

District III Advisory Board Minutes
November 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. Twelve District Advisory Board members were in attendance; 19 City staff and 30 members of the public were present (three did not sign in).

Members Present

Teresa Cook
Judy Dillard
Charlotte Foster
Jim Gulick
Joann Hartig
Paula Hearn
John Kemp
DeWayne Kitchen
Georgia Lambke
Billie Tucker
Bill Ward
Council Member Jim Skelton

Lt. Clark Wiemeyer, Patrol East
Janet Johnson, Neighborhood Services
Fire Chief Ron Blackwell, WFD
Mike Rudd, WFD
Bill Longnecker, Planning
John Philbrick, Property Management
Don Harris, Park and Recreation
Norm Jakovac, Public Works
Doug Kupper, Park and Recreation
Joyce Stockham, Career Development Office
Mary Kay Vaughn, Housing
George Kolb, City Manager
Mike Maddox, WFD
Sid Newby, WFD
Justin ?, WFD

Staff Present

Officer Claudale Cavanaugh, Patrol South
Officer Justin Whyte, Patrol East
Officer Colin Gallagher, Patrol East
Officer Sarah Voyles, Patrol South

Guests

Listed on the last page

ORDER OF BUSINESS

At 7 p.m. **Council Member Skelton** called the meeting to order. The meeting minutes from Oct. 3, 2007, were approved.

PUBLIC AGENDA

Scheduled items

No items

Non-Scheduled items

No items

STAFF REPORTS

Community Police Report

Officer Claudale Cavanaugh, Patrol South Beat 26, reported there have been multiple complaints from neighbors about a homeless person who has built a shack in the floodplain near MacArthur and Hydraulic. Police are working with Public Works to resolve the situation by

removing the man and the shack. Off. Cavanaugh also reported that there has been an increase in robberies on the 26 Beat.

Officer Ginny Wylie, Patrol South Beat 25, was pleased to report that residential burglaries, which have been an ongoing issue in her beat, have dropped around 15 a month to six in September and three in October. She also reminded everyone that with cold weather approaching, it is important to remember to not leave your car running unattended.

Officer Justin Whyte, Patrol East Beat 32, reported that his Beat Team has been addressing a neighborhood concern: the party room at Parrot-Fa-Nalia at 1719 S. Hillside. **Officer Whyte** said they have completed a neighborhood survey and will be scheduling a meeting with the building manager to address the neighborhood concerns.

Action: Receive and file.

NEW BUSINESS

New Communities Initiative

Mary Kay Vaughn, Housing and Community Services, and George Kolb, City Manager, gave a PowerPoint presentation on this project. The City of Wichita, Sedgwick County and the State of Kansas have joined together to launch the New Communities Initiative (NCI). The initiative is designed to: provide quality housing for all incomes; provide employment opportunities for those needing and seeking jobs; enhance the learning environment across all age groups; reduce the conditions of blight and revitalize the neighborhood; address and positively impact quality of life issues; and develop nurturing opportunities for children and youth. The overall goal is to support and enhance successful families and sustaining communities.

It is anticipated that Policy Group members and other members of the community will share the Master Plan cost. Preliminary estimates are up to \$800,000 although that amount could be reduced based on the design and scope of the Request for Proposals. The City Council has been asked to consider committing \$250,000 toward the cost of the Master Plan. The source of funding is from the Capital Improvement Program within the Landbank project (Economic and Redevelopment allocation).

Kolb told the Board that the NCI policy group anticipates the cost of the plan to be around \$800,000 and they are asking the City to put up \$250,000 of that.

Charlotte Foster asked if this project is successful, could it be duplicated in other areas of the city such as Planeview and Hilltop? **Kolb** said yes, and that in fact an article recently ran in the Washington Post regarding Wichita and the New Communities Initiative -- he said the entire country is watching this project very closely. **Foster** said she thought \$250,000 was conservative.

Jim Gulick wanted to know if the communities sited in the presentation (Atlanta, St. Louis and Pittsburgh) experienced any improvements beyond the obvious housing improvements. **Kolb** said the project in Atlanta was located next door to the University of Georgia and the University used to tell their staff how to get to work without having to drive through the project area. Now known as Centennial Plaza, that is no longer the case. There are obvious physical improvements, but also crime is down and there is a general change in spirit and emotional status in the neighborhood. **Gulick** asked how this is accomplished. **Kolb** said one component of the Master Plan would be an

investment in social capital and for this program in particular; it will focus on prisoners and the needs of their families.

Foster asked if the State of Kansas has contributed its portion of the cost. **Kolb** said no, that the State won't commit to funding the Master Plan, but it will "step up" during the implementation phase. He said this project would create a big savings for the State in terms of parole/probation absconders and parole revocations.

Billie Tucker said there is a group currently working on revitalization efforts in Hilltop and he could see how a project like this could be very beneficial. **Kolb** provided statistics on why the 67214 zip code area was selected.

Judy Dillard expressed some concern that the only issue being addressed appeared to be the housing issue. She said the City bus service isn't adequate to get people to work, and that there have already been two training programs on 21st street that have not been successful. She said she was foggy on how all this was going to be accomplished for \$800,000. **Vaughn** said \$800,000 only buys the plan, not the improvements.

Dillard said it sounded to her like a top down plan and that it wouldn't be successful unless the neighborhoods are involved. **Kolb** said her concerns were valid and what she was describing was the old urban renewal programs of the 60s and 70s. **Kolb** said we haven't learned from the mistakes made in those programs. **Dillard** said she is afraid the City will end up paying for the whole thing. **Kolb** said, "we can't afford that."

Georgia Lambke expressed concern over a story that was told during the presentation, whereby a woman who lived in a renovated project had to move because her son who lived with her was selling drugs from the location. **Lambke** wanted to know where someone like that would live.

Larry Manny, 1116 Alturas, said the City can put up all the brand new houses it wants to, but it doesn't change how people live. He said to make a difference the City needs to spend more money on code inspectors.

Fran Menges, 9011 N. 127th St. E., asked what happened to the area at Hillside and 9th that was renovated. She said you couldn't tell now that it was ever renovated, other than the fact that it's gated. **Vaughn** said that is proof that it takes more than upgrading the housing to make a real difference in a neighborhood.

Council Member Skelton inquired about the status of START. **Kolb** said the Stopblight Action Response Team is currently working in the NCI (Beat 44) area. **Skelton** said \$800,000 is a lot of money and wanted to know if there is an existing plan that could be reviewed. **Kolb** said yes, they have a copy of the St. Louis plan and would make it available to the Council members.

Action: Receive and file.

ZON2007-00053, 1329 Bluffview St.

Bill Longnecker, Planning Department, presented information a requested City zoning change from the Sisters of St. Joseph, generally located 1/5 mile north of Harry on the west side of Bluffview Drive.

The application area is developed with a residential structure, which was converted to an office use. The applicant wishes to add on to the existing building, and now seeks the requested zone change to “GO” General Office. The existing office and future expansion will manage surrounding residential units, and will provide counseling services for residents

Bill Gress, 1329 S. Bluffview, described the services that the Sisters of St. Joseph Dear Neighbor Ministries provides including tax assistance and representative payee, emergency assistance and referral, community garden and the neighborhood outreach.

Tucker said this Dear Neighbor Ministries is vital to the Hilltop area and that he would support any tools available to help this group in serving the neighborhood.

Tucker (Kemp): moved to approve the proposed rezoning as recommended by staff.

The motion passed 11:0.

Action: Gave approval of the application, which will move forward to MAPC.

ZON2007-48 and ZON2007-49

Bill Longnecker, Planning Department, presented both cases. The first was a requested zone change from SF-5 Single-family residential to LC Limited Commercial, generally located on the south side of MacArthur Road and east of Hydraulic Avenue. City staff recommended that the proposed “LC” is more appropriate for the site than the site’s current, isolated “SF-5” zoning. A protective overlay would help mitigate potential negative impact on the adjacent church, the adjacent and abutting “MH” zoned manufactured home complexes’ residences, as well as the drive-in theater. Staff recommended approval of the proposed “LC” zoning, subject to platting in a year and the provisions listed in the staff report.

The second was a requested City zone change from SF-5 Single-family residential to GO General Office, generally located on the south side of MacArthur Road and east of Hydraulic Avenue. City staff recommended that the proposed “GO” is more appropriate for the site than the site’s current, isolated “SF-5” zoning. A protective overlay would help mitigate potential negative impact on the adjacent “SF-5” zoned residential subdivisions and the abutting “MH” zoned manufactured home complexes’ residences. Staff recommended approval of the proposed “GO” zoning, subject to platting in a year and the provisions listed in the staff report.

Longnecker pointed out that the zoning change requests have already been to the MAPC where they were both approved, but still have to be approved by City Council.

Russ Ewy, Baughman Co., spoke on behalf of the applicant, the First Pentecostal Church, and explained that they had worked with the owner of the Starlite Theatre and came up with protective overlays. He said they want to avoid anything that would shine brightly such as LEDs, high light poles, etc. He also pointed out a verbiage change in item number 3 of the protective overlays on both zoning change requests. On item #3, the verbiage in the parentheses should not be there. The words “except for signs showing only time, temperature and other public services messages” are to be eliminated.

James Goble, 3900 S. Hydraulic, owner of the Starlite Drive-in Theatre, said he felt like everything had been worked out in the protective overlay, but wanted to emphasize that the wording

“except for signs showing only time, temperature and other public services messages” needed to be eliminated from item #3 in the protective overlay of each zoning request.

Bill Ward wanted to know what recourse the Starlite Theater would have if there were an unforeseen problem that wasn't addressed in the original protective overlay. **Longnecker** said there basically would be nothing other than the protective overlay.

Gulick (Kemp): moved to approve the proposed rezoning on both cases, as recommended by staff, with the appropriate wording change in the protective overlay.

The motion passed 10:1.

Action: Recommended approval of the zoning changes, which will move forward to City Council.

Off-Road Motor sports Park

Doug Kupper, Park and Recreation Department Director, gave a PowerPoint presentation on the need for an off-road motor sports venue in Wichita. The greater Wichita area has grown rapidly in the past years and no substantial public facilities for off-road motor sports recreation currently exist in the Wichita area. Currently there are 10 known off-road clubs in Kansas with over 2,500 active members and nine non-automotive off-road dealers in Wichita.

Without a designated public off-road recreational facility in Wichita, off-road use along the Valley Center Floodway (big ditch) and the Arkansas River corridor has been a popular, yet illegal activity for users. These practices create damage to public property and compromise public safety when not held in a properly designed setting.

Kupper pointed out that the three District Advisory Boards that had already heard this item had all approved it.

Foster said she knows people who live in the area who don't want it.

Joann Hartig said she also knows people who live in the area who don't want it. She wanted to know if Park and Recreation staff had talked to the homeowners in the area. **Kupper** said without City Council approval to move forward with the project, they won't approach area homeowners.

Teresa Cook had a question about possible funding sources. **Kupper** said there is \$800,000 available in State funding that no one has tapped into yet.

Tucker wanted to know if any studies have been done on emergency response. **Kupper** said no, it's a little premature for that, but obviously as a City facility, it would be WPD's responsibility and the City would also partner with the Sedgwick County Sheriff's Office.

Gulick wanted to know how the riders would be confined to the designated 160 acres. **Kupper** said that would have to be addressed. **Gulick** also wanted to know how many people participate in this sport. **Kupper** said thousands.

Council Member Skelton asked what the operating capacity would be. **Kupper** said he didn't know – that would have to be studied and would be controlled.

Dillard said her neighborhood is one of those that are having problems with illegal ATV riding. She said they park on residential streets to unload, blocking drive-ways and threatening people, causing property damage and tearing up the big ditch. She said sometimes you can hear gunfire where they are on ATVs and hunting illegally. She said the same types of things are occurring on the river back in the north part of the city. **Dillard** said an off road sports park may not solve all of the issues, but at least it's an option.

Joel ?, 11601 E. 77th St. N., asked if the Park Department's cost estimated includes lawsuits for the devaluation of property. **Kupper** said Kansas has Tort liability laws that protect Recreation Departments. The citizen then wanted to know if they had talked to the EPA about emissions and about chlorine contamination. He asked if they expected lower numbers in the winter. **Don Harris**, Park Dept., said yes.

David Milan, 1124 Valley, said unless you are a rider, you don't really understand the attraction to the sport. He said his whole family rides and they go to Hutchinson, Stillwater, Milford Lake and Waynoka. He said that he thinks there would be a huge response to an ATV park in Wichita – he said Waynoka in Oklahoma is now packed every day, even in the winter. He said the ATV park is something that needs to be done in Wichita and it needed to be done a long time ago.

Brian ?, 13977 E. 77th St. N., said he is currently building a house in this area and there are 10 houses building on a half-section and it's not really enough room, so how is 160 acres going to be enough room for all these ATV riders? He said he doesn't believe the riders will abide by the 8 a.m. to dusk hours, and that putting an ATV park in at the Furley location is not good.

Doug Faulkner, 2477 S. Oak, said he has ridden in a 120,000 acre park in California and the 12,000 park in Oklahoma and there is no way that 160 acres will be a large enough area.

Fran Menges, 9011 E. 127th St. N., said she purchased 80 acres and two ATVs to ride. She said it's not her fault the Wichita Police Department won't buy ATVs so they can catch and issue tickets to those riding ATVs illegally. She also said it takes about 20 minutes for the Sheriff, EMT or the Fire Department to show up in her neighborhood.

Citizen, 11601 E. 77th St. N., said she lives on 10 acres and sometimes at their house, they can hear 81 speedway. She said she would like to see Wichita get an ATV park, but she thinks this is the wrong area.

Butch Menges, 9011 E. 127th St. N., said he has cattle on his property and they get out when they get spooked, so this would be a problem with the ATV park.

John Kemp said he can understand why the Park Department is trying to get the riders out of town and onto property where it is legal for the to ride.

DeWayne Kitchen said he had concerns about the size of the proposed park – he doesn't think they can accomplish what they want to with only 160 acres.

Foster said an ATV park is a good idea, but there's too much development out there (Furley location).

Ward said he rode ATVs when his kids were young and he sees it as being about the same risk involved as playing football was.

Ward (Kemp): moved to approve the development of the off-road motor sports venue.

Hartig said that skateboarding is the fastest growing sport in America and we put a skateboard park under Kellogg and we're still having problems with it.

Cook said she loves the idea and feels like the DAB should get behind the City when they try to do these types of things, but she thinks the proposed park needs to be bigger.

The motion failed 6:5.

Action: Did not approve the motion for the development of an off-road motor sports venue.

Expansion of Fire Training Facility

Chief Ron Blackwell, Wichita Fire Department, was present to give a PowerPoint presentation on a proposal to purchase previous City owned land west of the Fire Training Facility at 31st Street South and Oliver, in order to expand the facility.

Prior to beginning the presentation, Chief Blackwell reminded everyone that Wichita had recently experienced six apartment fires, which left two dead and resulted in more than \$6 million in property damage. He said the causes of the fires included careless smoking, unattended candles and cooking fires. With cold weather and the holidays approaching, Chief Blackwell encouraged everyone to practice fire prevention.

Chief Blackwell explained that the Heartland Preparedness Center, envisioned to be a regional hands-on training complex for "first responders," is planned for construction starting in 2011 on City owned land near K-96 and I-135. The comprehensive master plan for the Heartland Preparedness Center includes: Armed Forces Reserve Center for Kansas National Guard and Marine Reserves; Joint Training Center classrooms and offices for the City of Wichita Police and Fire Departments and Sedgwick County Sheriff and Fire Department; Tactical Training Area for City and County "first responders"; and Organizational Maintenance Shop for the military vehicles and equipment.

The Tactical Training Area will provide realistic, hands-on training in a variety of emergency scenarios. The Tactical Training Area is to be located on the Heartland Preparedness Center site where classroom instruction can be coupled with live training exercises to give students the best response training possible. The Tactical Training Area includes the following training elements: Multi-story burn tower with basement; Pumper test facility; Emergency responder driver training course; Hazardous material and technical rescue area; Confined space training area; In-service training building with restrooms.

In January 2006, Jacobs Engineering under the direction of the Kansas National Guard conducted a review of the 35% design documents for the Heartland Preparedness Center. This review was due to the Kansas National Guard's reorganization, which increased the number of personnel and vehicles that would be housed at the proposed facility. The reorganization increased the building size and site requirements, which separated the Tactical Training Area from the classrooms locating the Tactical Training Area on Grove Park land. Because of this change in design, the City and

County decided to move the Tactical Training Area to the existing Fire Training grounds located at 31st Street South and Oliver making this the Regional Training Facility for Fire Departments at an estimated construction cost savings of \$1 million.

A new multi-story burn tower, new pumper test facility, new concrete pad for driver training course and a new roof coating on the existing training building has just been completed at the existing Fire Training Facility.

To allow the existing Fire Training Facility to be expanded for the planned Regional Training Facility the previous City owned land to the west will need to be purchased back for Mr. Norris. These 3 acres of property at Planeview Park were sold approximately 3 years ago to Mr. Norris and replaced to Park with other lands. Under the terms of the purchase contract, Mr. Norris had two years to begin development of the property, which he has not done other than to get a survey and start a plat of the property. The City has the option of buying back the property at the original purchase price of \$32,670.

Chief Blackwell said there is a bike bath that will need to be relocated if the Fire Training facility is expanded.

Kemp said he would like to see the facility expanded.

Tucker said he worked with the Fire Department for years and the worst thing you can hear over the radio is “firefighter down.” He said we need to give them anything they need for training in order to prevent injury or death.

Paul Davis, 6417 S. Madison, said he would definitely prefer to have well-trained firefighters showing up at his house.

Ward said he remembered when the City sold the land in question and it’s been trouble ever since and he wants it back.

Kemp (Hartig): moved to approve the project and purchase of 3-acre property west of the existing Fire Training Facility.

The motion passed 11:0.

Action: Approved the project and purchase of the property.

CSBG Review Committee Appointments

Joyce Stockham, Career Development, asked the District Advisory board for nominations to the CSBG Review Committee. The Review Committee is a 12-member board with members serving two-year terms. Four members are appointed to represent the City Council; low-income residents of the quadrants of the City and County elect four members; and four members represent community sectors.

Charlotte Foster, Joann Hartig, Billie Tucker and Teresa Cook were nominated by the DAB. **Hartig** took an application for Matt Foley to fill out as a community member representative.

Action: Four DAB members were nominated for the committee.

BOARD AGENDA

Updates, Issues and Reports

Dillard announced there would be a meeting to gather public input on the future park at 55th and Hydraulic. The meeting is slated for 7 p.m. on Monday, Nov. 26 at White Elementary, 5148 S. Kansas. The school is helping advertise the meeting by publishing it in their newsletter and sending home flyers.

Kemp reported he is serving on two boards – the facilities board at Jardine and a board for the police department regarding work shifts.

Kitchen reported that the County HazMat truck, along with about 10 employees, came to the Planeview cleanup and did a great job.

Ward, who serves on the Airport Board, reported that the design for the terminal building is almost complete and the Council voted to hire a consultant on the parking garage issue.

Larry Manny, 1116 Alturas, said a lot of people in his neighborhood are asking questions about the fire station location. He said most of the people wouldn't have gone for what Cornejo proposed if they had known the fire station wasn't going there. He said people felt like they were "sold down the river."

Council Member Skelton talked briefly about the trash issue and possible solutions.

Judy Dillard volunteered to serve as the DAB 3 representation on the CDBG Committee for 2008.

Action: Receive and file.

Adjournment

Meeting was adjourned.

The next regularly scheduled meeting for District Advisory Board III will be held at 7 p.m., December 5, 2007, at the Water Center at 101 E. Pawnee.

Respectfully submitted,

Janet Johnson,
Neighborhood Assistant – District III

Guests

Elena Ingle	3608 Meadow Lane
Bill Barnes	2707 S. Hillside
Goldie Barnes	2707 S. Hillside
Kathy Manny	1116 Alturas
Larry Manny	1116 Alturas
Fran Menges	9011 E. 127 th St. N.
Butch Menges	9011 E. 127 th St. N.
Russ Ewy	Baughman Co.
James Goble	3900 S. Hydraulic
Claudia Lee	2826 Greenwood
Donna Thorton	2714 Southfork
Lynda Novotney	1209 Jump
Paul Davis	6417 S. Madison
Sandy Kolb	
Sgt. Brenda Dietzman	
Steve Roush	1613 Woodbrook, Derby
Bob Winters	1101 Jump
Joan Winters	1101 Jump
Bill Gress	1329 Bluffview
David Milan	1124 Valley
Bob Crites	731 Mockingbird Lane, Derby\
Doug Faulkner	2477 S. Oak
Judy Wendell	11601 E. 77 th St. N.
Melissa Smith	11601 E. 77 th St. N.
Joseph Wendell	1601 E. 77 th St. N.
Sarah Ewertz	1601 E. 77 th St. N.
Ryan Smith	7341 N. 143 rd St. N.