

**District VI Advisory Board
Minutes
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**Monday
April 4, 2011
6:30 p.m.**

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

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 councilwoman led the meeting with six (6) District Advisory Board members in attendance, eight (8) city staff and nine (9) members of the public who signed in.

Members Present

Anita Mendoza
Denise O'Leary-Siemer
Pat Randleas
John VanWalleghen
Joel Weihe
Charlie Claycomb

Members Absent

Cathy Landwehr
Scott Dunakey
Bob Aldrich

Staff Present

Scott Lindebak, Storm water
Carl Haas, Public Works
Terri Dozal, Neighborhood Assistant
Officer Birdwell, Patrol West
Officer Sharp, Patrol North
Sgt. B. Stowe, Patrol South
Mark K. Vaughn, Housing Director
Shawn Mellies, Public Works

Council Member Miller called the meeting to order at 6:34 p.m. welcoming everyone. **Miller** asked members to introduce themselves and state their representation for serving on the board.

Approval of Minutes

The minutes for March 7, 2011 were approved with amendments (**Claycomb/VanWalleghen 6-0**)

Approval of Agenda

The agenda was approved as submitted. (**VanWalleghen/Claycomb 6-0**)

Public Agenda

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

*******Action:** Provide comments/take appropriate action.

STAFF PRESENTATIONS

3. **Community Police Report**

Patrol West: *Officer Birdwell* reported officers have been working shooting investigations. 11 Beat has had larceny to autos so please call 911 if you see anything suspicious. Officers are also doing pro-active patrolling by encouraging citizens to report if they see something unfamiliar in their neighborhood. 14 Beat also has had larceny to vehicles so please keep them locked and parked in a well lit area.

Patrol North: *Officer Sharp* reported 41 Beat last month had 17 burglaries from 21st Street to Central and the River, also some along Broadway. Burglars are kicking in doors and taking items that are easy to carry. If you see someone walking down the street carrying a TV, this is suspicious so please call 911. With the nicer weather

coming upon us you will want to have your windows open. When you are not at home please keep the windows locked. *Sharp* said he had nothing to report for 49 Beat.

Miller asked if most of the burglaries we're near Riverside? *Sharp* answered they were spread throughout the area with no specific time or date as to when they would hit.

Patrol South: *Sgt. Brett Stowe* reporting for Old Town said they have had some physical assaults and two burglaries. There has been a decrease in non-residential crime. Officers are also working on JUDGE assignments reviewing if clubs or liquor stores are selling to underage youth.

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

4. **Fire Department Report**

There were no Fire Officers to give a report on District VI events.

New Business

5. **Pump Station in Sherwood Glen Neighborhood**

Scott Lindebak, Stormwater Management gave a brief presentation on the pump station located near 37th and Woodrow. *Lindebak* said the project was 90% complete and they are just waiting for the delivery of the pump. The pump station is located east of Womer Bridge in a large brown brick building. The cost of the project is over \$4 million. The reason for the pump station is because there is severe flooding over the floodway after a rain that comes from the Pleasant Valley tributary ponds. At present the water has to be manually pumped out. The new station will have seven pumps with an automatic monitor and we hope to have the station ready by June. *Lindebak* offered to allow the Sherwood Glen Neighborhood Association a tour of the facility.

Some asked if there would be a fence at the top of the spillway. *Lindebak* responded yes, it would be metal. At present we have temporary pumps available in case of rain.

***** **Action:** Receive and File

6. **Mid-Town Bike Path Extension**

Carl Haas, Public Works gave a brief background of the previous projects that had Federal funds for an eligible pathway to be designed. *Haas* stated the remaining funds were proposed to extend the Mid-Town multi-use path south of Central and then connect to the Arkansas River pathway system.

Following are questions/comments from DAB members; *Responses in Italics*

- What is the remaining cost? *\$136,000*
- Can this money be spent to repair existing bike paths? *The money would go to District 1 first if needed for amenities.*
- Why would you spend money if it's not needed just because you have it? There is already a bike path that continues west to river. I'm disappointed we aren't repairing what we already have. *This is completing a path that was already in CIP.*

Miller asked if you could take the Midtown Path on the rail bed to the South or is it too late for design (near Rounds & Porter).

- Why not improve the route already there? *This is already on city property and would make the connection final.*
- \$136,000 is this cost on what's left over? *The design alone will cost \$16,250.*
- The obligation is to District 1 first, correct? *District 1 project will be completed June 1st. The remaining money will be spent for projects needed.*
- Where would the money go if not used for this project? *For bike racks in Delano.*

Haas stated to do a Bicycle study would cost \$200,000. This would be for a Bike Share program; you could use your credit card to rent a bike where you could ride from City Hall to WSU.

- Can this money be used to maintain existing paths? *Yes! Environmental bike leaders decided what to do with this.*
- Could Waco be made a three-way-left-turn with a bike lane on each side? This area is great for pedestrians but not for cyclists. *We're trying to complete the existing bike path clear from Andover that goes to the river.*
- Was the City wide-bike study from Colorado ever published? *WAMPO-never adopted it. A new plan was implemented, the Bicycle Master Plan.*

Miller said she was requested to get the Midtown path better connected to the River and thought it would be a good time to do. Cargill was getting their building done and we asked to be part of this. Everything worked out and this is an opportunity for the connection. The Grant requests for the previous projects were projected at a higher cost and the construction was less so the excess funds were left over. The committee looked at where else it was needed for bike paths.

Miller continued saying you all can recommend not to approve this project, but I don't know where the dollars would be used.

- So if we turn this down, there is no plan B? *It would be a good thing to complete this one.*
- I would rather see this go behind Rounds and Porter, it would be safer.
- I will probably vote yes for this project but you should express how we feel that existing bike paths should be maintained before adding more.
- Are there any plans for a bike path up near 35th North? Miller said once this goes to City Council and we discuss funding for the Bike Master Plan that is the perfect opportunity for adding connections.

Claycomb said he is serving on the first Bike Master Plan and we'll pick the consultant to do the plan and keep everyone posted. Miller said they would need a larger group for more input.

Haas finished saying there are lots of improvements to the bike paths we now have.

*******Action:** The District VI Advisory Board made a motion to City Council to recommend **Approval** of the Mid-Town Bike Path Extension. (Claycomb/Weihe 6-0)

7. **Petition to pave 36th Street from Arkansas east to and including a turnaround east of Agnes Addition**
Shawn Mellies, Public Works stated the signatures on the Petition represent 13 of 25 (52.00%) resident owners and 45.68% of the improvement district area. This project will provide a paved access to a developed residential area. The project will include storm sewer (need some ROW from the property) and the City will pay for the paving at the intersection at 36th and Agnes.

Following are questions/comments from DAB members; *Responses in Italics*

- Will this include curb? *Yes, the area is flat and will require a curb.*
- How did this project come about? *A resident request and they carried a petition to the neighborhood to see if they were interested.*
- Where does the water go now? *Some water goes to Arkansas and into the ground and once it's paved there will be better run off.*

Norman Hall, resident said he was opposed to this project and wanted to know how wide the street would be. Mellies responded they would need right-of-way from the resident and will look at this better during the design. Hall said he has a ditch in front of his property. Mellies said they could possibly use the ditch but it has to be looked at first. Also, from the traffic standpoint there has to be a turn around.

Jerry Crosswhite 525 W. 36th St. N. stated that utilities will need to be done. *Mellies* said he wasn't sure because of the street location. *Crosswhite* asked if they would be lowering the street to match grade on Agnes. *Yes.*

- Is there a turnaround now? *It's just gravel but there is a need for emergency access.*
- How can you expect people to approve this if you don't have all the details? *This depends on the people we need right-of-way from them to work out the details.*

Miller said with the petition being passed around the resident is asked if they approve or not approve of what is asked. Nothing is done at this point except the petition process.

Mellies said the information is sent to the residents in the benefit district before the petition is approved.

Miller asked if the residents would know what their yearly payment would be.

Mellies responded if we don't have enough money for the project, we would speak to the residents and adjustments may need to be made.

- Will there be eminent domain? *We can't guarantee because that has to be approved by City Council first. We don't just do the project.*

***** **Action:** The District VI Advisory Board made a motion to City Council to recommend **Approval** of the Petition to pave 36th Street from Arkansas east to and including a turnaround east of Agnes Addition. **(VanWalleghen/Claycomb 3-3)**

8. Petition to construct a lateral sewer line to serve the northeast corner of 53rd Street North and Meridian.

Shawn Mellies Public Works stated the signatures on the Petition represent 1 of 4 (25%) resident owners and 58% of the improvement district area. The project will construct a lateral sewer line for a partially developed area.

The estimated cost to extend a lateral sewer line is \$85,000 plus a main benefit fee of \$0.05 per square foot. The main benefit fee is assessed to all properties requesting extension of lateral lines, to help offset the cost of sewer mains that serve a larger area. The estimated assessment to individual properties is \$0.84 per square foot of ownership for the total cost of lateral sewer line and the main benefit fee. The method of assessment for the extension of the lateral line and the main benefit fee is the square foot basis.

Following are questions/comments from DAB members; *Responses in Italics*

- Who requested this project? *One owner with a vacant lot. There is only one person who lives the in area. The remaining area is zoned commercial.*
- Is the commercial property the large lot? *It's the one adjacent to the home.*
- Is this financially benefited at the expense of other people? *This benefits everyone connected to sewer.*
- To connect to sewer is more of a State law.
- What is the area zoned for? *It's zoned for commercial but needs to be confirmed.*

Mellies stated if you're within 150 ft. of a sewer line and have septic system failure you have to connect to it.

***** **Action:** The District VI Advisory Board made a motion to City Council to recommend **Approval** of the Petition to construct a lateral sewer line to serve the northeast corner of 53rd Street North and Meridian. **(VanWalleghen/Claycomb 4-2 Randleas/Weihe)**

9. Request for Resolution of Support for Application for Housing Tax Credits (Mesa Verde)

Mary Kay Vaughn, Housing Director presented that the City has received a second request from Mennonite Housing Rehabilitation Services, Inc. (Mennonite Housing) and Community Economic Resource, Inc. (CER) for a City Council resolution of support for an application for 9% Housing Tax Credits. The tax credits will support construction of 16 additional single-family rental units within the Mesa Verde subdivision, which is located near Meridian and 34th Street North. Vaughn continued saying the two nonprofits are doing business as Mesa Verde Group One, LLC for this project and are also seeking to modify the original development proposal by eliminating construction of the clubhouse/community room. Instead they propose to provide another suitable amenity, such as a small park for residents of the development community. All homes in the development will be tri-level in design and will eliminate the need for the community building a storm shelter.

Following are questions/comments from DAB members; *Responses in Italics*

- Will all future additions be split-level? *Only 16 more.*
- Who will own these 16 rental properties?

Andy Bias, Mennonite Housing said the homes will be rented for 15 years and then can be purchased after that.

- Two of these homes will be handicap accessible?
- Will there be any provision for shelter for the handicapped? *No.*
- This surplus of rentals how does this affect you? *We have a quality product and make this more affordable for them. At the end of 15 years they can purchase the home.*
- Do they have to live in the house for 15 yrs.? *Whoever is the resident at the home at 15 years will qualify to purchase it.*
- Can you have the option to buy after 5 or 6 yrs? *After the 15 yrs lease only.*
- Once the renter moves in do they know what the sale price would be? *Yes.*
- What if the residents can't get approval for a home loan? *The home will be sold.*
- How do they get in/out-access? *There are two access roads.*
- What about medical emergency, could an ambulance get in? *The traffic engineer said the current access is sufficient.*

Cathy Gutasky, Sherwood Glenn NA 3933 N. Clarence asked if all the units are occupied now? *All the units are spoken for and two are to move in by April.*

Keith Brewer, Briarlane asked if you are maintaining all the units. *Under Mesa Verde we are responsible for maintenance now but at the end of 15 yrs. it will be the residents' responsibility.*

***** **Action:** The District VI Advisory Board made a motion to recommend to City Council **Approval** for the adoption of the resolution of support for the Housing Tax Credit Application, subject to further review, in accordance with the City of Wichita's Housing Tax Credit Policy. **(Claycomb/Weihe 6-0)**

BOARD AGENDA

10. Problem Properties

3727 N. Armstrong: Tuck point-chimney is problems.

***** **Action:** Receive and propose appropriate action.

11. Neighborhood Reports

No neighborhood reports were given.

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

Updates from councilmember

Announcements

- Next DAB Meeting will be on Wednesday, April 20, 2011

With no further business to discuss the meeting adjourned at 8:30 p.m. (**Weihe/Randleas 6-0**)

Guests

Teresa Ulrich
Dennis Ulrich
Maxine Ulrich
Keith Brewer
Kathy Gutowski
Norm & June Hall
Jeremy R. Crosswhite
Greg Boyajian