

**DISTRICT ADVISORY BOARD (DAB) I**

**MEETING MINUTES**

**Monday, October 1, 2007**

**7:00 p.m.**

**Atwater Community Center, 2755 E. 19<sup>th</sup>, Wichita, Kansas 67214**

**Members Present**

Council Member Lavonta Williams  
Treatha Brown-Foster  
Gerald Domitrovic  
Gail Finney  
Lori Lawrence  
Debra K. Miller Stevens  
Steve Roberts  
Benjamin Stiff  
James Thompson  
Adam Thomasen

**Members Absent**

Janice Rich  
Shontina Tipton\*

**Guests**

(see attached list)

**\*Alternate**

**City of Wichita Staff Present**

Virdena Gilkey, Neighborhood Assistant  
Scott Knebel, MAPD  
Gary Janzen, Public Works  
John Philbrick, CMO  
Paul Gunzelman, Public Works

**Order of Business**

**Call to Order**

**Council Member Williams** called the meeting to order at 7:00 p.m. and welcomed the guests. She then stated that due to the time needed to discuss the widening of 13<sup>th</sup> Street project, no Public Agenda or Staff Reports would be heard at this meeting. However, citizens and staff would address the board at the October 22<sup>nd</sup> DAB 1 meeting, as a second meeting would be held this month.

**Approval of Minutes**

**Roberts (Finney)** made a motion to approve the minutes as submitted. Motion carried 8-0.

**Approval of Agenda**

**Roberts (Thomasen)** made a motion to approve the agenda as submitted. Motion carried 8-0.

**Public Agenda**

No items submitted.

**Staff Reports**

1. No staff reports were provided.

**Unfinished Business**

2. No items submitted.

**Brown Foster** arrived at 7:10 p.m.

### New Business

3. **Grant Application to the Transportation Enhancement Program for the South Central Neighborhood East Bank River Trail**

**Scott Knebel, MAPD**, explained that the South Central Neighborhood Plan was adopted by the City Council in May 2005. This plan includes a bicycle/pedestrian path as a priority project for the revitalization of the neighborhood. The proposed "East Bank River Trail" would connect the pathway running through downtown that ends at Kellogg with the pathway that runs along the east bank of the Arkansas River from Broadway to Garvey Park.

Additionally, KDOT requires a minimum 20 percent local match of the project cost and 100 percent local funding of the design cost; however, staff proposed a 30 percent local match in order to score higher points under KDOT's rating scheme and to raise the probability of the project being selected. The total cost of the proposed East Bank River Trail is estimated at \$4,888,779. To ensure that this project receives a competitive score, the City of Wichita needs to contribute a total of \$1,777,737 in local match, which is a 30 percent match of the project cost plus 100 percent of the design cost. The City of Wichita Capital Improvement Program (CIP) has set aside \$400,000 each year to provide the local match for Transportation Enhancement Program grants. If awarded, the grant for the East Bank River Trail will require the City to commit this CIP funding towards the local match for more than four years.

*(Mr. Knebel's response is in italics)*

The board asked the following questions: 1) explain the matching requirement? *The minimum match requirement is 20 percent of construction cost and 100 percent design cost. The City increased the percentage to 30% in order to be competitive;* 2) how many trails are we doing? *This is one of seven;* and 3) how much will the 30 percent increase enhance our chances of obtaining the grant? *I am not certain on that. In the past, we have used 20 percent. However, this is the percentage used over the last decade.*

**Finney (Stiff)** made a motion to approve the grant application to the Transportation Enhancement Program for the South Central Neighborhood East Bank River Trail. Motion carried 9-0.

4. **Widening of 13<sup>th</sup> Street**

**Gary Janzen, Public Works**, presented the proposed plans for the widening of 13<sup>th</sup> Street. He explained that the 2007-2016 Capital Improvement Program, adopted by the City Council, includes a project to improve 13<sup>th</sup>, between I-135 and Oliver. The proposed project will provide four through lanes on 13th and a continuous center two-way left turn lane. Additionally, a storm water sewer will be constructed to improve drainage, and wider sidewalks will be constructed on both sides. The estimated project cost is \$ 10,000,000, including final design, right-of-way acquisition, and construction.

Mr. Janzen explained that the reasoning behind the project are many: the existing right-of-way is narrow; narrow sidewalks are immediately adjacent to the street curb; utility poles and street signs often obstruct sidewalks; the number of drive entrances and side street intersections generate a large left turn demand; sight distance at many of the side street approaches is inadequate; street lighting is obsolete; and surface drainage is poorer in the relatively flat portion from Hydraulic to east of Grove. Also, the current traffic counts for 2006 show Hydraulic to Hillside at 16,800 and Oliver to Woodlawn at 19,200. By 2030, that number is expected to be at 23,000 and 22,000 respectively.

Lastly, he reviewed the timeline of the project from conception to the construction phase and the two options of 4-lanes or 5-lanes. The 4-lane option is not recommended, as the cost is too close to the 5-lane option and would affect the intermediate left turn lane. The 5-lane option is preferred, as both streets and sidewalks could be constructed. The plan is to complete the construction design in 2008, ROW acquisitions in 2009, and begin construction in 2010.

*(Mr. Janzen's responses are in italics)*

The board asked the following questions: 1) what is the total acquisition cost? *\$1.5 million for property acquisition and \$8.0 million for construction;* 2) would the 4-lane option be able to handle the traffic count in the long range? *I think it could handle the traffic capacity. The reason why this option is not preferred is due to the location of the sidewalks;* 3) what happens to businesses that have been leasing space for 20 – 30 years? *Mr. Philbrick responded that there would be relocation funds available to homeowners and business owners. It would depend on the type of occupancy;* 4) are you looking at a clean zone west of Hillside? *The goal is Hydraulic to Oliver for the clean zones;* 5) are you definitely looking at properties with light poles? *The utility poles will be less after construction;* 6) how much construction is allocated to drainage? *The cost is not broken out. It is typically 10% to 20% for drainage;* 7) will homeowners with 2 to 3 bedrooms and a 2-car garage be given the value for their property? *Mr. Philbrick responded that each house would be acquired at Fair Market Value. We will also look at replacement cost for residential property and add supplemental difference based on comparable housing;* 8) how many times will you make an offer? *Mr. Philbrick responded that the City would negotiate until it gets to eminent domain. Three-fourths of properties are usually sold before that happens*

The following citizens spoke on this issue:

**Albert Lucas, 3517 East 13<sup>th</sup> Street**, asked what is the rationale behind securing properties? Also, could the street be moved back without purchasing certain properties? *When we look at properties, we consider how much of that property is needed for the project. If we have to have part of the structure, it is considered a full take. Nothing is set in stone. There is no minimum requirement for placing a sidewalk next to a house. We would come to an agreement with the property owner on a case-by-case basis.*

**Olivia Jacobs, 3519 East 13<sup>th</sup> Street**, asked when would personal contacts begin? *The goal is to have the City Council approve the project on November 6<sup>th</sup> and the next 12 – 18 months to approve the design. The contacts should begin late next year.* **Council Member Williams** asked if the money to purchase homes could occur earlier, if the property owners want to sell? *If that is the case, property owners can contact us and we can take care of that now.*

**Melody McCray-Miller, 4601 East 13<sup>th</sup> Street**, asked how far back is typical from the point of construction from the fascia of the building? Also, in terms of taking parking spaces, how do you compensate for that? *As a business, we would have to look at the codes, as it may have to turn into a full acquisition. Mr. Philbrick added that all would be taken into consideration on the valuation. Appraisals look at everything and adjust the value. We may have multiple property owners where we have to work a deal to bring owners back up to code.*

**Penny Irvin, 2536 East 13<sup>th</sup> Street**, asked if you take half of a yard, would the owner be compensated? *Yes.* Ms. Irvin also expressed concern over the acquisition of one neighbor's home and the leaving of another. *We are looking at an intermediate turn lane at Yale Avenue for a full 5-lane street.* She also asked how soon could you talk to someone about adjacent property? *We will talk to property owners after we get the design work and physical survey completed.*

**Kathy Maryman, 2805 East 13<sup>th</sup> Street**, is there the possibility that someone who does not want to settle, could tie up things for everyone else? *Yes. Someone could try to hold out for a higher cost.* She also pointed out that there is a house on Volusia and Grove that is vacant and asked what is the process for this? She added that it is not fair for those not living in the area to hold things up for everyone else. *We will try to settle, as there is a lot of cost for condemnation. For example, we had a cost where a \$100 purchase ended up costing \$6000 due to someone trying to hold out for more money. Court cost is something we want to avoid.*

**Vic Hannah, 1425 North Yale**, stated that some properties are unique in the area. Will those properties be appraised based on the area? Also, would you have to purchase the church? *Mr. Philbrick responded that they would figure in a comparable area. In some cases, a housing supplement would be allocated. This is the difference between supplement and acquisition. Yes, we would have to purchase the church.*

**Clarence Franklin, 1401 Broadview**, asked if homes would be purchased opposite the golf course? *We are looking at that. Federal laws prohibit the removing of parkland.* **Council Member Williams** asked how soon would those property owners know? *As soon as possible.*

**Samuel Roberts, 2505 East 13<sup>th</sup> Street**, asked would the zoning change? *No, the zoning would not change. However, there may not be enough land left for commercial zoning.*

**John Swinney, 3003 East 13<sup>th</sup> Street**, asked if a person owns property in the back, could we have our current house moved backwards? *Yes. That is a definite possibility.*

Mr. Janzen wrapped up by stating that within a year; we will look at all ROW and begin to contact property owners by mail and the phone contact. There is always the possibility of a natural disaster, which would increase construction cost of the CIP. If that occurs, we should be able to catch up with additional CIP funding in the next two years.

**Thompson (Thomasen)** made a motion to approve the project. Motion carried 9-0.

### Board Agenda

#### 5. Updates, Issues, and Reports

- **Williams** stated that there would be another board meeting on October 22<sup>nd</sup>, a District 1 Town Meeting on November 3<sup>rd</sup> – 11:00 a.m. – 2:00 p.m. The breakfast meeting will not take place on November 3<sup>rd</sup>.
- **Lawrence** announced the Halloween Party for Uptown NA on October 31<sup>st</sup>.
- **Roberts** thanked Council Member Williams for attending their neighborhood association meeting as guest speakers.
- **Domitrovic** thanked her for attending the Schweiter NA meeting as well.
- **Brown Foster** announced the Northeast Millair NA meeting on October 20<sup>th</sup>, Patrol North.

With no further business, **Roberts (Miller Stevens)** made a motion to adjourn. Motion carried 9-0. The meeting adjourned at 8:53 p.m.

Respectfully Submitted,  
Virdena Gilkey  
Neighborhood Assistant

**Guest List**

(See attached Adobe file)