

**District IV Advisory Board**  
**Meeting Minutes**  
**July 2, 2008**  
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The **District IV Advisory Board Meeting** was held at the 6:30 p.m. at the Lionel Alford Branch Library, 3447 S Meridian.

**Members Present**

Doug Leeper  
Joshua Blick  
Nancy Wilhite  
Tom Engelmann  
Gerald Marsh  
Ed Koon  
Jim Benton  
Peggy Bennett

**Staff Present**

Derrick Slocum, Planning  
Det. Quinn, Police  
Kelli Glassman, City Manager's Office  
Officer Woodrow, Police  
Officer Davidson, Police  
David Warren, Director of Water Utilities  
Angela Cato, Water Utilities

**Order of Business**

**Call To Order**

The meeting was called to order at 6:30 p.m.

The July 2, 2008 agenda was approved 8-0.  
The June 4, 2008 minutes were approved 8-0.

**Public Agenda**

*The public agenda allows members of the public to present issues not on the agenda to the District Advisory Board. Each presentation is limited to five minutes unless extended by the Board.*

**1. Scheduled Items**

No items were scheduled

**2. Off-Agenda Items**

No items were scheduled.

## **Staff Presentations**

### **3. Public Safety Reports**

#### **Community Police Report**

Officers Davidson and Woodrow reported the following:

- There were arrests made for several air conditioning thefts
- Orchard Breeze is having their annual picnic August 2 from 4 to 10 p.m.

**Pat Garretson, 460 N Gordon**, reported that there was a large amount of graffiti around the Via Christi Hope Center.

**Action Taken: Received and filed.**

## **New Business**

### **4. Water Rates**

**David Warren, Director of Water Utilities**, presented the item to increase water utilities rates, a step that is necessary to fund current and future system improvements. Kirkland discussed the history of the water supply, the ASR (Aquifer Storage and Recovery) project, how rainfall affects water purchasing which affects rate structure, and the importance of maintaining the debt-service ratio. The following recommendations for water rate increases were presented: 2008- add \$1.00 to the base charge. 2009-adjust block 1 and 2 rates by \$0.29 and \$1.28 respectively. 2010-2012- across the board increase of 8%.

**Koon** requested clarification that the rate percentage increase is greater in residential than industrial. **Warren** stated this is correct because peaking usage is greater in residential areas.

**Marsh** asked if Wichita is the only City recharging the equus beds. **Mr. Warren** replied that Wichita is the only city in Kansas doing this.

**Mr. Warren** stated that they would like to do a similar thing as done at Cheney, but although economical, it is difficult to duplicate environmentally. He also stated that they are continuing to look at uses for gray water.

**Action Taken: Received and filed.**

## **5. CUP2008-00021**

**Derrick Slocum, Planning**, presented this request to add “Tavern and Drinking Establishment” and “Night Club in the City” to the list of permitted uses in Parcel 1 of DP-71, the Towne West Square Community Unit Plan located northeast of the intersection of U.S. Highway 54/400 and I-235.

The Board and citizens had the following comments:

- Requested clarification on guidelines for both private security and police patrol for the area and the boundaries and times covered for this security
- Concern for safety of mall employees and citizens leaving the mall during club hours of operation
- Requested clarification of guidelines regarding occupancy limit and insurance
- Concern of club patrons driving close to the building and injuring patrons (asked if curbing and/or trees would be used as a buffer this)
- Asked about the amount gang activity in the area
- Concern that it is close to school and church
- Asked if the establishment would sell food
- Asked about the demographic population expected to patron this club

**Action Taken: Koon (Marsh) moved to recommend denial of the request. Motion passed 7-0.**

## **6. CON2008-00030**

**Derrick Slocum, Planning**, presented this request for conditional use for vehicle and equipment sales (Vehicle Rental) Generally located northwest of the intersection of South Seneca Avenue and West Dora Avenue.

The Board asked for clarification on the following:

- The requested conditional use for this property could not be altered to sell cars and trucks
- no residents in the area were complaining about this request
- there would be adequate lighting in the storage area
- Will LED signs be allowed?

**Action Taken: Blick (Benton) moved to recommend approval of the request. Motion passed 7-0.**

**7. and 8. ZON2008-00031 and ZON2008-00032**

**Derrick Slocum, Planning**, presented this request for a rezone from SF-5 Single-family Residential (“SF-5”), MF-18 Multi-family Residential (“MF-18”) and MF-29 Multi-family Residential (“MF-29”) to U University (“U”) zoning on four platted properties equaling 0.70 acres Generally located on the east side of Hiram Avenue (512 and 518 South Hiram Avenue) and west side of Glenn Avenue (519 and 537 South Glenn Avenue) (ZON2008-00031)

The Board also considered a request for rezone from SF-5 Single-family Residential (“SF-5”) and B Multi-family Residential (“B”) to U University (“U”) zoning on three platted properties equaling 0.71 acre. Generally located on the west side of Glenn Avenue, ½ block south of University Avenue (627 and 633 South Glenn Avenue and the southeast corner of University Avenue and Bonn Street (2033 West University Avenue) (ZON2008-00032).

The Board commented that this will be an excellent asset and enhance the area

**Action Taken: Benton (Marsh) moved to recommend approval of both requests. Motion passed 7-0.**

**OLD BUSINESS**

**8. No items were submitted**

**BOARD AGENDA**

**9. Board Updates and Issues**

- **Blick** announced that the Southwest NA Clean-up went well.
- **Bennett** announced that the Prairie Woods NA Cleanup went well

**10. Adjournment**

With no further business, the meeting adjourned at 8:35 p.m.