

**District III Advisory Board Minutes**  
**December 6, 2006**  
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The District III Advisory Board meeting was held at 7 p.m. at the Wichita Water Center at 101 E Pawnee. Ten District Advisory Board members were in attendance. Nine City staffers and 13 members of the public were present.

**Members Present**

Teresa Cook  
Judy Dillard  
Matt Foley  
Charlotte Foster  
Jim Gulick  
Joann Hartig  
John Kemp  
DeWayne Kitchen  
Jesse Sheffield  
Council member Jim Skelton  
Bill Ward

**Staff Present**

Officer Virgil Miller, Patrol South  
Officer Brian Mock, Patrol East  
Officer Dan Oblinger, Patrol East  
Officer Sara Voyles, Patrol South  
Janet Johnson, City Manager's Office  
Patsy Eichacker, City Manager's Office  
Bill Longnecker, Planning Department  
Jay Banasiak, Transit  
Randy Sparkman, OCI

**Guests**

Listed on the last page

**ORDER OF BUSINESS**

At 7 p.m. **Council member Jim Skelton** called the meeting to order.  
The meeting minutes from November 1, 2006, were approved as submitted. **10:0**

**PUBLIC AGENDA**

Scheduled items

1. **Pastor Scott Dryden from Believer's Tabernacle, 2000 S. Hillside**, brought literature on the Dream Center and the programs they offer through their organization. He said they are a faith based social service agency. Their focus is on children and they address behavioral issues, substance abuse and gang intervention, just to name a few. They work closely with Hilltop, Planeview and South City neighborhoods, as well as area schools. Additionally, they have food and clothing programs. He said the organization is here to serve District 3 and encouraged everyone to contact him.

Non-Scheduled items

2. **Elena Ingle, 3608 Meadow Lane**, serves on the Historical Preservation Board. She said they are in the process of deciding the future of the Historical buildings that are slated for razing in the Arena area. She said there are two properties that she doesn't want to see razed. Those are the properties at 200 S. Emporia and 206 S. Emporia. She said leaving these buildings intact would not impact the arena building, but they would impact the planned landscaping.

## **STAFF REPORTS**

### **Community Police Report**

**Officer Virgil Miller, Patrol South Beat 26**, said he is having problems with traffic around Anderson Elementary. There are also traffic issues at the Auto Zone at Hydraulic and Pawnee because motorists are using their parking lot as a short cut. There are speeding issues in the 2500 blocks of Washington and Mead, but graffiti is down. He also gave a short report for Officer Ginny Wylie on the 25 Beat where she is addressing traffic and parking issues and a few burglary complaints.

**Officer Brian Mock, Patrol East Beat 36**, was present to bid farewell and introduce the new Beat Coordinator Dan Oblinger. Officer Mock said it's the "season to be thievin" and encouraged everyone to practice crime prevention. He said graffiti is down, possibly due to the gang suppression efforts, and possibly due to cold weather. **Officer Oblinger** introduced himself and reiterated the need for crime prevention this time of year.

**Officer Sara Voyles, Patrol South Beat 29**, reported that burglaries had decreased because one of her main suspects was in jail for another offense. She also asked for assistance in identifying a vehicle. On Nov. 21 a vehicle made several attempts to pick up a 10-year-old boy who was on his way to school. The vehicle is described as a large, dark-colored SUV with several colored smiley faces on it. She said if anyone sees that vehicle they need to get the tag number and call 911. She said to be sure and tell the dispatcher why you are calling in a suspicious vehicle.

**Action: Receive and file.**

## **NEW BUSINESS**

### **Swearing in of Members**

**Patsy Eichacker, Deputy City Clerk**, swore in the 10 District Advisory Board Members for District 3.

**Recommended Action:** Receive and file.

### **Zoning case CON2006-52**

**Bill Longnecker, Planning Department**, presented information on a request for Conditional Use for Outdoor Vehicle and Equipment Sales at a location two-blocks south of Harry Street, on the northeast corner of Broadway and Funston Avenues. This is the first Conditional Use request for a car sales lot along this section of Broadway since the adoption of the "South Central Neighborhood Plan" in May of 2006. A stated goal of the Plan is to discourage the increase and reduce the number of car sales lots, bars and motels along Broadway. Prior to the publication of the public hearing date Staff had advised the applicant of the Plan's goal of no increase in the number of car lots along on Broadway.

**Joann Hartig** said there are 20 car lots on Broadway between Kellogg and Pawnee. She said she didn't think that we should continue to put car lots in neighborhoods, especially because they don't stay in business, they just come and go.

**Jesse Sheffield** said that we don't need any more car lots on Broadway.

**Elena Ingle, 3608 Meadow Lane**, asked if the empty car lots along Broadway are grandfathered in. **Longnecker** said yes, unless the owner has not kept up the conditions and then the conditional use permit can be taken away, for example if they don't maintain the landscaping.

**Dale Churchman, 1357 S. Broadway**, was present as the president of the Implementation Committee for the South Central Neighborhood Plan. He said they don't want any more car lots. They want businesses that are more conducive to the neighborhood, and they want more diverse businesses.

**Vicki Churchman, 1357 S. Broadway**, is the secretary of the Implementation Committee and she said that drainage and flooding are a big issue on Broadway and the area that is being considered for the conditional use permit is currently a dirt area. She said they don't want to see another big chunk of concrete going in there causing even more run off.

**Vickie Adamson, 817 S. Oliver**, is the president of the South Central Improvement Alliance, and she wanted to know if the party applying for the conditional use permit is purchasing the property. **Longnecker** said they already own the property. **Adamson** said she wanted to thank City staff for supporting the Neighborhood Plan and for recommending the permit be denied.

**Matt Foley** asked if the property is well maintained. **Hartig** said yes. **Foley** pointed out that the Neighborhood Plan was approved by the City Council and wondered why the City would adopt a plan and then turn around and negate it. He said that the DAB should send a clear message that the plan will be supported.

**Dewayne Kitchen (Judy Dillard) made a motion to deny the application.**

**Dillard** said she is involved with a group addressing concerns further south on Broadway and they want to see more diversity in businesses all along south Broadway.

**Motion passed 10:0**

**Action: Board denied the application for conditional use permit CON2006-52.**

### **Transit fare increase**

**Jay Banasiak, Director of Wichita Transit**, presented information on a proposal to increase its base bus fare from \$1 to \$1.25 and to increase its base van fare from \$2 to \$2.50 per ride. In addition, Wichita Transit proposes to eliminate charges for transfers. The loss of transfer revenue (25¢ per transfer) based on transfer use will reduce the anticipated additional revenue gained from the 25¢ fare increase by 65 percent. In other words, the fixed-route (bus) fare increase will only affect the 35 percent of current bus riders who do not transfer. **Banasiak** said that Transit's big budget items, such as fuel costs and ADA costs, have doubled since 2004.

**Foley** asked if discounted ride tickets are still available. **Banasiak** said yes, that a 20-ride pass would result in a 4 to 5 percent savings. He also said that this past year has seen a 13 percent increase in riders.

**Banasiak** said that they have replaced most of the fleet so they won't have to buy buses again until 2012 or 2015.

**Foley** pointed out that a person making minimum wage would have to work around a half hour to pay for their way to work if they ride the bus.

**Hartig** wanted to know if smaller buses would result in cost savings. **Banasiak** said no, the difference in fuel costs is minimal.

**Jim Gulick** said that the ADA vans have historically been funded inadequately. **Banasiak** said between 1990 and 2005 they saw an increase of more than 600 percent of citizens using the ADA vans. However, a couple of years ago a re-certification process was implemented that required riders to prove that they were eligible for the service, and now the increase in users is only between 4 and 5 percent.

**Gulick** asked if it is still curb-to-curb service. **Banasiak** said yes.

**Banasiak** said it costs around \$3.50 per passenger on a bus and around \$17 per person on an ADA van. **Gulick** asked if they still have the 24-hour-notice program and **Banasiak** said yes.

**Elena Ingle, 3608 Meadow Lane**, said a number of years ago Dayton, OH, increased their fleet, increased the routes, and decrease fares and they made a lot of money doing that. She wanted to know if the City was considering that. **Banasiak** said not really.

**Council member Jim Skelton** asked how much is federally funded. **Banasiak** said federal funds cover 35 percent of operating costs and 80 percent of other costs. **Skelton** asked what would happen if City Council didn't approve the fare increase. **Banasiak** said they would have to look at cutting more routes.

**Dillard (Foley) made a motion to approve the proposed fare adjustment.**

**Motion passed 9:0 (one member left the meeting early)**

**Action: Board approved the recommended fare adjustment.**

### **Office of Central Inspection**

**Randy Sparkman, Neighborhood Inspection Supervisor**, presented information about Zoning, License and Sign Code Enforcement Activities, including illegal vehicle parking and storage, graffiti, home occupations, commercial zoning and signs.

**Sparkman** reported that they have discovered a couple of small glitches in the zoning code that involve home occupation licenses and side yard set backs, so those are being worked on. There is also work being done regarding LED signs.

So far this year, OCI has made 1,453 graffiti cases that cost around \$130,000 to remove. **Sparkman** said they are having some challenges removing graffiti from historical buildings.

**Gulick** said he has noticed a consistent problem whereby a yard might look fine at 5 p.m., but at 5:10 p.m. it's full of cars parked in the yard. **Sparkman** said there are some Inspectors out working

after 5 p.m., but the Department won't send any Inspectors out to work in the dark because it is too dangerous.

A long discussion ensued regarding political signs and other signs that are in the City right of way. Any signs in the City right of way, or on light poles, are not legal and City workers typically pick those up on the main thoroughfares. **Sparkman** said anyone who wants their sign back has to pay \$25 per sign.

**Foley** asked if there is no sidewalk, where can the signs be placed. **Sparkman** said if a driveway exists, you can look for the sidewalk cut out in the drive, if not, 15 to 16 feet back is a good standard.

**Paul Davis, 6417 E. Madison Ct.**, said he is tired of car lots parking vehicles on the city right of way on the weekends.

**Sparkman** also gave a brief update on the property that Cornejo is developing on South Hydraulic. **Sparkman** said trucks should not be using the cutout on Hydraulic to access the property.

**Action: Receive and file.**

## **BOARD AGENDA**

### **Updates, Issues and Reports**

**Charlotte Foster** asked what's going on with the Redevelopment Authority. **Councilman Skelton** said nothing at this point – there are still issues to be addressed including Council control and eminent domain.

**DeWayne Kitchen** reported that Dean's Auto is violating the conditional use permit, and that the Planeview Neighborhood Association is trying to increase its membership.

**John Kemp** also expressed concern over Dean's Auto.

**Joann Hartig** reported that the drainage issue on Broadway is slated for work next year.

**Matt Foley** reported that they had recently experienced a major fire and a shooting in the Hilltop area.

**Teresa Cook** reminded everyone of the Gang Coalition meeting on Dec. 11<sup>th</sup> and invited everyone to attend at 7 p.m. at Believers Tabernacle.

**Councilman Skelton** reported that WAMPO had re-allocated Federal funding that had resulted in a number of City projects being delayed. Chris Carrier, Director of Public Works, will attend the January DAB meeting to report on the situation.

**Action: Receive and file.**

**Adjournment**

**Gulick (Hartig) made a motion to adjourn. Motion passed 9:0.**

The next regularly scheduled meeting for District Advisory Board III will be held at 7 p.m., January 10, 2007, at the Water Center 101 E. Pawnee.

Respectfully submitted,

Janet Johnson,  
Neighborhood Assistant – District III

**Guests**

Donna Thorton	2714 Southfork
Lynda Novotny	1209 Jump
Claudia Lee	2826 Greenwood
Bill Barnes	2707 S. Hillside
Goldie Barnes	2707 S. Hillside
Elena Ingle	3608 Meadow Lane
Paul Davis	6417 S. Madison Ct.
Tom Strickland	1302 S. Galena
Betty Strickland	1302 S. Galena
Rev. Scott Dryden	2000 S. Hillside
Dale Churchman	1357 S. Broadway
Vicki Churchman	1357 S. Broadway
Vickie Adamson	817 S. Oliver