

District III Advisory Board Minutes
July 7, 2009
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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; 17 City staff and 11 members of the public were present.

Members Present

Teresa Cook
Judy Dillard
Charlotte Foster
Jim Gulick
Joann Hartig
John Kemp
Dustin Richey
Bill Ward
Council Member Jim Skelton

Frank Buck, WFD
Tom Carney, WFD
Randy Stone, WFD
Officer Vickie Kern, Patrol South
Office Claudale Cavanaugh, Patrol South
Lt. Walker Andrews, Patrol East
Office Justin Whyte, Patrol East
Scott Knebel, MAPC
Bill Longnecker, MAPC
Mark Manning, Finance
Ben Nelson, Finance
Joyce Stockham, CDO
Heidi Cleveland, CDO
Joe Dermid, CDO
Janet Johnson, Neighborhood Services

Members Absent

DeWayne Kitchen
Billie Tucker

Staff Present

Division Chief Mike Menges, WFD
C. Molina, WFD

Guests

Listed on the last page

ORDER OF BUSINESS

At 7:05 p.m. **Council Member Jim Skelton** called the meeting to order. The meeting minutes from June 3, 2009, were approved **8-0**.

PUBLIC AGENDA

Scheduled items

No items

Non-Scheduled items

Gay Quisenberry, Director of the Southeast Area Senior Services, reminded everyone that National Night Out is coming up on Aug. 4 and she said there will be parties in Hilltop at Friendship Park and in Planeview at Planeview Park.

STAFF REPORTS

Community Police Report

Officer Claudale Cavanaugh, 26 Beat Patrol South, reported she had two robberies in her beat and 33 larcenies last month. She said most of the larcenies were at Wal-Mart and two apartment complexes where people are leaving valuables in their vehicles. She also reported there were two homicides on the 25 beat and there has been an increase in gang activity and graffiti. She also introduced Officer Vickie Kern who is the new CP Officer in Beat 29.

Charlotte Foster wanted to know if Denny's was a problem site. **Officer Whyte** said it tends to cycle and they do employ off duty police officers for security.

Officer Cavanaugh reported they had a rash of burglaries in the 23 and 24 beats. She said they had a couple of people in custody from the 25 beat, but there were still suspects outstanding. **Joann Hartig** said she was burglarized last week. **Cavanaugh** said she is going to spend more time patrolling the alleys when she's doing bike patrol.

Officer Justin Whyte, 34 Beat Patrol East, introduced Lt. Walker Andrews as the new CP Lieutenant for the Patrol East Bureau. **Whyte** reported that Club Padrone has been temporarily shut down and they have been having a lot of car larcenies around the Harry and Grove area. He said on 33 beat, they had a dog and rooster round up on June 25 that resulted in tickets being issued for 39 roosters, and 3 roosters and 5 dogs were taken to the shelter. The 33 Beat has also been seeing a lot of larcenies and residential burglaries. On the 34 Beat things are going well at the summer camp with around 30 kids participating; part 1 crimes are slightly down; 16 Hilltop landlords attended a meeting last week where information was presented on the importance of background checks.

Wichita Fire Department Report

Division Chief Mike Menges announced they plan to open Station 22 at 7 a.m. on August 8th. He reported fire calls were down for South Wichita last month – there was a major fire in the 1600 block of S. Mills due to lightning and one in the 1900 block of S. Main due to faulty wiring. He said WFD will be doing patrols on the 4th of July. He said the Citizens Fire Academy started about 8 weeks ago and is slated to wrap up in August. He said 11 citizens are currently in the program and the next Academy will start in October.

Joann Hartig wanted to know if WPD has access to WPD's fireworks survey. **Menges** said yes.

Action: Receive and file.

NEW BUSINESS

DR2008-00006: South Central Neighborhood-Wide Residential Rezoning Proposal

Scott Knebel, Metropolitan Area Planning Department, presented a proposal to rezone certain properties in the South Central Neighborhood. The current zoning pattern for the South Central neighborhood dates back over 50 years and is designed to facilitate the urban renewal vision that was predominate at that time of tearing down older houses to construct new, mostly larger and multi-family, homes. This zoning pattern is inconsistent with current uses and structures; creates the

risk of incompatible land uses in the neighborhood; creates a risk to the character of individual homes and buildings; and creates a risk to the character of the neighborhood as a whole. Uses that are generally incompatible with single-family homes are widely permitted in the neighborhood under the current zoning pattern.

Knebel said a large portion of the northern half of the area is zoned for apartments and a large portion of the south is zoned for duplexes. He explained under the proposal, they are only re-zoning residential properties, nothing else. He said the process has gone very smoothly and an exemption was available, which approximately 2 percent of the area took advantage of. He also noted the proposal will be heard by the DAB 1 on July 20.

Charlotte Foster wanted to know if citizens understand they have to turn in the form in order to exempt out. **Knebel** said it is his belief that the residents understand that.

Dale Churchman, 1357 S. Broadway, said he is president of the South Central Neighborhood Improvement Plan Implementation Committee and he extended his thanks to Scott Knebel for all his hard work. **Churchman** said they have come a long way with the Neighborhood Improvement Plan and he urged the DAB to endorse the zoning change.

Joann Hartig (Dillard) moved to approve the re-zoning proposal.

Action: Motion passed 8-0.

DER2009-00004, Amendment to the Wichita-Sedgwick County Unified Zoning Code to establish a new use type, Motor Vehicle Impound Lot, and to delineate in which districts the use is allowed and under what conditions.

Bill Longnecker, Metropolitan Area Planning Department, presented the proposal. He explained the Metropolitan Area Planning Commission (MAPC) asked planning staff to review the current regulations regarding the storage of motor vehicles.

The proposed solution is to create a new use type, “Motor vehicle impound lot.” A “Motor vehicle impound lot” is a lot, land or structure, or any part thereof, used for the storing of operable or inoperable “vehicles, motor,” that are held on the property for the purpose of impound and/or routine and periodic sales occurring at least three times a year. Materials not meeting the definition of “vehicle, motor,” such as appliances, bulky waste, junk, or other kinds of machinery or equipment not defined as “vehicle, motor” are prohibited from being parked, stored or placed on property approved for use as an “impound lot.”

Longnecker explained that “motor vehicle impound lots” are currently looked at as wrecking/salvage yards and require a special hearing in LI and GI areas. He then reviewed the three cases that prompted the request from MAPC for a change. He said if the proposal passes, these motor vehicle impound lots will be able to go into LI and GI areas by right and not require a special hearing.

Dustin Richey said he thinks citizens are still going to want the right to be heard at a special hearing.

Joann Hartig wanted to know what the difference is between a wrecking lot and an impound lot – she said either way, they are still wrecked vehicles that are falling apart. **Longnecker** said the difference is they can't take them apart any more. **Hartig** asked if these are typically operations that are open seven days a week 24 hours a day. **Longnecker** said yes.

Teresa Cook asked for clarification on what the change would do if approved. **Longnecker** said if it's permitted by right, the business doesn't have to go through an approval process to go in, all it has to do is abide by the code.

Bill Ward wanted to know if OCI would be responsible for the enforcement. **Longnecker** said yes, and that there were also some other local and state licenses required. **Ward** asked how many staff are being added to OCI. **Council Member Skelton** said no new staff is being added, in fact, the City is laying people off.

John Kemp wanted to know if the police inspect the impound lots. **Longnecker** said no, if they tow for WPD then they have to have a license to do that, but that's only if they tow for WPD. **Kemp** wanted to know who's going to be continually monitoring these businesses for compliance. **Longnecker** said he guessed the neighborhood would.

Jim Gulick asked if the police tows and impounds are mixed in with all the other tows. **Longnecker** said yes and explained how vehicle storage works. **Gulick** said with a police impound there's a 50/50 chance the vehicle will be picked up, so an impound lot that tows for WPD is going to have constant traffic. **Longnecker** said "as you presented it, that would be true." **Gulick** said besides citizens picking up their cars, police tows will be coming in on all days at all hours.

Judy Dillard said she found it interesting that most of the areas where this could happen are in older neighborhoods. She pointed out that we are putting millions of dollars into downtown and under the plan being proposed, one of these impound lots could go in downtown. She said in her opinion, for businesses of this type, the conditional use should stay.

Vickie Churchman, 1357 S. Broadway, said she felt like she was preaching to the choir in addressing the DAB and also pointed out that in the past the South Central area has had great support from Bill Longnecker so she didn't want him to feel like he was being attacked personally just because he had to present the item.

Churchman said she found it very suspicious that the MAPC requested this the day after the City Council voted unanimously to deny an impound lot to go in on South Mosley. She said this is an end run attempt to circumvent the system, pointing out that not only did the Council vote against it, but so did the DAB 1, the South Central Neighborhood Association, the South Central Alliance and the Implementation Committee. She said the MAPC simply decided they were no longer going to let the City Council tell them what to do.

Churchman said “precluding public comment” is a slap in the face to neighborhoods and pointed out that if a neighborhood doesn’t have an Improvement Plan they are even more at risk. She asked that the DAB reject the proposal in its entirety.

Paul Davis, 6417 S. Madison Ct., said he agrees there absolutely has to be someplace to take “dead cars.” He said he felt the proposed change was misleading because insurance companies do not own these lots. He said they are owned by pools and calling it an “insurance business” is wrong. He said the pools/lots operate in behalf of the insurance companies and some operate in conjunction with others so they can do more business. He said often they are huge corporations that see cars worldwide.

Davis said he depends on these pools for his store’s inventory and said they are a necessary evil, but pointed out they are a 24 hour operation and said he couldn’t understand why the City would want to stick them in a neighborhood as opposed to on an arterial street. He said the volume of business in and out of these lots is tremendous.

Dale Churchman, 1357 S. Broadway, said he agreed with everything Vickie said and added we need these lots, but not in our neighborhoods. He urged the DAB to not endorse the proposal.

John Kemp said he sees this type of thing all the time in his neighborhood and now they are fighting to get these businesses out of their area. He said when you call City Hall; nobody knows what’s going on. He again expressed his concerns over a lack of monitoring.

John Kemp (Dillard) moved to deny staff’s recommended amendment to the zoning code.

Action: Motion passed 8-0.

Charlotte Foster said she hoped Vickie and Dale would go to all the DAB meetings to address this issue.

CSBG Review Committee nomination and election process

Joyce Stockham, Career Development Office, announced it is time to make nominations to the Community Services Block Grant Review Committee. She gave the forms to Janet Johnson to have at the Colvin Neighborhood City Hall for anyone who is interested in applying. She said this is a two-year term.

Stockham also announced CSBG is receiving \$1.7 million in stimulus dollars that will be very beneficial to low income neighborhoods.

Action: Receive and file.

2010-2011 Budget

Ben Nelson and Mark Manning, Finance Department, presented information on the recommended City budget. Manning reminded everyone that the City Manager had pledged to take into account DAB input when formulating the budget, and also pointed out that next year’s budget

is going to be short around \$8.3 million. He said the City pension fund took a major hit this year and lost about 30 percent of its value.

Joann Hartig said the markets are now up and asked how that impacts the budget. **Manning** said the value is determined on Dec. 31st, so they hope that this year the market will be strong at that time.

Ben Nelson went over the scenario to balance the budget. Some of the recommendations included:

- Eliminate 5 FTE and hold 1 FTE from the City Manager's Office
- Increase animal control and food handler permit fees
- Transfer food, child care and grease trap inspections to OCI
- Establish a System Alarm Fee
- Outsource mowing and eliminate 66.5 FTEs
- Reduce 11 FTE in police field services (SROs)

Joann Hartig asked how the idea of moving the functions from Environmental Services to OCI would work when OCI staff is already overworked. **Council Member Skelton** said the Environmental Services staff would move to OCI, not just the functions.

Nelson said that the City Council directed them not to proceed with the fire alarm fee in its current form.

Judy Dillard wanted to know why the City pays an outside service to do its hiring of temporary help. **Manning** said the City has performed this service both ways – internally and externally. He said in 2003 the City was doing the hiring itself and a study showed that part time staff has high worker's comp claims, which the City can avoid by going through a temp service. Also, the City avoids advertising costs, processing and pre-employment testing by using a temp service. He said Finance is currently doing an internal audit on the process.

Charlotte Foster asked if the City is freezing salaries; **Nelson** said yes. **Manning** clarified that it is proposed, but is pending contract negotiations with the unions.

Council Member Skelton wanted to know if the City can maintain the same level of service via contract mowing. **Nelson** said they believe they can.

Judy Dillard asked what the Recreation Center pilot project is; **Nelson** said it is partnering with other service providers such as the YMCA.

Dustin Richey wanted to know if the savings in mowing would be from employee benefits; **Nelson** said partially, but the fact that mowing is seasonal work also comes into play.

Council Member Skelton said City Manager Bob Layton has had experience with contracting mowing at his previous job.

Nelson said the City Manager's intent is to protect core services and he said the current proposal basically just gets us even for 2010 with no tax increase.

Paul Davis, 6417 S. Madison Court, asked what happens to all of the new mowing equipment. **Council Member Skelton** said the City will keep it for a couple of years. **Mayor Carl Brewer** explained the City will do the same thing that the military does all the time— often referred to as moth-balling. He said they will remove all the fluids from the machinery, weatherize it and protect it from the elements.

State Representative Geraldine Flaharty said she was very concerned about the lack of jobs. She said regardless, the taxpayer is going to ultimately pay for unemployment, whether it's through SRS benefits, unemployment, etc. **Manning** said in actuality it's only around 50 positions because the others are already vacant and the City hasn't filled hardly any positions for the past year and a half, so they will try and move those being displaced in the mowing section into other areas.

Gay Quisenberry, 4253 E. Bayley, asked when this budget will start; **Nelson** said 2010. **Quisenberry** wanted to know if the public would be privy to the process when the City starts contracting services. **Manning** said yes, it would be a public RFP process.

Teresa Cook said she was very concerned about losing the SROs and she felt it is critical to keep them in the schools. She also said she didn't understand the section about combining Environmental Services with OCI because she thought that had already been done. **Council Member Skelton** said previously they had only combined the neighborhood inspectors, now they are taking it to the next level.

Jim Gulick wanted to know how much money it costs to put nitrogen in tires – he thinks probably close to \$9; and he also said he objects to the notion of adding \$3 on to his security system. He said it makes more sense to charge everyone \$3 who doesn't have a security system. **Gulick** said it's also important that the City look at the small stuff and look at things that would cut thousands of dollars, not just millions of dollars. **Nelson** said much of that has already been done by Department heads.

Bill Ward said the City is supposed to be providing basic services and the most complaints he hears is about cutting SROs. He said the Arts managed to get a mil; maybe each City Department should try that.

John Kemp commended the Finance staff for their hard work on the budget and congratulated **Mayor Brewer** and **Council Member Skelton** for helping make Wichita an All American City.

Judy Dillard asked how much money the City has lost that it normally would have received from the State. **Manning** said at least \$2 million this year and probably closer to \$3 million next year.

Joann Hartig said she didn't think increasing the animal control fees will make any difference because people will just opt to give their animal up rather than retrieving it and paying the fees. She also said she didn't see how you could save money just by moving people around. **Manning** said in the case of the grease traps, they had staff from multiple departments doing the same thing – the City wants to eliminate duplication of services.

Charlotte Foster asked if they really need SROs in the Middle Schools and also said she didn't see how they would save money on the mowing.

Mayor Brewer said the City has a lot of challenges ahead of it, as does the State of Kansas. He said the City Council is going to have to make a lot of tough choices.

Recommended Action: Provide Comment.

BOARD AGENDA

Updates, Issues and Reports

Council Member Skelton announced he believes we may have some new leadership to take over the South Area Business Association and he hopes to have more to report on that soon

Action: Receive and file.

Meeting was adjourned.

The next regularly scheduled meeting for District Advisory Board III will be held at 7 p.m., August 5, 2009, at the Water Center at 101 E. Pawnee.

Respectfully submitted,

Janet Johnson, Neighborhood Assistant – District III

Guests

Elena Ingle	3608 Meadow Lane
Gay Quisenberry	4253 E. Bayley
Paul Davis	6417 Madison Ct.
Rep. Geraldine Flaherty	Wichita
Kathy Dittmer	823 Litchfield
Dale Churchman	1357 S. Broadway
Vickie Churchman	1357 S. Broadway
Bill Prather	1528 S. Emporia
Ethel Prather	1528 S. Emporia
AK Hayes	Wichita
Mayor Carl Brewer	Wichita