



*Sedgwick County...  
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District 3 Citizens Advisory Board Meeting  
Minutes

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Monday, September 16, 2019  
7 p.m.

Goddard School District  
Conference Center

**Board members in attendance:** Sharon Ailsieger, Lamont Anderson, Lauren Clary, Pat Gaughan, Janice Manlove, Kevin McWhorter, Glen Shafer, David Dennis – District 3 Commissioner

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**ORDER OF BUSINESS**

**Call to Order** – Meeting called to order by Chair Lamont Anderson, 7:02 pm.

Recognized City of Wichita Councilman Bryan Frye who was in attendance.

**Approval of April Minutes** – Janice Manlove moved to accept the minutes. Seconded by Glen Shafer, passed unanimously.

**PUBLIC AGENDA**

None

**NEW BUSINESS**

**Presentation of the Riverfront Legacy Master Plan– Jason Gregory, Downtown Wichita & Shelly Prichard, Wichita Community Foundation**

Project Wichita started in 2018 with the vision to activate the riverfront.

Manlove asked about the WaterWalk development and why it didn't seem to come to fruition.

WaterWalk development began at the beginning of the recession, and the planned anchor tenant Bass Pro did not end up coming. However, the City put in infrastructure for this development more than ten years ago, including parking, water, and sewer; it is ready to go for whatever development comes out of the Master Plan.

A big piece of the Riverfront Legacy Master Plan process is determining what to do with Century II and performing arts. The Design Team is looking at and evaluating concepts that keep the current building with additions, as well as replacing the building. Jack DeBoer and Phil Ruffin, own land in the area and are also involved and want to see the area develop.

There is a lot of growth and excitement with multiple developments going on in downtown Wichita, this project is feeding off of that growth and excitement. This is a long-term plan, that more than likely will not show much development in the next five years, but will in 10-20 years.

The Design Team for this project is made up of experts, who do this type of work regularly: Populous, Olin, and RCLCO.

There will be urban explorations, walking tours, Sept. 24 and 25 around Century II and the river. If you are unable to walk, there will be golf carts to ride. The group will also have other meetings and open houses throughout the process. Oct. 17 the Design Team will present research, studies and data to the public; they will present conceptual designs on Nov. 14; and a final presentation will occur in Jan. 2020. The Coalition is urging people to get downtown, explore and familiarize themselves with the space. Citizens can also place suggestions in the box on Douglas in front of Century II, or on the Master Plan's website, [www.riverfrontlegacywichita.org](http://www.riverfrontlegacywichita.org).

Manlove wanted to know why everything needed to be crammed in and how many people this development is projected to bring in.

They do not have numbers yet as to how many people it will draw in, but project that with the current performing arts facility, the community is missing out on \$10-15 million a year in revenue because it cannot accommodate big shows.

Sharon Ailsieger wants a nice performing arts facility, but doesn't think that it has to be located downtown. She also doesn't want it to be mediocre. She wants the facility to be built with the future in mind.

The Coalition wants to hear from everyone, both ends of the spectrum when it comes to the debate with what to do with Century II.

Pat Gaughan reiterated Ailsieger's comments about not building something mediocre. He also doesn't think that INTRUST Bank Arena is living up to what it was supposed to, and was built too small.

Gregory mentioned that INTRUST Bank Arena may be a little small, but most communities don't make a big profit directly off of centers like it.

Kevin McWhorter noted that if it wasn't for INTRUST Bank Arena, the City of Wichita and Sedgwick County would be worse off. He wanted to know how Master Plan design was going to be paid for as it goes along.

The Coalition and Design Team is exploring options for development.

McWhorter also mentioned that many citizens think that we are already taxed to high. He mentioned that a recent report came out showing Wichita as the most affordable place to attend college.

Gregory thought it was a perspective thing, with taxes. If people haven't lived elsewhere, they might not know what others pay in taxes, they might just compare to those around us.

### **City to City Tour (San Antonio)**

Commissioner Dennis wanted to bring this up later in the meeting, but because there were several people who attended, he wanted to discuss highlights of the Wichita Regional Chamber of Commerce's City to City trip before presenters left.

Prichard gave a brief overview: 64 people attended, split in three different tracks (mental health, education and economic development). Several elected officials attended from the area.

Councilman Frye enjoyed bonding with local leaders and building relationships, as well as the idea generation that came from the trip. He mentioned that it was good to see what others are doing, and to see that other communities have similar struggles to ours; we are not in it alone. From the people that went on the economic development track, being bold was reiterated.

Kate Flavin, Sedgwick County Public Information Officer also attended, she appreciated the economic development panel's comments about how they were able to work with the City and expedite development processes.

Commissioner Dennis went on the mental health track because that is one of the County's top priorities. The group toured the Restoration Center, which was the inspiration for COMCARE's Crisis Center. San Antonio also has a number of homeless, as we do; they have a facility called Haven for Hope. This facility allows anyone to come into the shelter, whether they have substance abuse problems or not; it provides them a safe place. They also have an area for families. Busses come to the shelter to pick up kids for school; they pick up students here first and drop them off last so that others do not know where they live. There is a daycare on-site provided by the local YMCA. The facility also sends kids to summer camp, essentially they are trying to provide them as much of a normal life as possible.

Lauren Clary, CAB member, also attended, she loved seeing the collaboration between organizations for one goal.

Commissioner Dennis reiterated that collaboration was a main theme.

### **Review Conditional use Permit CON2019-00030 – Philip Zevenbergen, MAPD**

Four citizens were in the audience for this matter; James Baker, Andrew Baker, Tom Jeter, and Anna Jeter.

Philip Zevenbergen gave a brief overview of the case; Kerry Brown wants a conditional use permit (CUP) for her dog boarding facility. She is licensed with the State of Kansas, and has been operating at this location (her home) since 2018. A dog boarding facility by definition has five or more adult dogs, three or more of which do not belong to the facility, or more than ten adult dogs. The facility has to have a minimum of five acres, which Brown has, or scale back operations accordingly. Dog runs have to have set backs from property lines, and be screened which are conditions of Metropolitan Area Planning

Commission's (MAPC) approval. She has never had more than 15 dogs at one time, and there are not daily/ peak traffic times as most people have their dogs at the facility for extended stays.

The recommendations from MAPC that Philip addressed include;

1. Limit size of kennel to 15 dogs.
2. No dogs can be boarded outside, overnight.
3. Needs to move kennel fences and have appropriate screening in place within 60 days of approval.
4. All solid waste has to be properly bagged and removed from the site.
5. The CUP is on a five year basis, at which time, if Kerry wanted to continue, she would have to re-apply. If she moved, the next owners could continue with it, if they chose to do so.

In regards to restrictive covenants on the property from the 1980's: that is a private legal matter, homeowners in the neighborhood would have to pursue on their own.

This case has been approved by MAPC, and is in the protest period, which ends Thursday, Sept. 19 at 5:00 p.m. Residents have until that time to file an official petition with the Sedgwick County Clerk's Office, if they want to protest.

Brown spoke about her business, saying that it is like a day care, but for dogs. She has a fenced area for them to run and play during the day. They are only kenneled at night, indoors. She requires all dogs to have vaccination records, and she is inspected by the Goddard Vet Clinic.

Shafer asked Brown how long she had been in business.

She has been in business since 2015.

Shafer wanted to know if in 2015, when she started that there was a need for a CUP for this type of business.

Brown lived in Goddard when she started, by watching neighbor's dogs. She didn't know there was a problem, in the form of needing a CUP. She did however get a license from the state as she knew that was needed.

Ailslieger asked how many houses there were in the area.

There are four, including the applicant's house.

Tom Jeter wanted to know if she knew that she was operating illegally. He lives east of Brown, on a seven-acre lot. He is concerned about the CUP being approved, and is against it. Jeter stated that they moved away from Wichita to get away from the noise and to have some peace and quiet. On occasion,

he can hear the dogs at Brown's, and believe there is a smell if the wind is blowing out of the west. He doesn't like the idea of a potential smell.

Ailslieger asked Jeter how long he has lived there.

10 years.

Ailslieger made a general comment; she is sure that most anywhere you live that you would be able to hear a dog bark or coyote howl.

Jeter mentioned that all of the neighbors have dogs; they are not near each other because of their lot size. He hears the dogs at Brown's every now and then and sees them running up and down the fence. There is also an airstrip nearby which he hears planes fly in and out of on occasion.

Anderson made a motion to accept the MAPC's recommendation, Gaughan seconded the motion. It passed unanimously.

## **BOARD AGENDA**

### **Citizens Advisory Board Members**

Manlove wasn't sure if this was a City of Wichita, City of Maize, or Sedgwick County effort, but was glad that issues with FedEx trucks on Maize Road have been resolved.

Anderson wished the citizens would have been able to have a voice by voting on the pari-mutuel agreement with Phil Ruffin/ Greyhound Park. He thinks that sometimes we lack innovation power in our area, and thinks that laws can be challenged.

Commissioner Dennis responded with several reasons why the commission didn't take the issue to vote.

The pari-mutuel agreement would require around 1000 dog races per week. They were not sure if the issue should be a Sedgwick County issue or State of Kansas. The Sedgwick County Counselor's Office believes we would face with a lawsuit from the State, or the casinos which are currently in a contract with the State. He didn't want the taxpayers to have to pay to defend this issue, knowing we couldn't win.

### **Comments from Commissioner Dennis**

1. Wanted to update everyone on the wind and solar vote. The Commission voted to ban commercial wind energy conversion systems, but allow solar. They decided this to protect the aviation industry, as well as growth, as we are an urban county. They can always change the zoning, if different wind conversion systems become available which are not as big, or interfere with air traffic, and are quieter.
2. Governor Laura Kelly was in town for ceremonial signing of two bills today. She signed one at Goodwill that pertained to education; students at tech schools can use the credits they earn there to put towards their high school diploma. The second was held at the Sedgwick County

Courthouse for Senate Bill 130. This bill pertained to election staff contacting mail-in voters if s/he forgot to sign the envelope before canvassing to help get more votes to count. It also includes allowing counties to determine if they want residents to be able to vote at any polling location if technology allowed.

Gaughan wanted to know if they would be able to vote anywhere in 2020.

There is pressure to get legislation passed. Homeland Security also has say in how this can be conducted.

Ailsieger was told by a legislator that the Secretary of State is dragging their feet.

#### Other

#### ADJOURNMENT

Ailsieger made a motion for adjournment, Anderson seconded. Anderson called the meeting adjourned at 9:12 pm.

Next meeting will be at 7 p.m. on Monday, Oct. 7, at the Goddard School Conference Center.