

**District VI Advisory Board
Minutes**
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**Monday
March 7, 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 eight (8) District Advisory Board members in attendance, ten (10) city staff and seven (7) members of the public who signed in.

Members Present

Cathy Landwehr
John VanWalleghen
Bob Aldrich
Charlie Claycomb
Joel Weihe
Pat Randleas
Scott Dunakey
Denise O'Leary-Siemer

Members Absent

Anita Mendoza

Staff Present

Paul Gunzelman, Traffic Engineer
Gary Janzen, Public Works
Chief Snow, Fire
Terri Dozal, Neighborhood Assistant
Officer Perkins, Patrol West
Scott Knebel, Planner
Officer Burnett, Patrol North
Officer Schweithale, Patrol South
Officer Jerrell, Patrol North
Mark Stanberry, Housing

Council Member Miller called the meeting to order at 6:30 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 January 19 were approved as submitted (**VanWalleghen/Aldrich 7-0**) and February 16, 2011 as submitted. (**Aldrich/VanWalleghen 7-0**)

Approval of Agenda

The agenda was approved as submitted. (**VanWalleghen/Dunakey 7-0**)

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. **Fire Department Report**

Chief Snow reported

- As of January 2011 there had been 24 fires with 12 residential compared to 2010 having only 17 fires.
- 2011 EMS calls total 537 and in 2010-509 calls
- 2011 service non-fire-medical calls were 187 and in 2010-146 calls

This past month there were three fires, one at 1038 Verde Ct. a house where the occupant was smoking and caught the garage on fire. 1434 N. St. Frances was a vacant home/garage, investigation is still pending and 1549 N. St. Francis where the garage/attic burned due to a wood burning stove.

At present officers are working with Big Brothers/Sisters in the Battle of the Badges Bowling. Also, the time change is taking place so please spring forward and change your batteries in your fire alarms. Severe Weather will be starting soon so be prepared with fresh batteries in your flashlights.

Snow continued the Citizens Fire Academy a 12-week program would be starting soon. The Fire pilot program (introducing youth to the Fire Department) was working well in NE magnet High School and has been adopted by the state to soon be offered in all the high schools. There are over 30 students at North and West High schools and we feel it will continue to grow. Officers are working with juveniles age 14-18 who have been in trouble on Saturday's to help clean trucks, the stations and may even go out on alarm calls. This has just started and we look at this as a one-on-one mentoring.

Miller thanked *Snow* for all her work with the citizens.

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

Landwehr arrived at 6:45p.m.

4. Community Police Report

Patrol North: *Officer Burnett* 42 Beat reported there had been a spike in gang activity with aggravated assaults and drive-by shootings so officers have been on foot patrol. Officers are also working the *Judge* program which monitors locations for serving alcohol to underage youth. There have been two arrests made while 20 bars and some liquor stores were under surveillance. With summer approaching we are planning on zero tolerance along Broadway for gang activity and prostitution.

Patrol South: *Officer Schweithale* reported crime in Old Town has been decreased and we contribute it to the Old Town Association expressing the need for more officers in the area. Officers are also working the *Judge* program. Also the community police unit is bowling for Big Brothers/Sisters. Thanks to Charlie Claycomb for donating to the cause.

Patrol West: *Officer Perkins* reported it has also been very low key with no hot spots. Officers will be working the Annual St. Patrick Day Parade and asked everyone to come out and join the fun.

Patrol North: *Officer Jerrell* Beat 41 reported three auto thefts near the councilmember's home. Three individuals are now in custody. The Wichita Walk against Gang violence will be held on April 30th staging in Evergreen Park. There will be over 40 groups with educational booths, food vendors and no alcohol. We invite everyone to participate. With spring approaching please keep your outdoor sheds locked up if you have yard equipment.

Delora Donovan, North Riverside resident inquired about the person coming to your door asking if the resident had baby formula. *Jerrell* stated that person had been taken into custody as they went to three different houses and one person signed a complaint. **Aldrich** asked what they were doing, *Jerrell* responded they were knocking on doors asking for money for baby formula, they were doing this 2-3 times a month and finally got caught.

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

New Business

5. St. Francis Improvements, between Douglas and 2nd St

Gary Jansen, Public Works explained the Downtown Master Plan has identified the section of St. Francis as a critical development area and recommended full reconstruction. In addition to the street and sidewalk improvements, the project will also include lighting, signalization, landscaped sidewalks, benches, trash receptacles and bike racks, prescribed by the Downtown Wichita Streetscape Design Guidelines.

Dunakey stated he would abstain from the recommendation due to conflict of interest but included this is an area to support a walkable environment for Old Town, the Arena and the old Coleman site and include mixed land uses.

VanWalleghen asked about the future parking garage, how many parking spaces would be lost to turn into a garage. *Jansen* responded for each entrance there would be 5-6 spaces cut out.

Aldrich asked would you gain any parking spaces with option #4 that you would lose with the other options. *Jansen* responded yes.

O'Leary-Siemer asked if there would be a bike lane in this area. Response was no as there are other areas for a bike lane.

Aldrich said this was a great presentation with cost factor as long as you don't create a drainage issue. On the NW corner looking at 301 N. St. Francis does this encompass 1/3 of a benefit district? *Jansen* responded yes.

Claycomb asked if option #1 had no curb/sidewalks included as the curbs are bad. *Jansen* responded we could do something quick. **Landwehr** asked if option #1 didn't offer a left hand turn. *Jansen* responded looking at projected traffic counts it wasn't needed and we would lose parking.

*******Action:** The District VI Advisory Board made a motion to recommend to City Council to accept Option #4 based on staff recommendations and for cost effectiveness to include expansion district to the Northwest corner of 2nd and St. Francis. (**Aldrich/Claycomb 7-0** with 1 abstain **Dunakey**)

6. DER2010-16: Wireless Communication Master Plan Update

Scott Knebel, Planner said he was present to address the issue of lattice cell towers because some applicants have asserted that the sway and twist capabilities of a lattice tower are superior to that of a monopole and are necessary to avoid data loss in a microwave-based point-to-point data communications system. Because of this, the Wichita City Council requested a workshop to discuss the issue further and the consensus was that favoring a monopole in all instances where a tower is shorter than 150 feet is too restrictive and that Section VI.B.3. of the Wireless Communication Master Plan should be revised to allow lattice towers in additional situations.

VanWalleghen had said his neighborhood association has numerous towers proposed in the area and on page 16 of the revised plan asked are they trying to remove reviewing these cell towers to neighbors and DAB before being installed. *Knebel* said the zoning code no longer requires that. **VanWalleghen** asked what map determines where these can be placed. *Knebel* said the map was established in 2008 and can be changed only through a public hearing.

VanWalleghen stated that his neighborhood had said about all the towers in his area and is not being heard.

*******Action:** The District VI Advisory Board made a motion to recommend that the City Council adopt the March 2011 Update to the Wireless Communication Master Plan as an amendment to The Wichita-Sedgwick County Comprehensive Plan. (**Landwehr/Aldrich 7-1 VanWalleghen**)

7. 13th Street Study of Traffic Signals

Paul Gunzelman, Traffic Engineer reviewed the traffic signal study on 13th Street at Topeka, Emporia, and St. Francis for the past 30 days stating crash history was reviewed and there had been no crashes in this time frame. All the streets traffic counts were taken and at Topeka and Emporia the volumes were decreased but St. Francis remained the same. *Gunzelman* stated he was not comfortable with the building at the Northeast corner of St. Francis and 13th as it was a sight obstruction. At the start of the study the flashing lights were creating confusion but now traffic along 13th flows better with improved travel time. The speeds have decreased and there have been no accidents. *Gunzelman* continued saying he would like to turn off the signals, bag the signal heads and continue to monitor the area.

Aldrich asked if he thought the results would have been different if done in June, July and August. *Gunzelman* said the counts would have been lower during the summer months and some of these counts were difficult due to the snow storms. **Aldrich** asked would you recommend Emporia/Topeka signals be removed. *Gunzelman* responded he would just bag the signals provided the streets aren't converted to two-way.

VanWalleghen asked if once the signals are bagged would there be any lights on the stop signs added for the North/South traffic. *Gunzelman* said he would have to look into that.

Dick? 1115 W. 13th stated he has lived in the area 25 years and the change to the signals has made a great difference and helped a lot. Please continue to keep the signals covered.

Sharon Fearey, 1323 N Emporia said she has had no trouble making left turns and it is nice to go right through. Her neighbor told her she finds the light flashing very confusing. *Fearey* asked if staff could please bag the signals and monitor for another 60 days.

Greg Steuver 130 E. 16th said he owns rental property near 13th Topeka witnessed an accident, not major but is concerned because of the flashing lights. He sees people stop at the lights as they appear confused. I feel this is a necessary need and is in favor of the changes. **Dunakey** asked do you see that once the yellow flashers were turned off drivers were still

doing the same thing. *Stuever* said if drivers see a dark signal they stop while others will drive through.

Gunzelman said a few other comments he received have been would pedestrian crossings be installed if lights were removed, it's difficult exiting Topeka and some people have said he should look at doing this to Murdock street.

Miller said he could cover the East /West signals but keep the flashing red signal.

*******Action:** The District VI Advisory Board made a motion to recommend to the traffic engineer to bag the signal lights and continue monitoring the traffic until Mid-Town completes their Implementation Plan.
(Landwehr/Dunakey 8-0)

8. Request for Resolution of Support for Application for Housing Tax Credits (Cottage of HOPE, approximately 331 West 29th Street North)

Mark Stanberry, Housing presented on the Housing Tax Credit program designed to secure private equity capital for the development of affordable rental housing. The Program can provide as much as 55%-60% of the total development cost which reduces the amount of debt financing in affordable rental housing developments. This allows lower rents and greater affordability. The State receives a tax credit allocation from the Federal government, and requires developers/owners to obtain a resolution of support from the local government, when submitting applications for financing through the Program.

Stanberry said the City has received a request from H.O.P.E., Inc., for a City Council resolution of support for an application for 9% Housing Tax Credits in connection with site acquisition and construction of a 42-unit senior housing apartment complex located at approximately 331 West 29th Street North. *Stanberry* introduced *Jean Carter Boneface* and *James Albertha Power CDC Corporation* as the applicants for the request.

Stanberry went on to describe the type of facility that would be built.

Landwehr asked if the property was specifically for the elderly. *Boneface* responded that Hope Village on 13th/ would be a gated community for seniors.

Dunakey asked have you purchased the entire property and what if this doesn't go through. *Boneface* said they have purchased 10 acres with a community center and they have a back-up plan.

Stanberry said the Planning Dept. is supportive of the project but if this doesn't go through the resolution won't go through.

Aldrich asked what's the difference between what you're doing than Habitat. *Stanberry* said Habitat is for future homebuyers, not rental so they receive no tax credits.

Landwehr asked about the financing and if it would be handicap accessible. *Stanberry* replied the financing comes from State home financing. *Boneface* said all senior complexes are handicap accessible.

Dunakey asked if the complex would be close to transit. *Boneface* responded we will provide transportation 24/7 and also provide jobs for people in Wichita. The location will be close to groceries and shopping.

Aldrich asked what was the age limit? *Boneface* said age 55 and older seniors.

Miller asked if there is a Phase 1 & 2. *Stanberry* responded Phase 1 is the North half and the south part may need to be rezoned.

Miller said the drawings look like they will be made from brick, is this so. Yes.

Miller asked if the people who sign the lease need to be 55 or older. The response was yes to qualify but let's say the applicant has a teenager, they can live there but can't be on the lease.

Miller asked if Cortez restaurant was in favor of this.

*******Action:** The District VI Advisory Board made a motion to recommend to City Council to approve a recommendation for adoption of the resolution of support for the Housing Tax Credit Application, with waiver of the 20% market-rate unit requirement, subject to further review, in accordance with the City of Wichita's Housing Tax Credit Policy. (**Dunakey/Claycomb 8-0**)

Dunakey complimented Mark as serving on the Grants Review Committee has been a good experience for me.

Board Agenda

9. Problem Properties

Riverside Park restrooms are now open.

Central/Anna: the house that was torn down house still has some debris but the Chevy pick-up and tires were cleared. Thank you to the neighborhood inspector Shane Hackworth.

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

10. Neighborhood Reports

Sewer project-1231 W. 35th/ the ditches along the pond are dry is this due to the huge pump station?

Miller asked if the DAB would like to hear a presentation on the Pump Station at 37th in Sherwood Glen as we can invite Scott Lindebak to be at the next meeting.

Bus Depot for First Student is suing the BZA as they overturned parking longer than 72 hrs.

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

Updates from the Councilmember

VanWalleghen said the Wichita Garden Show didn't make money even though they had a good turnout due to the Century II charges to use it. This year it was a 200% increase and the show is in the top 10 best garden show in the nation. We could lose it if there are anymore increases.

Randleas asked why does the City charge for these events.

Miller said she would look into the Century II issue.

Aldrich asked how much revenue would the city lose

VanWalleghen said the Convention Bureau could give money towards this event and there also needs to be recycling bins in Century II.

Announcements

- Next DAB Meeting will be on Monday, April 4, 2011

With no further business to discuss the meeting adjourned at 8:40 p.m. (**Aldrich/Claycomb 8-0**)

Guests

Christine Eberle

COLEMAN LOCKEX

Greg and Patty Steuver

Greg Boyajian

Delora Donovan

Officer B. Sharp

Respectfully Submitted,
Terri Dozal, Neighborhood Assistant