



District 3 Citizens Advisory Board Meeting Minutes

Monday, Sept. 12, 2022 | 7 p.m.
Goddard School Conference Center
315 S. Main, Goddard

Board Members: Sharon Ailsieger, Joe Brown, Rhian Collins, Cameron Dawson, Patrick Gaughan, Carl Losey, Janice Manlove, Kevin McWhorter, Michael Mitchell

County Representatives: Commissioner David Dennis, MAPD Division Manager Philip Zevenbergen, MABCD Senior Planner Bill Longnecker

1. Call to Order

- a. Chair Kevin McWhorter called the meeting to order at 7:02 p.m.

2. Approval of Meeting Minutes

- a. A motion was made by Patrick Gaughan to approve the minutes for the July 25, 2022, District 3 Citizens Advisory Board (CAB) meeting. Joe Brown seconded this motion. **The CAB approved the motion with a vote of 8-0.**

3. Public Agenda

- a. No Public Comments

4. New Business

a. Recovery Connect – Corinthian Kelly, Wichita State University

- i. Corinthian Kelly gave a summary of Recovery Connect's program overview, program partners, the participation process, resource examples and website & contact information.
 1. Joe Brown asked if it was limited to Sedgwick County.
 - a. Corinthian Kelly said yes, but they will try to connect them with someone if they are outside of the county.
 2. Commissioner Dennis said the funding came through ARPA. The BoCC voted to allocate \$500,000 to WSU to establish the program.

b. Ground Water – Susan Erlenwein, Environmental Resources.

- i. Commissioner Dennis prefaced the presentation with information regarding zoning cases that come up, and how groundwater issues are potential issues.
- ii. Susan Erlenwein shared information on Groundwater basics, water quantity and water quality.
 1. Commissioner Dennis briefed on the BRIC Grant the county applied for a few years ago to fix the 1998 Halloween flood. We didn't get it, but we are able to resubmit. Sedgwick County and the City of Wichita have to match a total of \$10 million to get the grant.
 2. Commissioner Dennis mentioned the new housing development at 21st and 151st. The City of Wichita voted to island annex the property the day before the BoCC meeting. It is deferred until November 16 to allow the city to finalize the annexation and complete zoning themselves.
 3. Janice Manlove asked about the fields around her house and the depths of their wells.
 - a. Susan Erlenwein said they usually go 100 feet down but they are also metered by the state. The state requires meter numbers periodically and watches if it goes over, they could be fined.

4. Joe Brown made comments on the previous zoning case and appreciated the process of explaining the current events.
 5. Patrick Gaughan asked about the Occidental contaminated area and if they are required to test the well.
 - a. Susan Erlenwein said they have to test often.
 6. Patrick Gaughan asked if Cheney Lake water is normally used 50/50 from it and equus beds.
 - a. Susan Erlenwein said they try to do 50/50, but if the lake is high, they may do 60/40.
 7. Sharon Ailslieger asked about Vulcan lining their wells, if it worked and is Occidental doing this.
 - a. Susan Erlenwein said something went wrong and chemicals got in. The chemicals could have happened above surface and everyone is trying to do better.
 8. Sharon Ailslieger asked about the oil refinery on 21st Street and if it is still contaminated.
 - a. Susan Erlenwein said yes it is part of the northwest industrial corridor.
 1. Sharon Ailslieger asked why they keep selling and building houses where it floods.
 - a. Susan Erlenwein shared that MABCD advises doing your research.
- c. **CON2022-00020 – Eryn Ebach-Freund, MAPD**
- ii. Eryn Ebach-Freund presented CON2022-00029, Conditional Use request for an Accessory Apartment. The applicant is John Baxter (owner). MAPC’s recommendation is to approve with conditions.
 1. Eryn Ebach-Freund said this is a single-family home with a garage. The owner would like to convert a portion of the garage to an accessory apartment. The accessory apartment cannot be divided or sold as a condominium. The accessory apartment is not permitted to be a short-term rental, such as an AirB&B. Short term rentals are not permitted in unincorporated Sedgwick County. The intent is to have a family member live in the apartment. The current zoning is RR, rural residential, and the other properties surrounding it are RR, rural residential, as well.
 2. Sharon Ailslieger asked if they are on a septic tank or well.
 - a. Eryn Ebach-Freund said they are on both.
 3. Joe Brown asked about the number of bedrooms in the proposed addition.
 - a. Eryn Ebach-Freund said that is unknown since only site plans are provided.
 4. Joe Brown asked about septic system capabilities.
 - a. MABCD & Commissioner Dennis said it has to have the conditional use to continue with the permitting process.
 5. Patrick Gaughan asked about neighbor feedback.
 - a. Eryn Ebach-Freund said most neighbors asked about the AirB&B. Feedback has been positive as long as it’s not a short term rental.
 - iii. Janice Manlove made a motion to approve subject to staff recommendations, Patrick Gaughan seconded. **The CAB approved the motion with a vote of 8-0.**

5. Board Agenda

- a. Janice Manlove asked about senior center funding regarding the 2023 budget.
 - i. Commissioner Dennis reviewed the discussion on the 2023 budget. The BoCC passed budgets for Sedgwick County and the Fire District. The bulk of the budget increases are going toward pay and benefits for staff.
- b. Commissioner Dennis spoke on the fire district budget meeting. What was approved had not been vetted and he is concerned about the long-term impact on the future of Fire District 1. HR

and Fire District 1 leadership worked together on a pay plan; however, there was an outside proposal pay plan that was brought up. It was never analyzed by HR or Fire District 1 leadership and required an additional \$300,000 out of contingency to cover and doesn't cover future years. With this funding issue and other financial issues, it is projected that Fire District 1 will be insolvent by 2027.

- c. Commissioner Dennis touched on the August 2 vote recount. The recount came out as the same. Our elections are fair, transparent and open and can be trusted. Odds are high that the recount is going to cost taxpayer dollars.
- d. Commissioner Dennis talked about the Build Back Better Grant for WSU. Out of 600-700 applications, WSU was one of 60 that received \$500K. WSU then made it to the top 21 and received \$51.1 million. Many new opportunities are coming because of this grant.
- e. Commissioner Dennis spoke about the future Health Science Center and partnership with KU and WSU Tech to be potentially funded with SPARK money. It will train doctors and social workers locally.
- f. Kevin McWhorter encouraged members to visit WSU as there has been over \$225 million in improvements. They are competing to be a top-tier research center.

6. Adjournment

- a. The District 3 Citizen's Advisory Board adjourned at 9:08 p.m.

*The next Citizens Advisory Board Meeting will be **Monday, Oct. 3, 2022, 7 p.m.**, at Goddard School Conference Center, 315 S. Main, Goddard, KS.*