neighborhood Association concurred with Wynne that the homeless situation needed to be addressed before moving forward this plan or in conjunction with the plan.

CM Williams noted that there are some existing programs that are addressing the homeless concerns such as Open Door and Housing First. **Freeman** responded that those resources/programs needed to be clearly stated in this Downtown Plan.

Irma Markham asked if Schlegel could explain what was meant by housing diversity. **Schlegel** advised that housing would be created for all income levels.

Craig Gable, 150 E. 44th Street, advised that not thousands of people were at the public meetings but more like 400-500 people attending 8 meetings. He also noted that the plan does not bring in new dollars into the community. He asked the Board to make them send this plan back and create a plan and ideas that would bring more people and people.

Williams advised that the plan would do that, for instance there is currently someone looking at the old Cox building and this is bringing in new dollars and people. She also noted that money has not been taken from Park and Recreation to support this plan.

John Stevens, 3125 E. Boston noted that he thought it was a bad idea to put the library across from river. He stated that he don't see the plan as a functioning plan and that it was a bunch of fancy pictures. He further commented that it was not a market-driven plan.

Dan Rouser, 1107 Pinecrest noted that he supported the plan and that it is important for the viability of downtown.

Roberts commented that Goody Clancy has nothing to do with the location of the new library site selection as that process occurred well before this plan process began.

Wilson wanted to know what financial avenues the city would pursue for this plan. She noted that she saw a lot of city, state, and government funds but didn't see a lot of private investments listed in the plan. **Schlegel** noted that the plan was created to give financial options.

Roseboro wanted to know who was going to oversee the projects and when citizens will be made aware of project and funding approvals.

Wilson asked Schlegel what is purpose was for the DAB. **Schlegel** advised that he wanted to present the plan so that the community was informed. He advised that the Board could make a recommendation to accept/reject the plan and/or just receive a file the presentation.

CM Williams they just returned from the National League of Cities in Denver and they learned that Denver also went through a 15-year process. Included in there plan was an improvement to their transit creating a route that circles there downtown and built a new hotel. **CM Williams** advised that this is not going to be an overnight process. She noted that she saw this plan as looking towards the future.

Wilson asked if Wichita should be in the hotel business. Where are we putting our funds?

Churchman concurred with CM Williams and that if were going to develop downtown we need to support it and not low ball it or skimp on the plan.

Wilson commented that there are a lot of unanswered questions. She then motioned to receive and file the report.

Action Taken: Wilson motioned to receive and file. Wilson (Domotrovic). Motion carried. 7:0

CM Williams advised the community to please review the plan and be informed because Downtown is a part of District 1.

7. **ZON2010-00042**

Derrick Slocum, Planning Department, presented information on the zoning request to change from Two-family Residential (TF-3) to General Commercial (GC) at the property generally located east of Grove Avenue on the southwest corner of Green and 13th Street North.

Slocum advised that the proposed use if for an art studio and open air retail market with outside display. He advised that any development on the subject property will be required to meet screening, compatibility standards and landscaping.

Slocum also noted that the adjacent zoning and land use was as follows:

North:	GC	Warehouse-Office
South	TF-3	Duplex
East	TF-3	Single-family Residence
West	LC	Retail

Slocum advised that this request was approved by MAPC last Thursday.

Wilson wanted to know how this would impact the 13th Street widening project.

Janis Thacker, 1537 N. Yale Blvd, owner/applicant stated that the impact of the street widening has already been identified. She advised that this would be an area for students to display and sell there art in an open market.

Wilson asked what is the plan for the houses. **Thacker** advised that the house will be used for storage and or housing and the kiosk would be outdoors.

Churchman wanted to know if parking would be available. **Thacker** said yes parking would be available on 13th Street.

Domotrovic asked if the houses would be torn down. **Thacker** advised no.

Wynne asked would restrooms be available to patrons. **Thacker** advised that restrooms in the house would be available to the sellers but no access to the patrons.

Roseboro advised that he would like to see a protective overlay.

Chaloupek asked staff if there were any protective overlays currently on the property. **Slocum** advised no.

Action Taken: Chaloupek motioned to approve the request with the addition of a protective overlay that prohibited the following uses: hotel or motel; pawn shop; payday loan; rodeo; riding academy or stable; tattooing or body piercing facility; vehicle and equipment sales; asphalt or concrete plant; vehicle storage yard; adult entertainment establishment; massage therapist/parlor; correctional placement residence; recycling collection station; reverse vending machine; car wash; convenience store; kennel; night club; restaurant with drive-in or drive-thru facilities; service station; tavern and drinking establishment. Chaloupek (Roseboro). Motion carried. 7:0

Update

Updates, Issues and Reports

CM Williams advised that Mayor Brewer would be coming to the December 11th breakfast. She encouraged all to attend.

CM Williams also wanted to know the thoughts of the Board and the community regarding the trash proposal. She noted that she has heard from many citizens and that many are concerned with: 1) the cost – too high; 2) issues with not being able to select their own hauler.

Roseboro advised that the City should look at the trash plan that is used in Tulsa.

Wynne asked if the City does the billing/collection – how much of the \$20 will go to the City? Also, he commented that recycling should be made mandatory if everyone is going to have the service.

Rich stated she thought \$20 was reasonable as she is currently paying \$86/quarter. However, she noted that those of us who have alleys would like the trash to be picked up from the alley and not the curb – she hopes this remains as she has this with her current hauler.

Wilson wanted to know what happens to the agreements that Neighborhood Associations have negotiated with trash haulers. **CM Williams** advised that those contracts will stay in effect for a year and then everyone would be converted to the \$20 plan. **Wilson** had a follow question regarding recycling – shouldn't residents get a discount if they recycle. **CM Williams** advised that the \$20 was inclusive of the recycling.

Churchman advised she was in favor, but marketing and communication needed to get to working because the perception of the proposal was not good.

CM Williams encouraged the community to please voice their opinions and send her their input. She noted that most of the feedback she has received has been against the proposal.

Wynne stated that he will agree with the plan, but this is more of a political decision more than a business decision. He also stated that landlords should be required to have trash service and it should be included in tenants rent.

Wilson wanted to know if there was any way to go after the illegal dumpers.

Churchman advised that the South Central Christmas Tour was scheduled for December 11th from 4 – p.m. She also advised that Lisa Riley has resigned from the Board due to personal reasons.

Wilson advised that A. Price Woodard Neighborhood Association has combined with HOPE Street with the hope that they would encourage more youth leadership and involvement.

Roberts advised that Crestview Heights would not have a meeting in December.

Rosebor advised that NE Heights Neighborhood Association would have their Christmas party on December 17th and that the WIN Annual Membership meeting will be January 17th.

CM Williams congratulated Donte Martin on his promotion to the Director of Municipal Court.

John Stevens, 3125 E. Boston reminded everyone to come out to the Park & Recreation meeting tomorrow from 6:30 – 8:30 p.m. as the City Manager was going to present the proposal for the new Park & Recreation Model.

With no further business, the meeting adjourned at 9:11 p.m.

Respectfully Submitted,
LaShonda Porter
Neighborhood Assistant

Guests

Earnestine Freeman
Beverly Domotrovic
Graig Gabel
John Stevens
Dan Rouser
Druscilla Triplett
Mary Faucette
Mary McDonald
Erma Markham
Janice Thacker