

**District IV Advisory Board
Meeting Minutes
December 5, 2011**
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The **District IV Advisory Board Meeting** was held at the 6:30 p.m. at the Lionel Alford Branch Library, 3447 S Meridian. Ten (10) DAB members, five (5) staff and approximately nine (9) citizens were present.

Members Present

Ben Saucedo
Matt Goolsby
Bruce Werth
Tabitha Lehman
Nancy Wilhite
Michael Ackerman, Jr.
Jerry Warren
Josh Blick
John Whitmer
Craig Gabel

Staff Present

Kelli Geier, City Manager's Office
Dale Johnson, Planning
Mark Stanberry, Housing and Community Services
Tiffanie Johnson, Housing and Community Services
1 Police staff

Order of Business

Call To Order

The meeting was called to order at 6:32 p.m.

The December 5, 2011 agenda was approved as submitted (**Goolsby/Werth: 10-0**)

The November 7, 2011 meeting minutes were approved as submitted (**Warren/Lehman: 10-0**)

PUBLIC AGENDA

The public agenda allows members of the public to present issues not on the agenda to the District Advisory Board. Each presentation is limited to five minutes unless extended by the Board.

1. Scheduled Items

No items were submitted.

2. Off-Agenda Items

No items were submitted.

STAFF PRESENTATIONS

Public Safety Reports

3. Community Police Report

Police staff present reported the following:

- The Lights on St. Paul display is now open and can be viewed at Douglas and St. Paul
- Poaching still continues in Pawnee Prairie Park
- Vehicle theft increasing due to people warming up their unattended cars, so reminded citizens to not do this

Action Taken: Received and filed.

4. Fire Report

No report was given

NEW BUSINESS

5. Nomination of Grants Review Committee Representative – District

Mark Stanberry and **Tiffanie Johnson**, **Housing and Community Services**, will present information on the nomination process for the Grants Review Committee. The U.S. Department of Housing and Urban Development (HUD) requires that cities involve citizens in the allocation process for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Shelter Grant (ESG) funds. The City of Wichita accomplishes this through a series of public presentations, electronic feedback, public hearings before the City Council and through the appointment of a Grants Review Committee (GRC) which reviews proposals and applications. The Grants Review Committee will include representation from all District Advisory Boards, Wichita Independent Neighborhood Association, the United Way, Sedgwick County, USD #259, Wichita State University, and large and small businesses. The 12 GRC members are appointed annually by the City Council. Housing and Community Services Department staff meets with them as they review applications from agencies who apply for HOME and proposals for CDBG Public Services and ESG programs. After review of the proposals and receipt of public comments, the GRC makes recommendations to the City Council for HOME, ESG and CDBG funding for the next program year.

Mr. Blick stated that in addition to an agency making the best case for value to the community for their project to be funded, it also depends on who applies for these funds.

Mr. Stanberry and **Ms. Johnson** stated that any agency can apply for these funds and that they are now holding workshops to make more of them aware of this opportunity.

Councilmember O'Donnell II nominated **Mr. Gabel**; **Ms. Wilhite** nominated **Ms. Bailey**; and **Mr. Goolsby** nominated **Mr. Ackerman**, since all expressed an interest in serving on this committee. **Councilmember O'Donnell** thanked them for their interest and stated that **Mr. Gabel** would be the representative since he expressed interest in this position long ago.

Action Taken: Councilmember O'Donnell nominated **Craig Gabel** as the representative from District IV to the Grants Review Committee.

6. Recommendations for FY2012 – 2013 Funding Allocations: CDBG, HOME, ESG Funds

Mark Stanberry and Tiffanie Johnson, Housing and Community Services, will present information on funding options through HUD for the 2012 – 2013 fiscal year. The U.S. Department of Housing and Urban Development (HUD) considers the City of Wichita to be an entitlement city and as such Wichita receives annual allocations of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Shelter Grant (ESG) funds. In order to receive these funds the City is required to prepare a Five Year Consolidated Plan. Then each year the City is required to submit an annual spending plan which addresses the priorities identified in the five year plan. The City submitted a Consolidated Plan for 2009-2013 and staff is soliciting input from the community, as to funding priorities for the fiscal year which starts July 1, 2012 and ends on June 30, 2013. HUD has not announced the City's allocations however in order to meet regulatory dates and deadlines, City staff is soliciting public input into funding priorities so that when the allocations are announced staff will know how to budget the funds to meet the community's priorities.

All District Advisory Board members and the general public are being asked to identify spending priorities CDBG, HOME and ESG. Comments may be submitted in writing at 332 N. Riverview, by email at communityhousing@wichita.gov or in person at DAB meetings. Citizens will also be able to comment at City Hall when the Council considers and approves the priorities, and later the allocations. Each DAB will be guided in discussion by City staff who will later summarize all input received, and develop a priority matrix. The priority percentages will be presented to the City Council for approval and later applied to the actual funding allocation which HUD will announce in early spring, 2012. The Board was then presented with surveys to fill out to prioritize their recommendations for the allocations of these funds for the upcoming year. City staff will initially apply the priority percentages to the current levels of funding which are: CDBG - \$2,579,615; HOME - \$1,605,229; and ESG - \$124,982.

Mr. Gabel commented that these surveys are very important in that they help fund beneficial, vital community projects. **Mr. Gabel, Mr. Stanberry and Ms. Johnson** encouraged the Board and citizens present to let citizens know about this survey so that they too can fill it out and provide feedback on funding allocations.

Action Taken: The Board filled out surveys providing recommendations for funding priorities.

7. ZON2011-00040

Dale Miller, Planning, presented this request for zone change from SF-5 Single-family Residential ("SF-5") to GC General Commercial ("GC") on the southwest corner of the intersection of South Meridian and West Merton (1701 South Meridian).

Staff and the applicant explained that the purpose of this request is to allow the garbage trucks to be able to be parked longer than the allotted 72 hours if necessary for repair. There would still be no access to Merton since it is not paved.

Mr. and Mrs. Walter and Jayma Graham, 1716, 1722 and 1728 W Meridian, neighbors of the applicant, were present and expressed concern over a trash business being allowed to operate in the area where people can see trash trucks in plain sight when there has been an effort to improve the neighborhood. This area has had flooding and access issues and adding trash trucks traffic makes it worse. There was also concern expressed regarding enforcement of parking trash trucks with trash in them. It was suggested that if there are code concerns with this business and their operations, the Office of Central Inspection should be contacted to address them. **Councilmember O'Donnell** agreed that this has been one of this top priorities to improve the aesthetic appearance of Meridian by cleaning it up, installing turn lanes, and reduce flooding. He stated that this needs to continue and may be helped by increasing the applicant's property fence height.

Mr. Gene Albers, applicant, stated that this is a family business and he lives two block west on Merton so he is able to keep an eye on the business. **Mr. Albers** further explained that they have made significant improvements around the property since the Office of Central Inspection initiated a complaint because they thought it was a salvage yard trying to expand. The purpose of this request is to just keep the business going

Mr. Goolsby and **Ms. Lehman** stated that he has passed by this neighborhood many times and never noticed the trash trucks. **He** and **Mr. Saucedo** stated that this is a chance for a growing business to thrive. **Mr. Gabel** suggested that maybe the trash trucks could be parked in the back of the property and increase the fence height so that they would not be as visible.

Mr. Warren remarked that another trash company is located in a similar residential area and there are no problems.

Action Taken: The Board voted 10-0 (Whitmer/Goolsby) to recommend approval for the zone request with the recommendation of limiting the number of parked trucks on the property to five.

8. South Fork Development Project

Tim Austin, Poe and Associates, will be presenting information on possible City of Wichita incentives for business development around the 47th and Broadway area. **Mr. Austin** stated that this development plan would create business investment opportunities in the south Wichita area, improve the safety of 47th Street South/I-135/I-35, encourage more shopping in south Wichita to keep money here instead of citizens going elsewhere to shop and could include needed medical facilities. The proposed incentives would lower the costs of the site and building to make it more appealing to developers.

Mr. Goolsby asked about trying to tie the Subway and north end of the area to this plan. **Mr. Austin** responded that they tried to do this, but the developer for that area already has plans for it.

Mr. Blick asked if this development would be done in phases and if so, what would come first? Mr. Austin replied that this project would be completed in phases because they don't want to get ahead of development and want the incentives to pay for itself. They will put in enough infrastructure to get business to come into area. Due to the changes in the economy, there is now usually more activity on "pad" sites surrounding the "anchor" business before the "anchor" business is established.

Mr. Gabel asked for clarification that the Tax Increment Financing (TIF) incentive for this project was going to be a little different than previous ones. Mr. Austin stated that this is correct. He said that the TIF has been perfected from previous experience. Utilities will still be by special assessment, just higher than usual and the developer will put up a letter of credit guaranteeing these costs and once the value of these expenses is realized and paid for he will get reimbursed so that infrastructure does not have to be put in all at once. **Mr. Gabel** also asked if this project is going to take away opportunities for small businesses to establish and grow. **Mr. Austin** stated that it is a complicated market and depending on the circumstances, this can either be true or not.

Blick stated that he has noticed increased traffic in the area since the road improvements.

Dale Carter, President of the Southwest Business Association (SWBA) and owner of local McDonald's, stated that they have been working with all levels of government and the Kansas Department of Transportation and all businesses in the SWBA are excited about this project and want it to happen.

Paul Davis, 6417 S Madison SWBA member and owner of a local salvage yard, further commented that the project will be paying for a bigger culvert and take 125 houses out of the flood plain.

Bob Weeks, 2451 Regency Lakes Ct., expressed that the City should reject all projects like this and that we should take taxation and make it private, submitting that the project would still go ahead without incentives. He further states that the City has no way of knowing if the projected numbers are correct and that TIF's have an overall negative effect on the City and businesses as a whole. **Mr. Goolsby** argued that the City Council would say that Old Town would not be as prosperous as it is today without TIF's.

Action Taken: Received and filed and provided input and feedback for City Council.

OLD BUSINESS

9. **No items were submitted.**

BOARD AGENDA

10. **Board Updates and Issues**
No items submitted.

11. **Adjournment** With no further business, the meeting adjourned at 8:45 p.m.