

District IV Advisory Board
Meeting Minutes
July 11, 2007
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The **District IV Advisory Board Meeting** was held at the 7:00 p.m. at the Lionel Alford Branch Library. In attendance were nine (9) District Advisory Board members, ten (10) staff and approximately twenty-three (23) citizens with fourteen (14) signing in.

Members Present

Nancy Wilhite
Joshua Blick
Mary Cockburn
Hestel Sewell
Peggy Bennett
Michael Gisick
Gerald Marsh
Tom Engelmann
Ed Koon

Staff Present

Officer Kimry, Police
Officer Tejada, Police
Kelli Glassman, City Manager's Office
Dale Miller, Planning
Gordon Basham, Police
Shawn Mellies, Public Works
Randy Sparkman, OCI
Derrick Slocum, Planning
Don Kirkland, Water Utilities
Janice Edwards, City Clerks Office
Gordon Basham, Police

Members Absent

Council Member Paul Gray
Jim Benton

Order of Business

Call To Order

The meeting was called to order at 7:05 p.m.

Blick (Benton) moved to approve the agenda for the July 11, 2007 meeting. Motion passed 9-0.

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

3. Community Police Report

Officers Tejada reported that police are working to contact clubs to offer tips on what to do and not to do on letting people enter their establishment. Several other officers reported the following.

14 beat –Addressing metal theft and forgery.

18 beat – Working to address street racing at Pawnee and Meridian

Action Taken: Received and filed.

New Business

4. American Institute of Architects (AIA) Blueprint for America

Chris Kliewer, presented information on the AIA – Blueprint for America initiative. The AIA proposes to work with local government and neighborhoods to design transportation hubs throughout the City and surrounding areas which would further enhance the City’s transportation system, develop bike and walking paths and promote economic development through placement of businesses at these hubs, which will all work together to create a visual identity for the City. A design competition to create the identifying landmark for these hubs will be open to all architecture students in the area.

Mr. Kliewer explained that they will continue to take feedback on this process through the website and e-mail and that a specific timeline has not yet been developed, as key stakeholders need to be engaged further to develop this process (i.e. where these hubs will be located.) He acknowledged the need for the City to be better connected and hopes that this process will assist in accomplishing that.

Action Taken: Provided comments and feedback.

5. Water is Life and Infrastructure Makes it Happen Campaign

Don Kirkland, Assistant Director of Water Utilities, presented information on the Water is Life and Infrastructure Makes it Happen Campaign.

Mr. Kirkland explained that much of our water and wastewater infrastructure - the systems that treat, distribute, collect, and clean water is aging and overburdened. Newer facilities, innovative alternatives, and upgrades are required to keep pace with the community’s growing needs and environmental challenges. In addition, sewer and water rates are not always reflective of the true cost of service. Therefore, to aid this process, certain things must occur:

- Water/sewage treatment facilities, water/sewage pumping stations, water/wastewater pipes and valves must be updated and maintained to insure safe, adequate, quality water and sewer service.

- Educate and Encourage residents and organizations to become more knowledgeable and involved in government.
- Increase interest among young people to become involved with and work in government Water Supply Plan

Marsh remarked that the WATER Center in Herman Hill Park is a wonderful educational and recreational tool to communicate this message, but that more people need to be made aware of it.

Blick asked if all of the water from the water fountain at the WATER Center going downtown. **Mr. Kirkland** responded no, but that all of the water in the fountains is recycled.

Mary Cockburn asked when these systems need replaced. **Mr. Kirkland** stated that this varies and that they are already replacing some things and being proactive in this venture.

There were also questions regarding waste and rainwater treatment. **Mr. Kirkland** informed the group that they are working with partners like the EPA and farmers on this issue and that there are some regulations, which maintain the quality of these products.

Action Taken: Received and filed/Provided feedback.

6. DER2007-00004

Dale Miller, Planning and Randy Sparkman, Office of Central Inspection, presented Proposed Unified Zoning Code Text Amendments to update definitions for “Recyclable Material” and “Wrecking/Salvage Yard.” Laurie and Alvie Campbell, who operate a recycling business located northwest of the intersection of 33rd Street North and St. Francis, appeared before the Metropolitan Area Planning Commission (MAPC), and requested that the MAPC consider amending the Unified Zoning Code’s (UZC) definition of “recyclable material” to clarify the definition of “industrial scrap material.” Currently the UZC definition for “recyclable material” specifically excludes “industrial scrap materials” from those materials that can be processed as a “recycling processing center” or a “public or private recycling processing station.” Recycling of industrial scrap is considered to be “wrecking or salvage,” which requires a Conditional Use permit in the LI and GI districts while a “public recycling collection station” and a “recycling processing center” require LC or more intense zoning.

The Campbell’s operate a recycling business but would like to include metal filings, shavings and other scrap materials in their operations. The MAPC referred the matter to the Advance Plans Committee who met with the Campbells and staff. As a result of the meeting, the Advance Plans Committee asked staff to develop amended definitions.

As indicated above, the UZC does not current contain a definition for “industrial scrap materials.” Staff has seen increased interest in recycling operations on a community wide basis, and the public benefits from recycling. Since recycling operations area allowed in less intense zoning districts (LC – GI) when compared to salvage operations (CU in LI and GI), the key is to ensure that the definition of materials that can be accepted at recycling stations is appropriate recyclable materials (e.g. shavings, filings and other small scale materials that result from

manufacturing processes or are readily recyclable such as glass, metal and paper), and does not include salvage materials (e.g. vehicles, parts of vehicles, appliances, used clothing or furniture).

General direction provided by the Planning Commission with respect to industrial scrap material includes the following:

- Should be defined in the UZC, and additionally allowed to be considered as a “recyclable material”
- Should focus primarily on scrap material produced by the many airplane manufactures located within the city and county
- Should be allowed to be considered a “recyclable material” which can be reused instead of being considered salvage, where it is allowed to only be stored
- Should allow “industrial scrap material” to be recycled at a “Recycling Processing Center” which are allowed in OW, GC, IP, CBD, LI, GI zone districts, either as permitted uses or conditional uses.

The proposed UZC amendments define “Industrial Scrap Material” within the definition of “Recyclable Material,” establishing conditions for how the scrap material is to be handled and processed for future use. The proposed amendments have been written so that they can apply to both the City and County if they choose to adopt them.

The Board had the following comments and questions which staff addressed appropriately (*responses in italics*):

- 1.) Will the suggested changes give any competitive advantage to particular recycling businesses? *No, it will just allow recyclers to recycle more materials*
- 2.) Requested clarification on types of material, storage and location of recycle facilities allowed under the current ordinance in comparison with the suggested changes.
- 3.) What is the specific definition of vehicle parts there of, meaning how do you distinguish between salvage and recyclable material? *This will be at the judge’s discretion*
- 4.) Will it be difficult to enforce this ordinance? *We have licensing and screening regulations which help to enforce this*
- 5.) Are there additional agencies overseeing the proper disposal of hazardous waste? *The EPA*
- 6.) How far from residences could recycle facilities be with the suggested changes in the ordinance? *Depends on the part of town, but the probability of a new recycling facility starting near residences is not very likely.*

Several citizens in attendance stated that City staff should further consult recycling business on this and further define acceptable materials that will be recycled under these amendments before approving this.

Action Taken: Benton (Bennett) moved to approve the proposed amendments. Motion passed 6-2 (**Koon, Cockburn**) with 1 abstention (**Gisick.**)

7. ZON 2007-00013

Derrick Slocum, Planning, presented this request. The application area is a vacant, platted lot located on the west side of N Florence and south of 2nd Street N. The .21-acre site is zoned “SF-5”, the applicant requests “TF-3” zoning to develop a duplex. All property immediately surrounding the site is zoned SF-5 and developed with single-family residences. Southeast of the site is an SF-5 zoned church, TF-3 and MF-18, Multi-family residential zoning exist within the same block as the application area. One duplex exists within this same block, and several additional duplexes exist within a one-block radius. Staff recommends approval of this request.

An agent for the applicant was present explained that this will be medium income housing and that they have already constructed similar housing in the Delano area.

Action Taken: Koon (Cockburn) moved to approve the request. Motion passed 8-0 with 1 abstention (**Gisick.**)

8. Petition to construct a Water Distribution System to serve unplatted tracts on West Street from 47th Street South to approximately 620 feet south

Shawn Mellies, Public Works, presented a petition to construct a Water Distribution System to serve unplatted tracts on West Street from 47th Street South to approximately 620 feet south. The signatures on the Petition represent 4 of 5 (80%) owners and 52% of the improvement district area. The estimated project cost is \$58,000 with the total assessed to the improvement district. The estimated assessment to individual properties is \$.11 per square foot of ownership.

One citizen present disagreed with the placement of the system and the cost assessment for his property in relation to other neighboring property owners. **Mr. Mellies** explained that the path for the distribution system is the only way to efficiently and effectively serve those properties intended and that these other properties would be assessed accordingly once hooked into the system. He also advised the citizen that he would contact him to discuss further his financial responsibility and assessment for this project.

Action Taken: Blick (Bennett) moved to approve the petition. Motion passed 9-0.

9. Petition to pave Baehr, between Central and Newell

Shawn Mellies, Public Works, presented this petition to pave Baehr, between Central and Newell. On June 6, 2007 the DAB IV approved a valid petition for the paving of Baehr between Newell and St. Louis. The proposed project to also pave the section of Baehr from Newell to Central will provide for improved and more cost effective drainage to a larger area. The project will provide paved access to a developed residential and commercial area. The estimated project cost is \$175,000 with \$151,121 assessed to the improvement district and \$23,879 paid by the City. The method of assessment is the square foot basis. The estimated assessment to individual properties is \$00.85 per square foot of ownership. The City share is for the cost of intersection construction. The funding source for the City share is General Obligation bonds.

Mr. Mellies explained that for drainage reasons, the City has tried for many years to do a paving petition for this area, but failed, so now it is necessary to order in this project, which is allowed by State Statute.

The Board suggested that a comprehensive drainage plan for this area be devised and requested clarification on the current drainage system in place in this area, as well as, the cost for this project. There was concern by those citizens present regarding the cost of the project. **Mr. Mellies** explained that there are low-income deferral programs to help citizens with these costs.

Action Taken: Blick (Marsh moved to approve the petition. Motion passed 7-2 (**Koon, Cockburn.**)

OLD BUSINESS

10. No items submitted.

BOARD AGENDA

11. Board Updates and Issues

Blick announced that Automobilia would take place Saturday, July 14 from 4-12.

Bennett announced that Sister Cities would be celebrating Bastille Day on July 16 from 6-9 pm.

Marsh announced that he is now on the Sister Cities Board and it is a great experience and he will keep the Board updated on activities.

Cockburn stated that the drug education program that she has partnered with our community education staff on has been very well received and if anyone would like this to be presented to a community group, they should let her know. There is also a study skills program available.

Koon mentioned that there would be a party in Orchard Park on August 4 from 6-10 pm with prizes to be raffled, hamburgers, hotdogs, etc.

Wilhite announced that McCormick NA would have a neighborhood clean-up August 18.

Action Taken: Received and Filed.

12. Adjournment

With no further business, the meeting adjourned at 9:11 p.m.