

District III Advisory Board Minutes
March 7, 2007
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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. Eight District Advisory Board members were in attendance; 10 City staff and 18 members of the public were present.

Members Present

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

Members Absent

Joann Hartig
DeWayne Kitchen

Staff Present

Officer Morris Floyd, Patrol South
Officer Dan Oblinger, Patrol East
Officer Larry Carlson, Patrol South
Lt. Duffy Doyle, Professional Standards
Sgt. Jesse Boomer, Patrol South
Officer R. Thatcher, Patrol South
Janet Johnson, City Manager's Office
Bill Longnecker, Planning
Mark Stanberry, Housing
Capt. Brent Allred, Patrol East

Guests

Listed on the last page

ORDER OF BUSINESS

At 7:02 p.m. **Council member Jim Skelton** called the meeting to order.
The meeting minutes from February 7, 2007, were approved as submitted (**Gulick: Kemp**). **8:0**

PUBLIC AGENDA

Scheduled items

No items

Non-Scheduled items

No items.

STAFF REPORTS

Community Police Report

Officer Morris Floyd, Patrol South Beat 27, announced the Park and Rec Department Easter Egg Hunt slated for March 31 at Watson Park. He said there is a larceny crime trend in the 27 Beat – a lot of car stereos are being stolen. He said Officer Virgil Miller reports some problem properties in the 26 Beat – 2500 block of S. Mosley and 1600 block of Tulsa. Officer Miller is working with OCI and Environmental Services in addressing these properties.

Officer Dan Oblinger, Patrol East Beat 34, reported there have been a number of burglaries in the Patrol East area. He said that an arrest had been made, but citizens still need to call in when they see suspicious characters in their neighborhoods. He reminded everyone of Officer Whyte's Hooked on Fishing project slated for June 9th, and said that while Officer Jerrell is absent from the 33 Beat, Officer Whyte and Officer Gallagher can be contacted for issues in that area. He said Officer Gallagher has been stickering a lot of abandoned and inoperable vehicles in the 34 Beat.

Officer Larry Carlson, Patrol South 28 Beat, reported working on complaints in the South High area and said that he was also working on addressing abandoned vehicles and burglaries.

Lt. Duffy Doyle, WPD Professional Standards Bureau, introduced himself and provided business cards. He said if citizens have concerns regarding the conduct of Officers, they should call the Professional Standards Bureau. He said the Bureau also likes to hear compliments about the good things Officers are doing.

Action: Receive and file.

NEW BUSINESS

CON2007-00004 Boeing Construction and Demolition Landfill

Bill Longnecker, Senior Planner from the Planning Department, reported on the 69-acre site currently zoned "GI" General Industrial with Special Use Permit DR 92-12. DR 92-12 established a construction and demolition waste (C&D) landfill on the site, subject to 18 conditions. One of those conditions ('C') states that deposits of material on the site cease June 30, 2007. This is the condition that the applicant, the Boeing Company, desires to amend and is requesting a 15-year extension for the C&D landfill. Another condition ("D") is that the C&D landfill not be open to the general public and that only waste collection vehicles licensed by Chapter 7.08 of the Code of Wichita and operated by Boeing or under contract by Boeing can use the landfill. This is significant in that Boeing states that a future option of the site is that it be sold to a 'responsible municipality,' which is not an option under this condition.

Longnecker said based on the "2030 Wichita Functional Land Use Guide" projecting the site as future park/open space, the transition of a significant portion of the area's uses being from landfills to parks, the applicant's projected 95% drop off of total tons of C&D waste deposited on the site and the existence of another C&D landfill approximately ¾-mile from the site, which the applicant could use, staff recommends that the request for an extension of DR 92-12 for the operation of a C&D landfill at the site for another 15-years (June 30, 2022) be DENIED.

John Frederick, Boeing, explained that Boeing no longer has a need for the landfill and they wanted to get it re-permitted and see if the City was interested in buying it to use as a C&D landfill. He said if it weren't re-permitted, Boeing would close it and sell the property.

Discussion was opened to the public.

Donnah Taylor, 6555 S. Hydraulic, expressed some environmental concerns, especially regarding contaminated ground water. She said she feels like South Wichita has more trash dumps and C&D dumps than any other place and she supports turning the area into a park.

Elena Ingle, 3608 Meadowlane, asked for clarification on the permit extension. **Longnecker** said it would be for another 15 years – until 2022.

Discussion was returned to the Board.

Judy Dillard wanted to know how much more refuse the landfill could hold. **Longnecker** said it could operate for another seven to 10 years. **Tim Frasher, Boeing Landfill Manager**, said it could hold another million tons, and the length of time it could operate would be contingent on the amount of refuse being dumped there.

Charlotte Foster wanted to know if any of the residents in the area use well water. No one present could provide accurate data on this question.

Teresa Cook wanted to know if the City is interested in using this as a C&D landfill. **Longnecker** said the City has never used this landfill; they have other sites they use. **Frederick** said Boeing has had discussions with the City, but has received no commitment from the City.

Matt Foley wanted to know if denying the re-permitting would create problems for Boeing operations. **Frederick** said no because Boeing no longer needs this landfill.

Jim Gulick, wanted to know what would be entailed in shutting the landfill down. **Frasher** said that the State has guidelines for landfill closures. They would smooth it out, use an 18” cap and then a one-foot layer of vegetative soil, do the sloping and burming, etc. He said it would be a two or three month process.

Bill Ward asked if the landfill is a hole in the ground. **Frederick** said the current open cell is ground level.

John Kemp said he doesn’t understand why KDHE continues to let landfills operate next to our rivers. He said if they close the Boeing landfill and Boeing transports their refuse to Cornejo that would help fill up that hole a lot faster. He said he appreciates everything that Boeing does for Wichita and the economy.

Judy Dillard said Boeing has been a good neighbor and if the landfill were to stay with them, she wouldn’t have any objections, but since they don’t want it she doesn’t see a reason to keep it open.

Ward (Kemp) made a motion to follow City staff’s recommendation and deny the application for an extension. Motion passed 8:0.

Action: Recommended denial of the application.

Housing Tax Credit Project

Mark Stanberry, Housing and Community Development,

The City has received a request from Mark Cox, a local builder/developer, for a City Council resolution of support for his application for Low-Income Housing Tax Credits in connection with the acquisition/rehabilitation of the Biscayne Apartments. Other partners in the project include Len Marotte and Joe Kramer. (The State of Kansas requires developers/owners to obtain a Resolution

of Support from the local government, when submitting applications for financing through the Low-Income Housing Tax Credit Program.) Staff recommended that the District Advisory Board approve a recommendation for adoption of the resolution of support for the Low-Income Housing Tax Credit Application, with waiver of the 20 percent market-rate unit requirement, subject to Further review and approval in accordance with the City of Wichita's Low-Income Housing Tax Credit Policy, and subject to the design recommendations provided by the Planning Department and the Office of Central Inspection.

Matt Foley asked if the applicants own other property. **Joe Kramer**, applicant, said that they own Sugar Creek and Ashley Lane apartments.

John Kemp said he is tired of the Southside only getting cruddy housing and he doesn't understand why they can't get some of the fancy apartments. **Kramer** said they are going to improve what is an existing property by investing several million dollars into it. **Kemp** wanted to know what kind of tenants you get for \$200 month and said he thinks 90 percent of low-income apartments are filled with drug dealers. **Kramer** said Weigand would manage the property and they will be very careful whom they rent to. Some of the services the apartments will offer are Meals on Wheels and free faxing and photocopying. He also pointed out that the rent would be in the \$300 to \$350 a month range.

Stanberry said this project is a re-hab of an existing property and not new construction. He said all of the tax credit projects are inspected yearly by the State of Kansas.

Jesse Sheffield said this property is in need of a facelift and there are a number of handicapped individuals living there.

Kramer said there would be a property manager who lives on site.

Charlotte Foster asked if all of the units are currently occupied. **Kramer** said yes, that they would rehab four or five units at a time and move the occupants to Sugar Creek during the rehab.

Judy Dillard said she was supportive of the proposal because it is an existing property that needs work and there is a shortage of affordable housing; however, she said the neighborhood needs to be assured that problems will be addressed quickly.

Gulick (Cook) made a motion to recommend adoption of the resolution of support for the Low-Income Housing Tax Credit. Discussion of the motion ensued.

Matt Foley pointed out there are a lot of college students, elderly and disabled that need affordable housing. He asked that the applicant adopt the WPD Crime-Free Housing program, which involves an attachment to the lease. The applicant was open to that.

Foley (Dillard) amended the motion to recommend adoption of the resolution of support for the Low-Income Housing Tax Credit with the Crime Free Addendum attached to all lease agreements with tenants.

Motion passed 8:0.

Action: Recommended adoption of the resolution of support for the tax credit.

Charitable Solicitations

Captain Brent Allred, Wichita Police Department, presented a proposed new ordinance for Chapter 3.26 for permits and licenses, and amendments to existing ordinance for Traffic, Section 11.44.050, to better regulate the safety for soliciting donations on street medians.

Matt Foley asked if this would impact fund-raising efforts such as car washes. **Allred** said no. **Foley** also wanted clarification on who was eligible for these types off fundraisers and **Allred** said nonprofits with a 501©3 status. **Foley** asked if the ordinance would eliminate hitchhikers and people who solicit with “I’ll Work for Food” signs. **Allred** said no.

Judy Dillard asked if this would impact things like the United Way/Wichita Eagle newspaper drive and the WFD MD projects. **Allred** said no, usually the sponsoring organization is a 501 c3.

Matt Foley said churches and schools are 501 c3’s. **Allred** said he is not a 501c3 expert and couldn’t respond.

Foley (Cook) made a motion to recommend adoption of the new ordinance with the addition that not only 501 c3 organizations are included, but also any federally exempt organization.

Jim Gulick expressed opposition to the motion and after a review of the ordinance paperwork, found that any 501 c3 organization or any organization designated as a charitable organization by the Kansas Secretary of State would be allowable.

Matt Foley withdrew his motion.

Kemp (Dillard) made a motion to recommend approval of the ordinance and licensing form as City staff presented it.

Motion passed 7:1.

Action: Recommended approval of the ordinance and licensing form.

BOARD AGENDA

Updates, Issues and Reports

Teresa Cook reported she had researched DAB 3 polo shirts and at Professional images the cost would be \$23.75 per shirt. **John Kemp** suggested she check with US Logos at 437 S. Washington.

Council member Skelton announced he is going to Washington, D.C., and he is going to talk to Congressmen about the 47th Street interchange and the railroad corridor projects.

Charlotte Foster asked about the status of the LED signs. **Council member Skelton** said staff is still working on it, and it hasn’t come back before City Council yet.

Charlotte Foster asked about the paving of dirt streets. **Council member Skelton** said there are some idle funds in CIP and he is investigating whether this money could be used to subsidize dirt street paving.

Teresa Cook said there would be a Gang Coalition meeting at 7 p.m. on Monday at Believer's Tabernacle. She said they are planning a block party in Planeview on March 22, 23 and 24.

Action: Receive and file.

Adjournment

Bill Ward (Kemp) made a motion to adjourn. Motion passed 8:0.

The next regularly scheduled meeting for District Advisory Board III will be held at 7 p.m., April 4, 2007, at the Water Center 101 E. Pawnee.

Respectfully submitted,

Janet Johnson,
Neighborhood Assistant – District III

Guests

Bill Barnes	2707 S. Hillside
Elena Ingle	3608 Meadow Lane
Tom Strickland	1302 S. Galena
Betty Strickland	1302 S. Galena
Donnah Taylor	6555 S. Hydrualic
Larry Manny	1116 Alturas
Kathy Manny	1116 Alturas
Donna Thorton	2714 Southfork
Claudia Lee	2826 Greenwood
Lynda Novotny	1209 Jump
Jared Bartlett	Boeing
Mike Spain	Boeing
John Frederick	Boeing
Tim Frasher	Boeing
John Dickson	6054 S. Minneapolis
Len Marotte	Biscayne Apartments
Joe Kramer	Biscayne Apartments
Mike Spia	2727 E. MacArthur