



*Sedgwick County...
working for you*

District 3 Citizens Advisory Board Meeting
Minutes

Monday, December 2, 2019
7 p.m.

Goddard School District
Conference Center

Board members in attendance: Sharon Aislieger, Lamont Anderson, Nancy Hinten, Sherry Livingston, Janice Manlove, Kevin McWhorter, David Wright, Tom Hieger

County representatives: Commissioner David Dennis

ORDER OF BUSINESS

1. **Call to Order** – Meeting called to order by Chair Lamont Anderson, 7 pm.
2. **Approval of April Minutes** – Janice Manlove moved to accept the minutes. Seconded by Nancy Hinten, passed unanimously.

PUBLIC AGENDA

None

NEW BUSINESS

1. **Consideration of ZON2019-000043 – Associate Planner Matt Williams, MAPD**

Renwick Unified School District 267 is requesting re-zoning of their site from Rural Residential to Single Family-20 in order to allow the school to develop further.

Phil Meyer of Baughman Company, agent for Renwick Schools, spoke. He said that they school submitted their plans for expansion and upon review by planning staff, realized that a permit could not be approved until the zoning was changed. Neighbors mentioned that drainage in the area can be a problem, but that is not necessarily because of the school. Part of the plans includes a detention pond being constructed to help with drainage.

Tom Hieger made a motion to accept the recommendation from the planning commission for re-zoning, Manlove seconded the motion. The motion passed unanimously.

2. Riverfront Legacy Master Plan Update – Jason Gregory, Greater Wichita Partnership

The Riverfront Legacy Master Plan is a result of a coalition being formed to create an east bank master plan. The hope of this coalition is that development on the east side of the Arkansas River will follow/ coincide with the west bank development. The process started in July 2019 with a series of community engagement sessions. Principles and Parameters were developed from partners and stakeholders.

Some of the parameters were: convention center has to be connected to the Hyatt, performing arts has to be able to continue uninterrupted, there needs to be greenspace, and an opportunity to build an iconic, well thought out district.

They have looked at other communities that have repurposed buildings, such as; the Ferry Building, and Palace of Fine Arts in San Francisco, and the Market & Food Hall in Denver. Because of how Century II was constructed and the size, it makes it a little more difficult re-purpose the building, which also contains asbestos. The old library building would be a little easier to re-purpose because it has fewer challenges than Century II.

There are three scenarios proposed with alternatives to 2 of them. Each design is estimated to cost \$1-1.5 billion, with approximately 17 separate pieces to each design.

They are working on conducting an economic impact study to determine how this would affect citizens/ community from a funding perspective, and how it will benefit the community from what revenue it will generate.

Option 1A includes a large “central park,” and brings the street grid back to the site. The approach to the river would be terraced. With this design there is potential for underground loading for performing arts and the convention center. Other developments would be geared towards having street level retail and restaurants.

Option 1B the loading for both main buildings would be above ground, on a side of the building. This option also take the spaces where the old Gander Mountain and Boathouse building are and proposes new structures.

Option 2 proposes a long, linear “central park” that spans 4 blocks. This design would save the old library building, and have underground parking.

Option 3A Keeps Century II, possibilities include using the building as a parking structure and for retail, but limits the other building options of the site.

Option 3B Keeps pieces of Century II as a tribute, but turns the grounds into a greenspace. Mix-use buildings are proposed around the area, still allowing access to the river.

With several of these options, the private sector that owns several parking garages could become partners to provide parking in the interim during development.

Manlove stated that Naftzger Park near Intrust Bank Arena had a problem with homeless staying there, and they are almost done revamping the park to make it more of an interactive space. She wanted to know if adding park space in the Master Plan would bring a similar problem back.

Park space has to be programmed intentionally, with daily activation. Naftzger was walled off, or well lit. Parks that are successful have an entity activating them.

Hinten asked if there was a budget limit.

The biggest thing is finding the identity and vision for what the space will look like, what are the aspirations of the community.

Anderson wanted to know if there was a price tag associated with each option.

Each option has a cost estimate. There are more details on the website, but keep in mind inflation overtime, these projects might cost more.

Sharon Aislieger wanted to know where parking was going to be and if it was going to be accessible. She also wanted to know about accessible parking as the renderings look good, but might not be practical.

Parking is proposed to be underground in some instances, which would be out of the elements. The potential with is that you can enter the convention hall or performing arts center on the lower level and take an elevator up if needed.

David Wright wanted to know what assumptions have been made on the convention center and how it would position us with other communities.

Four years ago, there was a study that looked at Wichita for potential that we are missing out on. The proposals don't include more space than what is there currently; it is just laid out properly.

David then asked how the proposed spaces compare with others in our region.

Oklahoma City just built a 250,000 square foot facility, almost double the space of what we are proposing. Overland Park has a 100,000 -120,000 square foot, Manhattan is a little smaller, Kansas Star Casino, are several of who we would be competing with. We

are losing \$10-20 million in economic impact each year. If this plan occurs, the Hyatt would likely need to expand as well to meet the needs.

Manlove wanted to know what the Performing Arts facility would be used for.

Music Theater Wichita, Wichita Symphony, traveling Broadway shows. Wichita Grand Opera might come back, but Century II has lost them.

Manlove also asked how many days would it be used.

Not sure at this time. Currently there is not adequate space for practice and performance. A lot of people don't realize that we produce sets for other shows in Century II right now as well, that is very unique.

Wright said that he is not convinced that these designs are activating the river, he would like to see performing arts and convention center at the river with entrances that open to the river.

The proposals are planning for activation inside all buildings, especially along the river with businesses that will be open daily, and bring people to them at all hours.

Wright added that the group has done a good job of convincing him to do something different, but said it has to be significant and functional.

We have to think about what is going to be the need/ best use in 50 years and beyond. When Century II was built, they took out the street grid and made it about the car, not the person.

Anderson said that in 2010, Young Professionals of Wichita had conversations about Wichita being big and bold. Wichita has to have a complete plan to ask for support as this is a generational decision. We didn't think bold and big for years. Having a tangible plan with a forefront to the future, plan to sell vision is what is needed.

The first step is to have a vision to sell. In the past, the public wasn't given a vision. We've never shown people what they could have beyond Century II.

Commissioner Dennis said that he keeps bringing the Master Plan back because Sedgwick County has put \$100,000 into the study. There is a committee that oversees with Commissioner O'Donnell as the County representative. In another month, they'll have ideas that they'll be presenting. He wants advisory board input to help make a decision. It could come to a city or county sales tax. The Commissioner is not trying to push one idea, but wants as much input as possible.

Hieger wanted to know what the thoughts were about safety and patrolling of the proposed sites, and wanted to know if law enforcement had been asked about their thoughts.

The plans have been taken to an advisory council who has reviewed/ been a part of the process and met with the design team.

Manlove wanted to know what building would go up first.

Likely performing arts would be first, they can't move without having a new space to go into. Infrastructure for streets and parking is complex because of funding.

BOARD AGENDA

Citizens Advisory Board Members

Anderson was appreciative that Commissioner Dennis brings these to the citizens to get input for future generations.

Aislieger said that the quality of life is what keeps younger people here. They want change and vibrancy. If we don't change, we will continue to lose people.

Commissioner Dennis said that he is being intentional not taking a position on the Riverfront Master Plan, he wants to make sure that the right decision is being made.

Manlove hopes that having a coalition will keep this plan moving forward, as often when elected officials change, so does the scope of projects. She said this needs to keep moving forward.

Commissioner Dennis said in the next six months we will have clarity on where they want to go and ideas for how to pay. Once they decide how to pay, if it is a county-wide tax, it has to go to legislators for approval to put on ballot. The County didn't bond INTRUST Bank Arena, we waited until we had money to pay for it. If a tax is imposed, we can build parts of the project, as the money comes available. There will need to be someone that oversees the project to keep it going.

Comments from Commissioner Dennis

Planning to approve the legislative agenda the second week of December. They need more clarity on how the legislative agenda will support expanded gaming. If legislators expand online gaming, we need to recoup more for behavioral health.

Thursday, City of Wichita, Chamber, Sedgwick County, will have breakfast to look at their individual legislative agendas. Behavioral health, transportation, and workforce development are three big issues.

They are also looking at the possibility of having a federal agenda. The National Association of Counties (NACo) is trying to Medicaid benefits to continue for a person that qualifies, when they are incarcerated. This would help take the burden off of local government.

Commissioners would like to see the 18th judicial court to implement a veteran court; they have to get direction from the state on how to implement.

Chairman had breakfast with Dan Hawkins trying to find out what is going on in Topeka and get help to put agenda items through.

Three weeks ago, Kyodo Yushi opened in Maize industrial district, they are a lubricant manufacturer.

Kansas Association of Counties (KAC) hosted their conference in Wichita this year. It was the largest conference they have ever had. At it, Chairman spoke with Johnson County about Senate Bill 130 and wanted to know why they were opposed to it. Their reasoning is they can't use/get wireless network in churches. We currently use double encrypted hot spots, which work fine for Sedgwick County.

The dark store theory is also a topic that has come up around legislative issues. Target sued Sedgwick County a couple years ago wanting their building appraised as if it was empty. If the theory holds and every building is appraised as vacant, it will shift the tax burden to the residents.

There is concern about property tax, which is the most hated tax. Dan Hawkins is exploring making the appraiser an elected position. They are appointed every 4 years and are regulated by the Property Value Division in Topeka.

Chairman urged everyone to look at their tax bill and see where their taxes are going; there are many taxing authorities.

The Northwest Bypass will be undergoing a feasibility study to make it a toll road. This study will cost \$70,000 and is split between Sedgwick County, KDOT and KTA. Sedgwick County is putting in \$250,000 per year with a match from the State. The State said they would match up to \$500,000 per year, for five years to speed up the process. Goddard contributes \$2,500 and Maize \$3,000 each year towards the purchase of right of way.

INTRUST Bank Arena named the north entrance after past former Commissioner Dave Unruh and his wife, Karen. The Arena is coming up on its tenth anniversary with a celebration to come. The County uses a reserve to fund Capital Improvements at the facility. Right now there is a need to a new score board and marquee to keep up with other facilities. In the near future, the reserve will be depleted and the expenses would

have to come from the general fund. They are talking with Visit Wichita and the City of Wichita to see how much revenue is being generated for the City and try to figure out how they might be able to support the Arena too.

City of Wichita has concerns about parking at their new stadium. They asked Sedgwick County for help paying for parking, a request of \$2 million. Dennis said if the City would help the County by allocating some of the bed tax to the Arena, the County might be willing to help. This would help them demolish houses and pave for parking.

The City also got a grant for a new multi-modal transportation hub for \$14.7 million. They need 10 percent in matching funds to be able to accept the grant. They asked the County if they would match. The plans would be for the new station to be located somewhere near the new ballpark.

The City will have a new Mayor in a month and Dennis will also no longer with Chairman.

Dennis talked about an update from the last meeting on allocating an expense account for commissioners. They have talked to the Manager and Legal about ethics. There is a proposal for an ethics committee, in which each commissioner would nominate a citizen to the committee. That group would create rules and determine what is acceptable.

Dennis also wanted to wish everyone a Merry Christmas and Happy Holidays.

ADJOURNMENT

Aislieger made a motion for adjournment, Wright seconded. Anderson adjourned the meeting.

Next meeting will be at 7 p.m. on Monday, January 6, at the Goddard School Conference Center.