

DR 67-48 - Proposed American Indian
Cultural Foundation Site

ACTION:

DATE

See ~~COMMITTEE~~ Report to Mayor 12-5-67
& Bd. of Park Comm. for study & recommendation

2-8-68

M.A.P.C.

Received & Filed

2-20-68

B.C.C./E-CO-C.

1-16-68

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SITE STUDY
FOR AN
AMERICAN INDIAN CULTURAL FOUNDATION FACILITY

Wichita-Sedgwick County
Metropolitan Area Planning Department

January, 1968

SITE STUDY
FOR AN
AMERICAN INDIAN CULTURAL FOUNDATION FACILITY

File DR-67-48
Study Number R68-1

Prepared at the request of
the Board of Wichita City Commissioners
for use in solving problems relating to the
proposed location of an
American Indian Cultural Foundation Facility

January, 1968

Prepared by
Wichita-Sedgwick County
Metropolitan Area Planning Department
104 S. Main St., Wichita, Kansas 67202

Long-Range Planning Division:
H. Duane Bock, Senior Planner
H. Roy Mock, Planner II

ACKNOWLEDGMENTS

Appreciation is expressed to the staffs of the
Wichita Water Department and Wichita Park Board
for their assistance in providing information
for the completion of this study.

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SUMMARY OF FINDINGS AND CONCLUSIONS

This Study was initiated upon the direction of the Wichita Board of City Commissioners in December, 1967, and referred to the Metropolitan Area Planning Department by the City Manager for assembling the information and evaluation relative to a site study for a proposed American Indian Cultural Foundation Facility. Initially, the background and facts relating to the formal request by Chief Shunatona was investigated, including the background and purposes of the Foundation. Along the lines of the request expressed by the AICF for public land, both publicly owned now or proposed for public use, a number of sites were then analyzed to determine their adaptability for such use. Following this action, conclusions were drawn relative to action on the request for land donations to the AICF and for action by the AICF.

Findings

Investigations indicated that the American Indian Cultural Foundation has had a very recent origin. Because of this fact, information was limited with respect to printed matter on the goals, purposes and organization. Through conversations with Chief Shunatona, it was determined that the AICF did not have any one site in mind, but were, more

Conclusions

In conclusion, it appears that adequate information is not available at this time on which to base a final decision regarding the initiated request by Chief Shunatona for a gift of ten acres of land to be used by the AICF. Therefore, it is the recommendation of this Study that:

1. Action be taken to defer the request by the AICF for ten acres of land until such time as the Foundation has had adequate time to evaluate the results of this Site Study.
2. Action be taken by the American Indian Cultural Foundation to further detail their facility in terms of functions, financing and varying space needs.

Chapter 1

INTRODUCTION

On December 5, 1967, Chief Charles G. Shunatona appeared before the Wichita Board of City Commissioners to request that the City of Wichita donate approximately ten acres of land on which to locate an American Indian Cultural Foundation Facility. The request was then referred to the Board of Park Commissioners and the Wichita-Sedgwick County Metropolitan Area Planning Commission for their study and recommendations.

In an attempt to ascertain the more specific nature of the request, action was taken by the staff to determine the purposes of the American Indian Cultural Foundation and the present status of plans for the AICF Facility. A meeting with Chief Shunatona and various staff members was held on January 4, 1968.

The staff was advised that background information relating to the American Indian Cultural Foundation would be somewhat difficult to obtain, inasmuch as the Foundation had only recently been organized. In addition, the Foundation had not agreed upon any specific location for the Center, but were, in fact, seeking aid in determining a number of possible locations.

In order to facilitate such a study, Chief Shunatona explained in detail the characteristics of the public use center as visualized by the Board of Directors of AICF.

First, to conform to Indian tradition, the Foundation envisions a large central structure, circular in design, with the major entrance oriented toward the east. Present space studies indicate the need for a structure approximately 250 feet in diameter having an outer perimeter of rooms with the inner circular area to be utilized for a ceremonial room and an Indian Hall of Fame. The perimeter rooms would furnish space for such functions as curio shops, arts and crafts rooms, conference rooms, offices, and such other functions as are outlined in the index of this report.

2

Second, to provide a proper setting, the Foundation is of the opinion that a necessity exists with respect to locating an outdoor ceremonial area adjacent to the central structure. At a minimum, this exterior area should also be circular and 250 feet in diameter. The exterior space would provide: an area for the annual outdoor AICF conference (pow-wow) ceremonies; area for the construction of life-size replicas of various Indian housing; and a natural open space to create a park-like atmosphere surrounding the center.

Third, for the last major functional area, the Foundation envisions the necessity for a parking area with the capacity for 1,000 vehicles.

At the January meeting, Chief Shunatona emphasized that the foundation did not have in mind a study of any one site, but were, more accurately, seeking aid in determining possible locations where surrounding land use and natural settings might enhance and compliment the proposed facilities. Consequently, it was agreed that at this time a site study should be limited to an analysis of a number of metropolitan area locations, which might be compatible for use as a site for such a facility.

Chapter 2
ANALYSIS OF SITES

Having established the purpose of the study and the site requirements of the American Indian Cultural Foundation facility, as itemized in the Appendix of this Study, general site requirements characteristic to public use facilities were then established. Specifically, the locations were analyzed from the standpoint of:

1. Availability of physical space (min. 10 acres).
2. Proximity to concentration of population.
3. Accessibility to major thoroughfares.
4. Compatibility to adjacent land uses.
5. Availability of a natural environment.
6. Flexibility with respect to potential expansion of uses.

4

On the basis of these factors, and certain unique features which specific locations might possess, the following sites are presented as possible locations for The Foundation facility along with an analysis of each individual site. It should be kept in mind, that the sequence of listing should not be interpreted as an order of preference.

Site No. 1 Civic Center. Starting at the center of metropolitan Wichita, thought could be given to the

development of an American Indian Cultural Foundation facility in connection with the Civic Center Urban Renewal project. By virtue of location, the areas surrounding the Civic Center will continue to be very accessible to all parts of the community as well as being located in the center of population. To this point in time, no specific uses have been committed to the areas to the west, south, or east of the Civic Center site. These areas are in proximity to both parking facilities and the natural setting of the Arkansas River, and have the additional advantage of being located adjacent to the highly attractive public use facilities such as the civic auditorium, library, and the downtown hotel district.

The major disadvantage with this location would be the limited flexibility of the site. To a certain extent, a natural atmosphere would have to be created and the area for outdoor activities would be severely limited. These conditions coupled with the intensity and possible expansion of adjacent Center City land uses must be listed as predominant disadvantages of the Civic Center site. 5

Site No. 2 Sims Park. In initial meetings, it was indicated that the open space area to the west of Cowtown both to the north and south of Sims Park Drive could be a possible location for the Foundation facility. This site is also

located near the center of population and has the advantage of being a naturally wooded area. In addition, this site has historical significance inasmuch as its location near the confluence of the Arkansas River and the Little Arkansas River was, in past centuries, a meeting place for Indian Tribes frequenting the State of Kansas.

With respect to the Sims Park location, there appear to be a number of disadvantages. Investigations revealed that several utility easements penetrate the area in such a fashion as to sever the site into a number of small parcels. Deed restrictions on some parcels limit the use of the land to park purposes and the general site is not readily accessible to the major arterial thoroughfare system. In total, the Sims Park site would appear to be minimum in area and relatively inflexible with respect to the proximity of adjacent physical developments.

Site No. 3 Friends Park. Friends Park, near the interchange of U. S. 54 and Meridian Avenue, is another possible site for an A.I.C.F. facility. This site has both accessibility to major thoroughfares and proximity to Friends University. Along the line of its proximity to Friends University, a Friends Park location for an A.I.C.F. facility would have the advantage of the possible development of an academic

association with the University. The development of such an association could definitely enhance many of the cultural aspects now envisioned by the A.I.C.F. and should also be one of the possibilities to be further investigated by the A.I.C.F. Board of Directors. While advantages do exist with respect to a Friends Park location, the site does have a major disadvantage. Specifically, Friends Park encompasses an area of approximately five (5) acres. Since this area must provide all of the functions of the C.I.C.F. facility including the parking, the Friends Park location would appear to have major space deficiencies. If a reanalysis of needs were considered by the A.I.C.F., however, the advantages of this site might be considered, especially since this site has extremely good exposure to the tourist traffic on U. S. 54 Highway.

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Site No. 4 Herman Hill Park. The next area which was investigated as a possible location for an A.I.C.F. facility was the Herman Hill Park. This particular park is located south of Pawnee and west of Broadway and is immediately adjacent to the Arkansas River which borders the site to the south. This site does have a natural environment with trees, it is readily accessible to the major thoroughfare system, and it is located in the more densely populated urban area.

The fact that one might consider the Herman Hill Park as a possible location for such a facility is especially

interesting since the Park was formerly a land fill site. Because of this fact problems could be anticipated with regard to the placement of a large structure in the area. Therefore, although considerable space is encompassed by the Park (33.0 acres), sub-soil conditions in this area should be considered as a major disadvantage.

Site No. 5 College Hill Park. If parks are to be considered as possible locations for the A.I.C.F. facility, College Hill Park in the areas adjacent to Douglas Avenue could be considered as an alternative. The natural wooded character of this area coupled with the rolling topography would provide an excellent setting for a Cultural Foundation facility. The site is readily accessible to the major street system and is near the center of the urban population. However, the site does have a major disadvantage because of the spatial arrangement of its 22 acres.

College Hill Park is totally encompassed by residential development and meanders through an entire subdivision with the residential streets being utilized for park area traffic circulation. Consequently, congestion could be anticipated on the abutting residential street system if large traffic volumes were to be generated by a facility located in the Park.

Site No. 6 Wichita State University. Moving to the more outlying locations, another area which might be considered

as a possible site would be the former Crestview County Club area. This area, now considered as part of the W.S.U. campus, has an outstanding assit with respect to its potential for an accademic affiliation with the University. The site would provide a natural setting and is accessible to the major street system.

The major disadvantage which this location would have is the land use controls placed on the property at the time the area was acquired for University uses. Further research, however, would be necessary to determine the extent to which these agreements might affect a proposed A.I.C.F. facility.

Site No. 7 30th Street North and Woodlawn Avenue. The general area west of Woodlawn Avenue and north of 29th Street North has been designated as a proposed location for a semi-regional park site in the adopted Open-space, Parks, and Recreation Plan for the Metropolitan Area. This area has the advantage of good access to major streets and is in proximity to a proposed interchange area on the Northeast Circumferential Freeway now in preliminary engineering studies. A natural, wooded area would be available and the location is in the proposed north east semi-regional park site would have definite potentials for an A.I.C.F. facility location. The only discouraging factors affecting this site appears to be its distance from the existing concentration of population and the

lack of complimenting public use facilities in the adjacent area.

Site No. 8 45th Street North and West Street. Another proposed semi-regional park site which could be considered as a possible site for an A.I.C.F. facility is located northwest of Wichita in an area east of West Street and north of 45th Street North. This area is now being used as a land fill site and will continue to be used as such for ten or more years in the future. Kansas Route 96 to be completed as a freeway by the early 1970's will provide the site with excellent access and studies reveal that major population growth can also be expected in the general area. Inasmuch as the site is adjacent to the Arkansas River, it would have a potential to provide an excelent natural setting for an A.I.C.F. facility.

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It is apparent that the site in the general area of 45th Street North and West Street is not at this time available for utliiazation. When the land fill operations are complete, subsurface soil conditions may hinder building construction and population growth may not reach the area as quickly as expected. However, the site does posses the potential and meet the needs of the proposed A.I.C.F. facility.

Site No. 9 Planeview. Another suburban location which could be considered as a possible A.I.C.F. facility site is the Planeview Park area. This area possesses adequate area (130 acres) and is in proximity to the concentration of population. The site is accessible to major thoroughfares, but does have a disadvantage with respect to compatibility to adjacent land uses.

Planeview Park is located sufficiently close to McConnell Air Force Base and Boeing Company as to be adversely affected by the noise levels coming from these facilities. Consequently it is questionable to place land uses which include outdoor performances in an area subject to high noise levels. This point should be especially important in light of the increasing size and noise levels of the aircraft power plants now being developed. 11

Site No. 10 Beechwood. The Beechwood area located south of Douglas Avenue and west of Webb Road is another site which could be considered as a possible location for the proposed A.I.C.F. facility. Adequate physical space is available, a population concentration is near and the site is accessible to the existing major street system.

On the other hand, the Beechwood area does not possess a natural character nor are there compatible public use

facilities adjacent to the site. Inasmuch as the areas adjacent to Beechwood are developed or are being developed, the potential for its use as a site for an A.I.C.F. facility appear to be somewhat less than most of the other sites described in the study.

Site No. 11 Maple and Ridge Road. The area north of Maple Street and east of Ridge Road extending to the flood control structure has been designated in the Adopted Comprehensive Plans for the Metropolitan Area as a future open-space, park and recreational area. Consequently, the area could be considered as a possible location for public use facilities such as an A.I.C.F. facility.

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This site is in a rapidly expanding area of the city and is readily accessible to most parts of the community by its proximity to the Interstate Freeway system. Sufficient space is now available, but developments appear to be encroaching on this area.

While the natural features on the site are not as abundant as in other locations, this factor is likely the most significant disadvantage of the location. Other factors which might be considered as disadvantages are: the proximity to the flight patterns of the municipal airport, the present absence of compatible public use facilities, and the proximity to established centers of population.

Site No. 12 Woods Tract Area. The final site to be evaluated in regard to the possible location for an A.I.C.F. facility is located south of U. S. 54 Highway on Cowskin Creek, west of the Municipal Airport. Being located in a drainage area the site is naturally wooded and its proximity to U. S. 54 gives it excellent accessibility. There appears to be adequate area for the A.I.C.F. facility, but proximity of the airport could be significant.

The disadvantage of the adjacent airport could be vested in the increasing nuisance of noise as well as the physical expansion of the airport facility. But, the greatest disadvantage of this site is likely its distance from the population center of the Metropolitan Area.

13

GENERAL EVALUATION

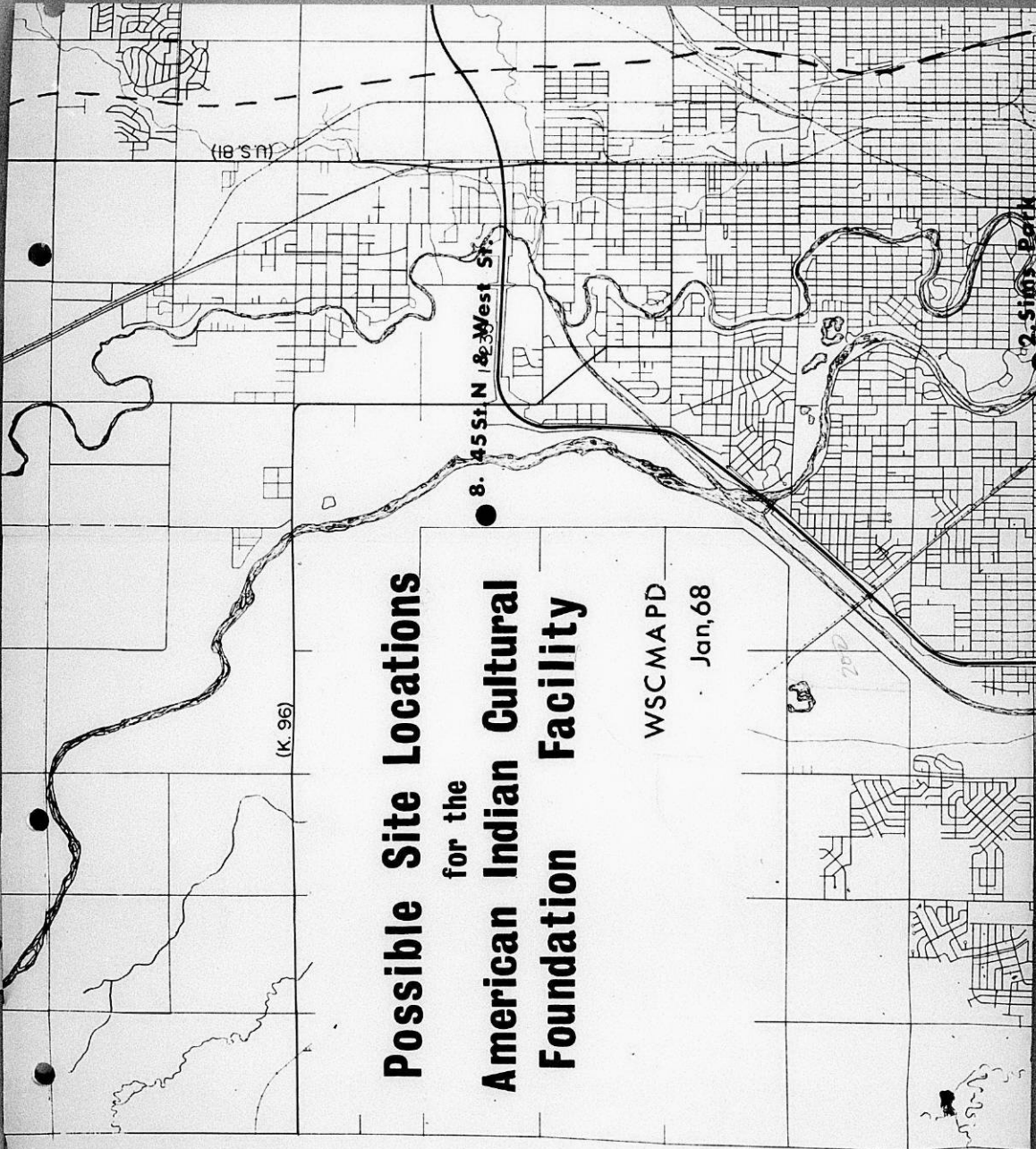
The twelve site locations which have been evaluated are indicated on the Possible Site Locations Map on page 15. Each site has been evaluated on its own merits and not on a comparative basis. Along these lines special care was taken regarding any reference to property ownerships and relative land values, two very important factors which must be considered before a final decision can be reached.

In the final analysis these factors must come into play whether private or public lands are to be used. If public lands are involved then the local governing body will have to

consider the costs for replacing the public open-space, parks, or recreational area which is proposed to be taken for an A.I.C.F. use.

Such facilities as the Herman Hills Park and the Sims Park exist as a result of years of planning and represent a significant investment. Likewise, to be successful, the ultimate A.I.C.F. facility must have careful planning and must also have significant financial backing.

Toward this end, this Study provides an analysis of various sites which could be considered in the initial planning for a possible location by the A.I.C.F. Board of Directors. It is a certainty that this list represents only a small proportion of the possible sites, but given the time and information limitations, this study does remain as an initial step toward the development of a facility which could be a significant asset to the Wichita-Sedgwick County Metropolitan Area in the preservation and advancement of Indian cultural heritage.



Possible Site Locations
for the
American Indian Cultural Foundation

WSCMAPD

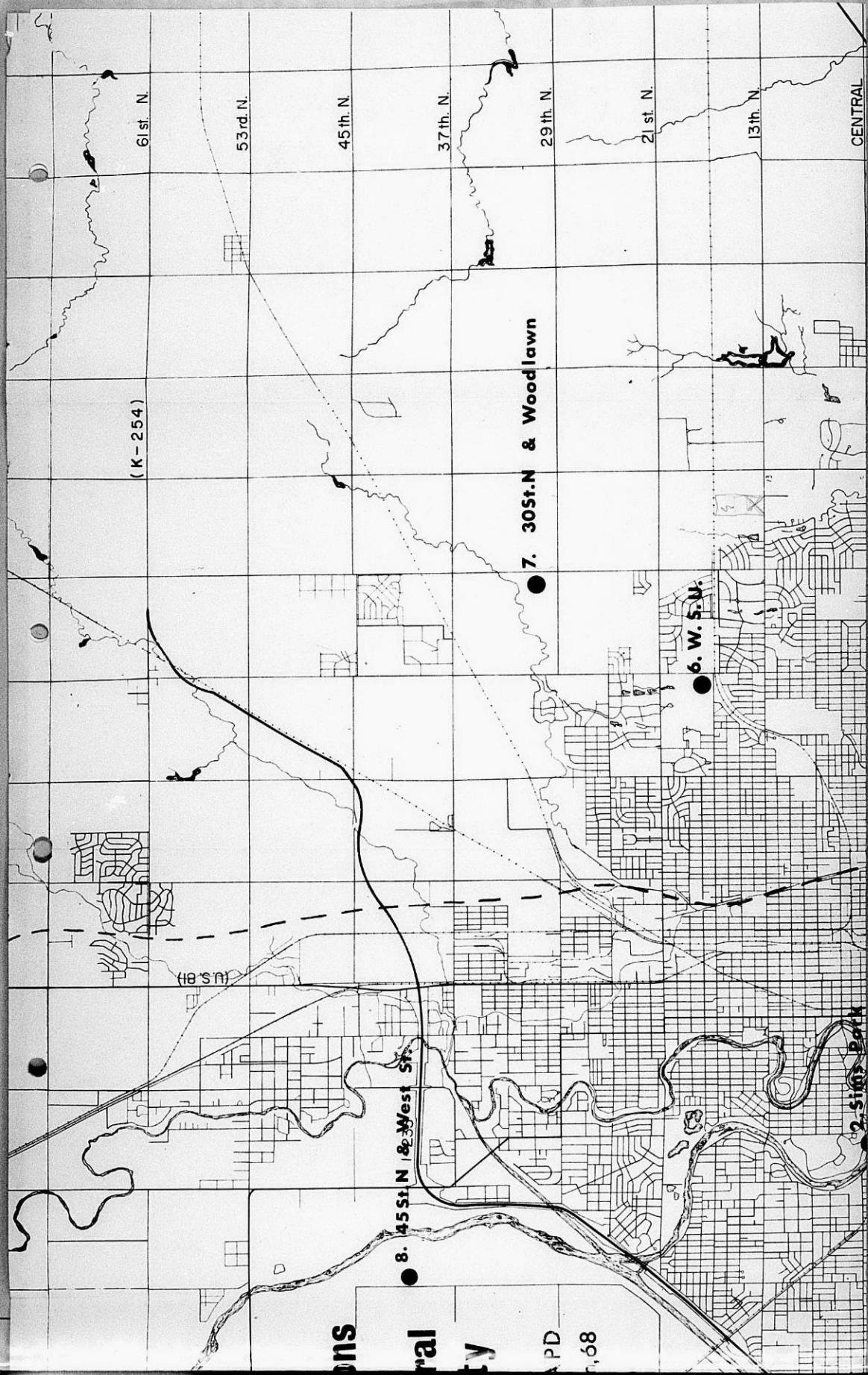
Jan, 68

(K. 96)

(18'S N)

8. 45 St N & West St.

2 Sims Park



(K-254)

61 st. N.

53rd. N.

45th. N.

37th. N.

29th. N.

21 st. N.

13th. N.

CENTRAL

(18 St. N.)

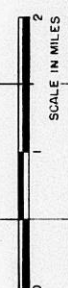
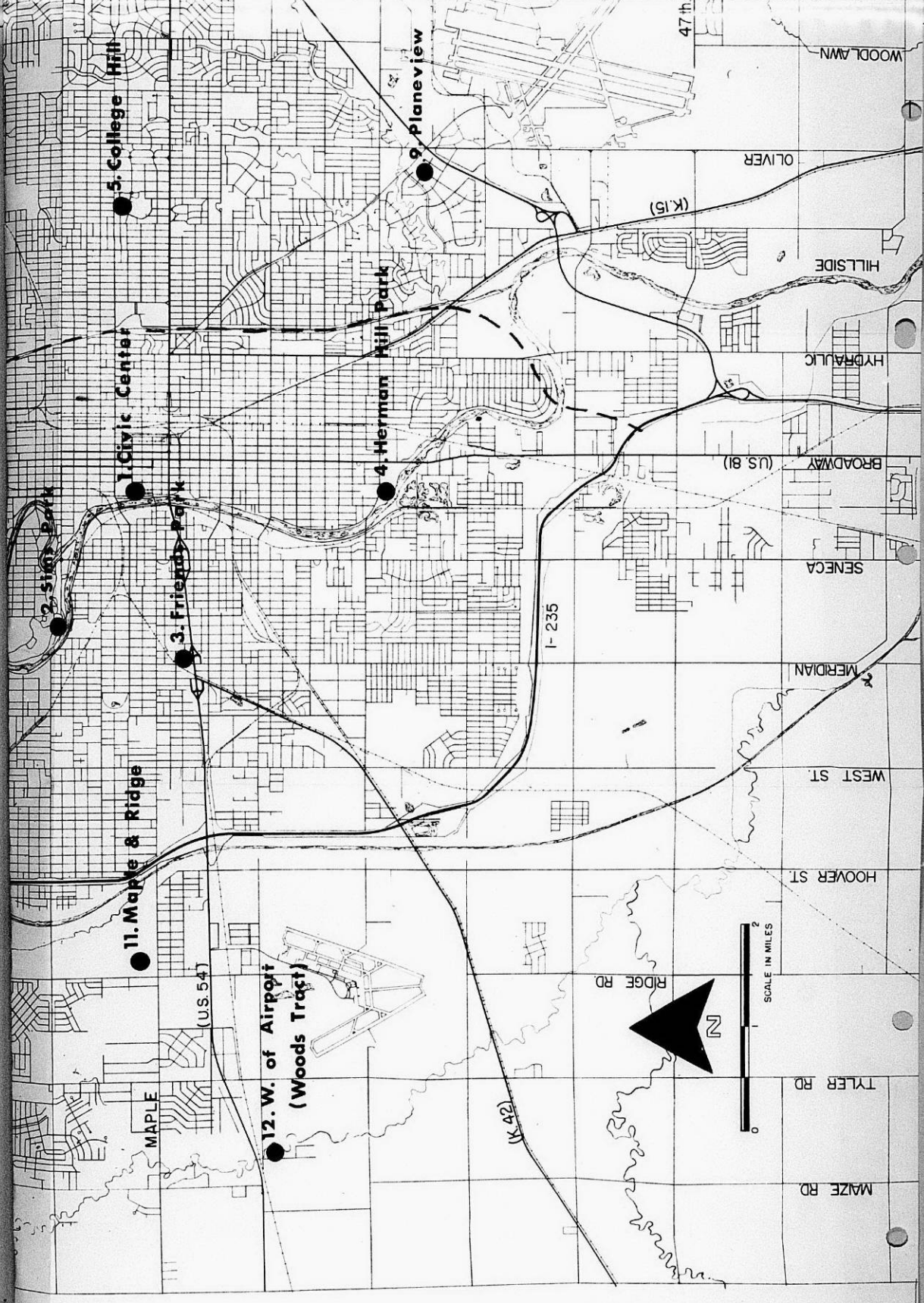
8. 45 St. N. & West St.

7. 30 St. N. & Woodlawn

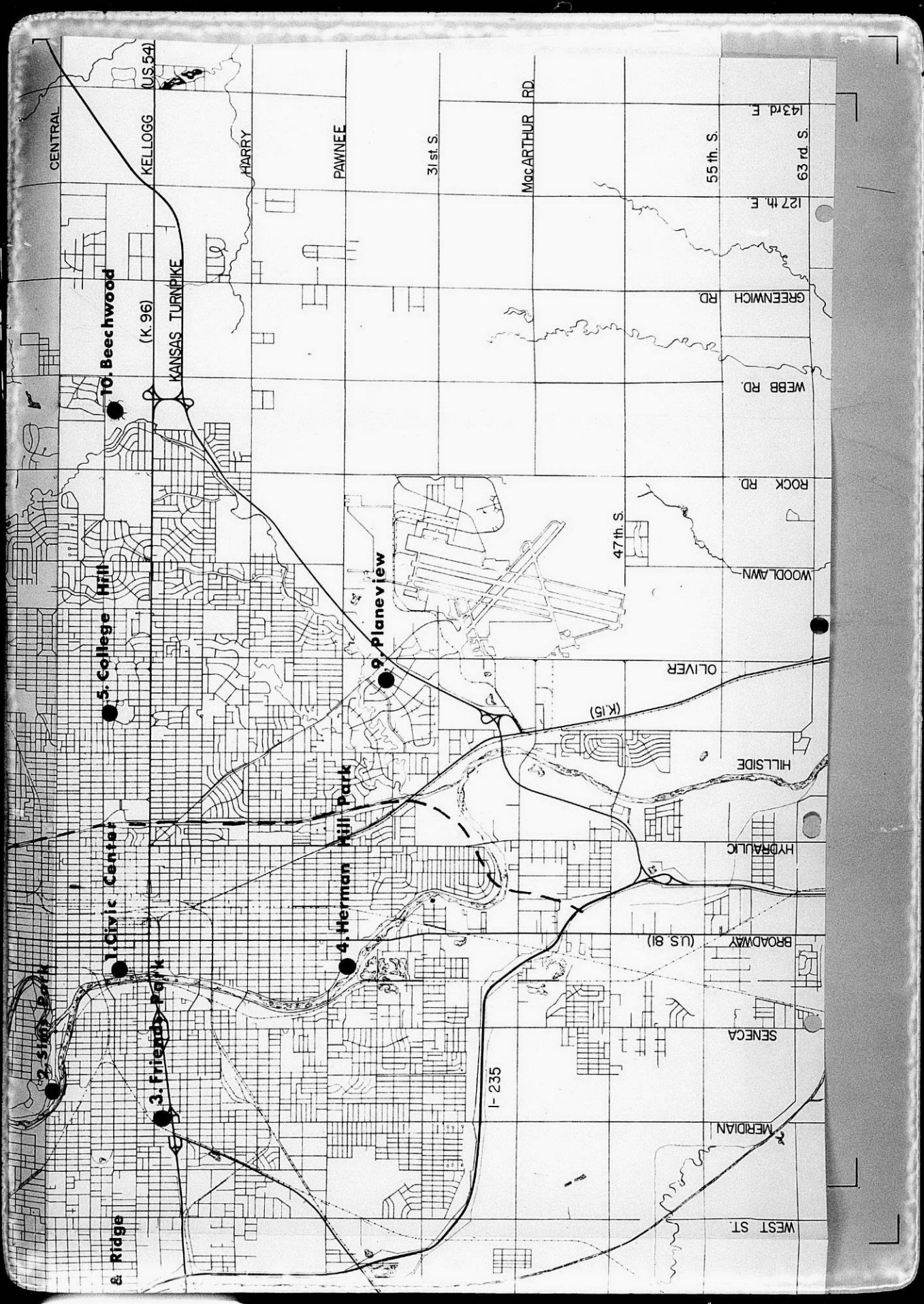
6. W. 5. N.

2. S. PARK

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SCALE IN MILES



6. Ridge

1. Civic Center

5. College Hill

7. Beechwood

4. Herman Hill Park

8. Plane view

9. Plane view

3. Friends Park

(K 96)

KANSAS TURNPIKE

CENTRAL

KELLOGG (US 54)

HARRY

PAWNEE

31st S.

MACARTHUR RD.

55th S.

63rd S.

143rd E.

127th E.

GREENWICH RD.

WEBB RD.

ROCK RD.

47th S.

WOODLAWN

OLIVER

(K 15)

HILLSIDE

HYDRAULIC

BROADWAY (US 81)

SENECA

MERIDIAN

WEST ST.

I-235

APPENDIX

Functions and Site Requirements
As Provided By the
American Indian Cultural Foundation

- I. Indian Center
 - A. To propagate the culture of the American Indian
 - B. To strive for and to retain the dignity of the Red Man
 - C. To promote understanding and appreciation in him and for him.
 - D. To delete the undesirable element and to retain the goodness of his culture.
- II. Cultural Center
 - A. To provide wholesome recreational activities for this locale.
 - B. To provide wholesome and educational entertainment for all.
 - C. To attract tourists and visitors.
 - D. To have facilities available for rental.
- III. Services and Facilities
 - A. Director
 - 1. To serve as liaison between BIA and urban Indians.
 - 2. To orientate incoming Indians to the city.
 - 3. To counsel Indians and their families.
 - 4. To act as employment and booking agency.
 - 5. To serve as source of Indian information for the public.
 - 6. To plan conducted tours of center.
 - 7. To schedule rentals of facilities.
 - 8. To oversee all activities.
 - B. Curio Shop
 - 1. Indian-made products and souvenirs
 - 2. Materials and kits for craft work
 - C. Kateri Tekewitha fountain
 - 1. Wishing well for public
 - 2. Donations to further her cause
 - D. Exhibit hall
 - 1. Public display of arts and crafts
 - 2. To provide sales outlet for artists and craftsmen
 - E. Classrooms
 - 1. Urbanization program
 - a. Citizen responsibilities and privileges
 - b. Pride of heritage and its present value
 - c. Personal appearance and personality
 - d. Food planning and table etiquette
 - e. Home care and decor

- f. Desirable locations for residence
- g. Availability of religious and educational facilities
- h. Types and values of insurance
- i. Welfare agencies and their facilities
- j. Participation in community life
- 2. Crafts
 - a. Silversmithing
 - b. Leatherwork
 - c. Beadwork
 - d. Featherwork
 - e. Indian clothing
 - f. Sand painting
 - g. Drum making
 - h. Moccasin making
 - i. Miscellaneous craft
- F. Nursery
 - 1. Child-care for participating parents
 - 2. Provide jobs for baby-sitters
- G. Kitchen
 - 1. Accommodate luncheon and dinner groups
 - 2. Serve sandwiches and soft drinks to public
 - 3. Instructions in preparing Indian and modern foods.
- H. Banquet hall
 - 1. Accordion curtain forms two rooms
 - 2. Dinners and banquets
 - 3. Conference rooms
 - 4. Available for rental to outside groups
- I. Storage room on each side of west entry
 - 1. For storing equipment
 - 2. Dressing rooms for various activities
 - 3. Showers, toilets and lavatories
- J. Sports room
 - 1. Sports conference room
 - 2. Indoor games
 - a. Ping pong
 - b. Darts
 - c. Cards
 - d. Pool
 - e. Shuffle Board
- K. Public relations
 - 1. Monthly publication
 - 2. Promotional literature
 - 3. Photography
 - 4. Telephone sales room
 - 5. Sales promotions
- L. Public rest rooms on west side of north and south entries

- M. Music room (sound-proof)
 - 1. Recording facilities
 - 2. Listening facilities
- N. Library
 - 1. History section
 - 2. Fiction
 - 3. Legend
 - 4. Current literature on Indian affairs
 - 5. Correspondence facilities
 - 6. Home-town newspapers (Indian news)
- O. Museum
 - 1. Permanent artifacts
 - 2. Traveling collections
- P. Cloak room on each side of main east entry
 - 1. Personnel
 - 2. Public
- Q. Order of the Lance
 - 1. Indian Hall of Fame
 - 2. Life-size busts
 - 3. Authentic Indian background music for tours
- R. Exhibit booths
 - 1. Dioramas
 - 2. Displays
 - 3. Sales counters
- S. Ceremonial room
 - 1. Ceremonial dances
 - 2. Basketball games
 - 3. Theatrical productions
 - 4. Conventions and fairs
 - 5. Indian dance classes
 - 6. Ballroom dance classes
 - 7. Ballroom dances
 - 8. Drum and bugle corp rehearsals
- IV. Sources of Revenue
 - A. Membership dues
 - 1. Life
 - 2. Active
 - 3. Honorary
 - B. Check room
 - C. Curio sales or rental
 - D. Wishing well
 - E. Sales commission from exhibit hall
 - F. Craft tuition
 - G. Nursery fees
 - H. Concession sales or rental
 - I. Dinner groups
 - J. Indian dance class tuition

- K. Ballroom dance class tuition
- L. Conference room rental
- M. Bingo
- N. Publications
 - 1. Programs
 - 2. Newspaper
 - 3. Booklets
 - 4. Recordings
- O. Tour fee
- P. Ceremonial room
 - 1. Rental fee
 - 2. Admission fee
 - a. Indian dances
 - b. Ballroom dances
 - c. Basketball games
 - d. Conventions
 - e. Theater



mid-america all-indian center, inc.

P. O. BOX 1638

WICHITA, KANSAS 67201

Because recent newspaper and-television interviews have brought many questions to our group, the Mid-America AllIndian Center, Inc.. would like to state their goals and objectives to the general public.

There are, at present, two active groups of Indian people in Wichita, Kansas. The most recent group, "Mid-America All Indian Center, Inc.," embracing most of all urban Wichita Indians, was chartered and incorporated according to Kansas - statutes during the year-long Wichita Centennial Celebration.

The other group, a dance group has recently begun promoting an Indian Center. Confusion has resulted. As both groups have their own objectives we wish to inform our many friends and supporters that the MAAIC, is not associated with the above mentioned dance club, or their money raising activities. Further, Mr. Charles G. Shunatona, the leader or chairman of this group is NOT, we repeat, is Not in any way associated with the "Mid-America All Indian Center, Inc."

Our goal is an Indian Center which will combine the Arts, Crafts, and talent of the Indian people, while offering a center which will serve as a multi-purpose meeting place for all American Indians. We hope to serve and relieve educational, social and cultural needs. We want to guard the rights, encourage a better understanding, and provide all means, traditional and modern, as individuals and as a race.

There are approximately 3,000 American Indians, in the Wichita urban area. Over 2,000 are directly associated or in sympathy with MAAIC. Of the Wichita Community, thousands of non-Indians have joined our cause and offered their support and enthusiasm. We are hopeful that our efforts will soon be rewarded with the building of the Mid-America All Indian Center's "AMERICAN INDIAN HALL OF FAME".

We are still working and meeting with the many social, civic, religious and business organizations which have given so much help and support in the past. We hope to be able to promote understanding thru friendship and communications with all peoples.

Respectfully,
The Mid-America All Indian Center, Inc.
The Executive Committee

THE CITY OF WICHITA

OFFICE OF The City Manager

DATE October 28, 1970

TO Dean Smith, City Demonstration Agency Director

FROM Russell E. McClure, Deputy City Manager for Urban Affairs

REM
SUBJECT Model Cities
Indian Projects

On August 20, 1970, Chief Shunantona advised me that he had received some information about an Indian Center in the Minneapolis area. I agreed to obtain some information that might be available. I discussed the matter with Belle Negrin when she attended one of our Work Team meetings and told her I would write her further and this I did on August 24, 1970.

On September 8, 1970, City Manager Wulz reported that the County Commission had evidenced interest in an Indian Center. During the preparation for the Wichita Centennial, an Indian group actively participated in some of the features of that program.

Attached is a copy of a letter of September 3, 1970 from Miss Negrin to me on this subject. Also attached is a copy of information that Miss Negrin obtained about the American Indian movement and the program and budget forms relating to the Minneapolis program.

Chief Shunantona stated that he would initiate a request with Mr. Seltzer of the Waco-Finn Model Neighborhood Council for the preparation of a proposal for a Wichita Indian Center Project. I have not observed any proposal of this kind being submitted.

I am submitting this information to you with a copy for City Manager Wulz so that you may be informed about the material I accumulated. The location study was made a few years ago by the Metropolitan Area Planning Commission and it is my recollection that the follow up activity did not provide the program nor financial support that was needed. With the press of higher priority items at this time, I doubt the advisability of city promotion of this activity unless there is some revival of interest by an active community group.

REM:gs

Attachments

cc: Ralph Wulz, City Manager
Robert Lakin, Director of Planning ✓
Don E. Anderson, Director of Administration





DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D. C. 20410

RECEIVED

OCT 2 1970

30 SEP 1970

cm
IN REPLY REFER TO:

OFFICE OF THE ASSISTANT SECRETARY
FOR MODEL CITIES

Mr. Russell E. McClure
Office of the City Manager
City Building, 204 S. Main Street
Wichita, Kansas 67202

Dear Mr. McClure:

This is in response to your letter of August 24 which requested information regarding Indian activities. I apologize for the delay in my response, due primarily to the intervention of my vacation.

The Minneapolis Model Cities program does indeed have an Indian Center, formally called the Urban American Indian Participation and Service Project. Minneapolis is not far into the execution phase, and I am unfamiliar with the past activities of the participant agencies. However, this project is considered a fine one by the Desk Officer for that region. I am enclosing a copy of the project description for your use, although it is not very explicit about the activities to be carried out in the Center. Minneapolis also has a study and planning project for Indian Health Services. You may know that there is one Indian Reservation which is a participant in the Model Cities program, the Gila (pronounced Hila) River Indian Community in Sacaton, Arizona. Gila River began its first action year on September 1, 1970. Several of its projects may be of interest to you.

Other cities having projects which address themselves to Indian residents include:

Duluth	Indian Home Visitor Program Indian History and Culture Teaching-Learning Kit
Helena	Indian Alliance
Tulsa	Indian Culture Study Indian Education

The above is not necessarily a complete list, as not all approved cities have yet been fed into our computer, and Desk Officers cannot be aware of all individual projects in their cities. I am enclosing a list of CDA

Directors for your convenience in getting further information about these or other projects.

As I explained to you when I was in Wichita, the regional reorganization of HUD would necessitate shifts in our Washington Model Cities Operations personnel. These shifts became effective September 21. Since that date, I have been working with the new San Francisco and Seattle Regions. Walter Ehrhardt and John Beale are continuing with the Kansas City and Fort Worth Regions. There may still be further changes. Should you or Dean Smith need further assistance, Walt, John or primarily Chuck Huyett's staff, will be happy to serve you.

Sincerely yours,


Belle L. Negrin
Program Assistant

Enclosures

cc: Dean Smith, CDA Director
Ralph Wulz, City Manager

(ATTACHMENT B)

OBJECTIVES OF THE AMERICAN INDIAN MOVEMENT (A.I.M.)

We the Concerned Indian Americans, residents of the Minneapolis area, organize to upgrade the conditions in which the urban Indian lives, and to improve the image of the urban Indian.

We the Concerned Indian Americans, to be known as the American Indian Movement (A.I.M.), residents of the Minneapolis and greater Minneapolis area, do hereby adopt the following goals:

Our main objective is to solicit and broaden opportunities for the urban Indian in order that he may enjoy his full rights as a citizen of these United States.

SHORT RANGE OBJECTIVES

- A. Establish a program to better the Indian housing problem.
- B. Establish a program directed toward Indian youth.
- C. Establish a positive program for employment of Indian Americans.
- D. Establish a program to educate industry in the area of Indian culture and its effect on the Indian.
- E. Establish a program to improve the communications between the Indian and the community.
- F. Establish a program to educate the Indian citizen in his responsibility to his community.

LONG RANGE OBJECTIVES

- A. To generate unification within the Indian people.
- B. To inform all Indian Americans of community and local affairs.
- C. To encourage Indian Americans to become active in community affairs.
- D. To bring the economic status of Indian Americans up to that of the general community.

(ATTACHMENT A)

URBAN AMERICAN INDIAN FEDERATION

Participating Agencies:

Project Stearns
Indian Upward Bound
University of Minnesota - Indian Student Association
Indian A.F.D.C. Mothers
St. Paul American Indian Center
Upper Midwest American Indian Center
Twin City Tribal Council
Duluth Indian Action Council
Broken Arrow Guild
Northside Teen Center
Minnesota Indian Affairs Commission
St. Paul Indian Youth
Singspiration
Inter-Tribal Council
American Indian Community Center
Pilot City
Indian Advisory Committee to Minneapolis Public Schools

Reasons for a Federation:

1. Intent to have an umbrella for all the organizations in Minneapolis.
2. Improve communication between organizations.
3. To create multi-linear support of organizations.
4. Effort to address themselves to the needs and activities of the Urban Indian.

Members of the Urban American Indian Center, Inc.:

Emanuel Holstein

Karen Jourdain

Noel Murray

John Red Horse

Beverly Red Horse

Bernie Bear

Dennis B. Morrison

George Mallessey

Ralph Ware

D. J. Bank

Ted Makto

Incorporators:

Emanuel Holstein - Acting President

Bernie Bear - Acting Vice President

George Mallessey - By-Laws Chairman

This committee shall act as an Ad-Hoc Committee until a city-wide election (open) takes place. The officers elected at that time shall become the official governing body of the Center.

HISTORICAL REVIEW OF THE FORMATION OF
THE URBAN AMERICAN INDIAN CENTER, INC.

The basic groups involved in the Urban American Indian Center, Inc. are the following:

1. Urban American Indian Federation (See Attachment A).
2. American Indian Movement (See Attachment B).

In the Model City problem analysis, you will find many statements pertaining to the need, problems and feeling of the situation of the Urban American Indian in Minneapolis.

For many years the Indian community has felt the need of a central facility that could serve the needs of the Indian population.

When Model City was putting together its Part III, we received a request from the Upper Midwest American Indian Center for assistance in developing an American Indian Service and Cultural Center. This request was rated very high in the priority of projects. While Upper Midwest represented a significant portion of the Indian population, there were those in the community that felt they were not represented through this group. In an effort to solve what looked like an impasse, the Executive Committee of the Minneapolis Model City Policy and Planning Committee requested of the Indian community that it set up a structure that could include all the various viewpoints of the Indian community.

The result of this effort by the Indian community was the formation of the Urban American Indian Center, Inc.

This group seeks to involve the total American Indian Community in increased community participation with one of the possible goals, the development of an Indian Center.

The non-profit corporation that was formed is made up of organizations that have served the Indian community for varying lengths of time. Each of these groups represents a specific segment of the Indian community and has demonstrated a unique ability to relate to that segment.

The joint effort which the Urban American Indian Center, Inc. represents is an outgrowth of individuals and groups realization that collective efforts on the part of the Indian community is the best avenue of approaching the problems the Urban American Indian faces.

BUDGET JUSTIFICATION

1. NAME OF CDA	
Minneapolis, Minnesota	
2. BRIEF DESCRIPTIVE TITLE OF CAPITAL PROJECT OR ACTIVITY	
Urban American Indian Participation and Service Project	
3. NAME, ADDRESS AND ZIP-CODE OF OPERATING ENTITY	
Urban American Indian Center, Inc. 1026 West Lake Street, 55404	
4. DESCRIPTION OF ITEM AND BASIS FOR VALUATION	AMOUNT OR VALUE OF ITEM
1. Travel: Local 5000 miles @ 10¢ mile/500.00 per year	1,500
Out-of-town \$1000 per year	
2. Consumable Supplies	1,000
Newsletter, postage, ballots, bulletins	
3. Rental, Lease or purchase	1,500
approximately 3500/yr (City Comptroller's Office)	
4. Consultants and Contracts	2,500
Community Speciality Teams	
Visiting Community Organization Specialists	
5. Resident Participation	10,900
A. Retreat 200 people @ 20.00/person	4,000
B. Election @	2,500
C. Babysitting	
D. Sport events	
E. Telephone workers	
F. Block workers	
G. Interviews	
H. Newsletters	
I. Radio - A.V.	
J. Bingo nights	
K. Transportation	

8. BUDGET

C. MCA SHARE
(If cost is
being shared
with others)

A. COST CATEGORY	B. ESTIMATED COST	C. MCA SHARE (If cost is being shared with others)
(1) PERSONNEL	\$23,100	
(2) CONSULTANTS AND CONTRACT SERVICES	2,500	
(3) TRAVEL	1,500	
(4) SPACE		
(5) CONSUMABLE SUPPLIES	1,000	
(6) RENTAL, LEASE, OR PURCHASE OF EQUIPMENT	1,000	
(7) OTHER:		
Resident Participation	10,900	
TOTAL	49,000	

9. APPROVAL

A. _____ B. _____
Signature and Title of Authorized RHD Official Date

Attachment 2b

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Budget for Supplementary Grant Activity

This form is to be used as a budget for each activity (including relocation) funded under Section 105 of Title I of the Demonstration Cities and Metropolitan Development Act of 1966

1. NAME OF CDA

City of Minneapolis

2. BRIEF DESCRIPTIVE TITLE OF ACTIVITY

Urban American Indian Services and Participation

3. NAME, ADDRESS AND ZIP CODE OF OPERATING ENTITY

Urban American Indian Center, Inc., 1066 West Lake Street, 55408

4. TYPE OF ENTITY - Is the entity a (CHECK APPLICABLE BOX OR BOXES):

- | | | |
|---------------------------------------------------------|--------------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> City Department | <input type="checkbox"/> Public Agency | <input type="checkbox"/> Neighborhood-based |
| <input type="checkbox"/> Private (Nonprofit) | <input type="checkbox"/> Private (Profit Making) | <input type="checkbox"/> Other (Specify) |
| <input checked="" type="checkbox"/> Private (Nonprofit) | | |

5. PREVIOUS APPLICATION - Has this activity, in substantially its present form, ever been the subject of a previous application for Federal financial assistance?

YES

NO

If "YES", attach an explanatory statement.

6. MAINTENANCE OF EFFORT - Any activity which is an extension to the Model Neighborhood or an upgrading of existing services must be accompanied by an explanatory statement which shows that the extension or upgrading being funded by this budget is an addition to and not a substitution of local efforts.

7. METHOD OF ALLOCATION - If cost is to be shared by others add an explanatory statement which identifies the sharing entity (or entities) and the method of allocation.

6. Timetable:

1) Orientation of staff

- A. Study of past and current information, surveys, statistics, etc.
- B. Attendance at all Indian meetings, visits to other Indian organizations, home visits, etc.
- C. Gathering, assembling, and recording of pertinent information.
- D. Development of a working relationship with appropriate agencies and organizations.
- E. Scheduling and publicizing of resident meetings.
- F. Looking for avenues of finance.
- G. Explore alternative ways of housing the services and activities which result from this project.

7. Administration and Organization:

- a) Operating entity: Urban American Indian Center, Inc.
- b) Qualifications of entity: Corporate body which has evolved from a concern by individuals about urban Indian life which is recognized by the various elements in the Indian community as a logical group to develop services and involve the Indian community.
- c) Staff and resources needed: See Budget for staff.
- d) CDA Supervisory and coordination plan: Contract compliance and planning assistance in development of needed space requirements.

8. Evaluation Plan:

All residents, groups, Indian organizations, and public and private agencies will be encouraged to continuously examine the progress of the organization. Of course the final evaluation will be based on the success of development of services based on needs expressed.

9. Resident Involvement:

Citizen participation will be continuously sought and utilized to its utmost. Residents must be continuously aware of the activities and progress of the organization, therefore a thorough public relations campaign must be implemented immediately at the beginning of the project and be on-going throughout its entirety. The organizations will be required to attend pertinent public meetings, encourage resident participation in various committees, visit other Indian organizations and centers, visit neighborhoods and homes, attend social gatherings, and in general, attempt to be wherever Indians congregate to request and seek comments, questions, advice, information, criticism, and evaluation.

URBAN AMERICAN INDIAN PARTICIPATION AND SERVICE PROJECT

2. Type of project: New

3. Purpose:

a) What is it intended to achieve?

It is intended to increase Indian participation in community activities and enhance cultural opportunities. This project would develop the service and resident participation that would go into a Center.
(See Goal on Resident Involvement; page 31h)

"To improve the quality of urban life through increasing resident involvement and influence in the affairs of the community; to enhance the individual resident's culture and social self-development; and to affirm and guarantee the individual resident's dignity and his treatment by institutions and organizations serving the Model City area."

(See Goal on Social Utilities systems; page 2hO)

"To improve and develop an adequate social utility system which will have maximum use by Model City residents; which continually responds effectively to their needs; and which has a measurable impact on their lives."

b) Bases for belief it will achieve results?

A Center has been a concern of the American Indian population of Minneapolis fortyyears. Provision if a staff which is organized can concentrate their efforts to achieve maximum resident participation.

h. Beneficiaries:

Approximately 4,000 American Indians live in or near the Model Neighborhood. The Indian Center would also be designed to serve the 7 to 10 thousand American Indians of Minneapolis. Non-Indians will also benefit by observation and participation in the activities and development of this project, and thereby gain an insight and a better understanding of the American Indian.

5. Scope and content:

As many residents as possible will be reached to receive their ideas, suggestions, criticisms, and advice. After this is done all the information will be studied, reviewed, and streamlined by the residents and the staff so that the end result will be a package that will provide the Indian community with the services desired. From the general design of meaningful services, the requirements of a building will be determined.

Worby - Indian Foundation 9-22-70

~~Allen, Rd, Hunter, Dick Prince et al Boim~~

400x400 (4 story) Kiva (ceremonial) surrounded
by diorama, classroom, rules area,
devoted to plain indian -

Culm (6-10A) nodes ~~Pass/Now~~ - Total development
= 30-40 acres.

POSSIBLE USE around house.

September 9, 1970

Mr. Jay R. Hunter, Chairman
Mid-America All-Indian Center, Inc.
P.O. Box 1638
Wichita, Kansas 67201

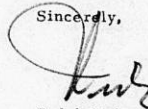
Dear Mr. Hunter:

Since receiving your letter of July 9, 1970, I have had the opportunity to meet with members of the City's staff and elected officials relative to possible sites for the location of the proposed Mid-America All Indian Center.

We are now ready to discuss these sites with you and any other members of your organization who you feel should be in attendance at such a meeting.

The meeting will be held in my office at 2:00 P.M., Wednesday, September 23, 1970. Those staff members receiving copies of this letter are also being asked to be in attendance.

Sincerely,



Ralph Wulz
City Manager

RW:ftw

cc: Robert A. Lakin, Director of Planning ✓
Tom Allen, Director of Parks



C
O
P
Y

B-31-70

Wally Allen, Finch, BAC

Re discussion of
site for Indian Center

DR 67-48

Requires camp ground, Wdg etc.

1. 300 site

2. Wood " "

3. Sim / w/o camp ground

THE CITY OF WICHITA
OFFICE OF CITY MANAGER


DATE August 26, 1970

TO Robert A. Lakin, Director of Planning
Tom Allen, Deputy Director of Parks and Recreation
Robert G. Finch, Executive Assistant

FROM Ralph Wulz, City Manager

SUBJECT Mid-America
All- Indian Center.

Please plan to attend a meeting to discuss the matter of the proposed Mid-America All-Indian Center in the City Manager's Conference Room at 10:00 A.M. on Monday, August 31, 1970. The purpose of the meeting is for a staff discussion of the proposed center prior to a meeting with Mr. Jay Hunter and others representing the All-Indian Center.


Ralph Wulz
City Manager

RW:ktw



July 9, 1970



Mr. Ralph Wulz
Office of the City Manager
City Building, 204 South Main
Wichita, Kansas 67202

Reference: Your letter of June 3, 1970 - Development of Indian Center

Dear Mr. Wulz:

Since the referenced letter, along with Mr. Lakin's report, we of Mid-America All-Indian Center, Inc. have held several meetings in this regard. Three (3) committees have been created - they are 1) Building Committee, 2) Building Site Committee, and 3) Building Fund Raising Committee. These committees have been working and met on Tuesday, July 7 to compile their reports.

1) Building Committee - Blackbear Bosin has made preliminary sketches of the building which includes all the rooms and areas necessary to house all functions desired of the building. The drawings will have to be reworked by an architect to be accurate - and the drawings will have to be studied further by members of MAATC, Inc. to insure that all angles have been explored.

2) Building Site Committee - We assume that the three (3) sites brought out in Mr. Lakin's report are the only sites for study at this time.

First, it was the general opinion that the City Prison Farm was not suitable for several reasons.

Second - The Park Board Shops at the confluence of the Big and Little Arkansas Rivers shows wonderful possibilities - water trees, accessibility, apart from residential housing, and others. However, it appears there is no definite plan at this time for the removal of Park Board Shops to another area, so there is the element of time involved here.

Third - Ideal in many ways is the Central Riverside Park area. Trees, grass and water are essentials to the Indian way of life. However, it is not known how much land is involved and whether the area would be large enough. There

Page 2 Mr. Ralph Wulz, Office of the City Manager

July 9, 1970

are other matters to be considered in such an established amusement center-
proximity to residential housing, public use of roadways, children's playground,
et cetera.

- 3) Fund Raising Committee - Since this committee cannot actually function until
the building and building site is established, this committee will plan and
stand ready. It is thought that the services of a fund raiser is definitely
needed for such a major fund raising campaign.

We of Mid-America All-Indian Center, Inc. would like to meet with you, Mr. Wulz,
and other interested persons and/or those who could advise us in making a selec-
tion of building site and grounds. We will await your answer as to time and
place of meeting.

Respectfully,

JRH:pb

Jay R. Hunter, Chairman

June 3, 1970

Mr. Jay Hunter
1404 North Vassar Avenue
Wichita, Kansas

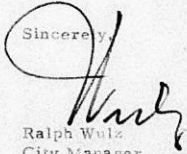
Dear Mr. Hunter:

Commissioner Jack Greene recently advised the City Commission and this office of your inquiry relative to a possible site for the development of a future Indian Historical Center.

Such a site study was prepared by the Metropolitan Area Planning Department in January 1968. I have asked that the Director of Planning review this site study and offer his comments for bringing the study to date. A copy of the original report and of Mr. Robert A. Lakin's response as to updating the report are enclosed for your information.

Please review this material and the suggestions for the type of information which will be required in order for the Indian Council to further pursue this matter.

Sincerely,


Ralph Wulz
City Manager

RW:ftw

cc: Robert A. Lakin, Director of Planning
Jack H. Greene, City Commissioner

Enclosure



May 27, 1970

Ralph Wulz, City Manager

Robert A. Lakin, Director of Planning

DR 67-48

Site for Indian Historical Center

I believe your memorandum accurately reflects the disposition of the study made by the Planning Department in that the next steps for action were up to the Indian Cultural Foundation. I am attaching two Xerox copies of the report which can be provided to Mr. Jay Hunter so that he can review the assumptions of the study and the comments on the several suggested sites which were set out in the report.

As you will note in the report, the assumptions provided for a building having a 250-foot diameter structured for a central meeting or ceremonial room, with perimeter rooms furnishing space for offices, curio shops, arts and crafts, etc. The second criteria was that it would need to relate to an outdoor ceremonial area adjacent to the central structure and that there should be an area available for construction of the exhibits and that it should have a park-like setting. Lastly, the proposal was to have an area sufficient to provide a parking capacity for 1,000 vehicles. Of the several sites designated as potential locations in our report, there are probably two or three others which might be considered, depending on the arrangements for the provision of the land and who underwrites the cost of the land. Altho these sites have not been thoroughly thought out, I believe that we should consider, depending on redevelopment proposals, the following:

1. Redevelopment of Central Riverside Park after the new County zoo is open. It is assumed that the existing animal exhibits in Central Riverside Park would be removed and that the area would be available for some new type or level of activity.
2. The Park Board shops at the confluence of the Big and Little Arkansas Rivers. Depending on the conclusions reached in a study of City yard and maintenance shops, and based on the final development of a Center City

Page 2 - Ralph wulz
May 27, 1970

Plan, this is a potential re-use for this very important piece of land which I believe all of the planners consider to be under utilized with Park Board shops.

3. The City Prison Farm site, if and when a new farm is developed out of the urbanized area and if any further consolidation of jail and holding facilities is agreed on by the City and the County. This particular site would have several problems, most specifically dealing with the state of the industry in and nearby the farm, particularly to the west where salvage operations are occurring. However, it is adjacent to a very pleasant McLean Boulevard and a much improved River frontage.

The above three sites all depend on redevelopment proposals and the ability of the Indian Council and/or the City of Wichita to underwrite the cost of the land for redevelopment purposes. Any of these proposals, such as razing animal structures, relocating park shops or prison farm all involve substantial sums of money and would be done, I assume, only after a thorough study of the problems involved.

If the reports are furnished to Mr. Hunter and if we are to work further on site location, we would like to have the Indian Council provide their specific needs in terms of space requirements, locational criteria, such as relationship to the population, thoroughfares, potential for tourist attraction and a general description of the activities which will be carried on at the center. This may become quite important in finally providing a site.

RAL:ber

Attachment - 2

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE May 25, 1970

TO Robert A. Lakin, Director of Planning

FROM Ralph Wulz, City Manager

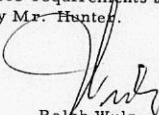
SUBJECT Site for Indian
Historical Center.

Commissioner Jack H. Greene recently advised the City Commission of a request made by Mr. Jay Hunter for a site to be donated to the Indian Council for the development of an Indian Historical Center.

You will recall that the Planning Department in January, 1968, prepared a site study (DR 67-48) for such a center following a similar request by Charles G. Shunatona who was representing a different group than Mr. Hunter.

At that time the Planning Commission's recommendation, in effect, which was approved by the City Commission, was to leave the next move up to the Indian Cultural Foundation. Apparently nothing further was done to develop the proposal.

Please review DR 67-48 to ascertain if its findings and recommendations are still applicable assuming that space requirements are essentially the same in the new proposal made by Mr. Hunter.


Ralph Wulz
City Manager

RW:ftw



City Comm

Lateral 8, Submain 1, Westlink Sewer
ACQUIRING RIGHT-OF-WAY TO CONSTRUCT:
Lateral 25, Submain 17, Sanitary Sewer No. 22

Vollmer --

Mayor Vollmer inquired if anyone present desired to object to any of the valuations as fixed by the appraisers. No one appeared and no objections were made as to the valuations.

Public Hearing closed, no changes made in valuations & appraisers' reports approved & filed

Enoch moved that insofar as there were no objections to the valuations fixed by the appraisers, the public hearing be closed, that no changes be made in the valuations, and that the appraisers' reports be approved and filed. Motion carried unanimously.

Report from Met. Area Planning Comm. - S-152 - Subdivision Regulations

C. Bickley Foster --

Report from the Metropolitan Area Planning Commission - S-152 - Subdivision Regulations, presented.

C. Bickley Foster, Director of Planning, reviewed the history of the project and stated that the Metropolitan Area Planning Commission adopted the Subdivision Regulations on January 15, 1968. These regulations cover the area within the City of Wichita and all of the unincorporated area of Sedgwick County, except for the areas of the Cities of Haysville, Derby and Mulvane when these cities have enacted regulations for their cities. He further stated that these subdivision regulations will not become effective until both the Board of City Commissioners and the Board of County Commissioners have concurred in their adoption.

Mr. Foster & R.A. Lakin --

Mr. Foster and R.A. Lakin, Assistant Planning Director, answered questions asked by Commissioner Enoch with regard to the Subdivision Regulations.

Mr. Les Blaser --

In answer to question by Mayor Vollmer, Mr. Les Blaser, member of the Metropolitan Area Planning Commission, stated that in his opinion the Subdivision Regulations should be very adequate and satisfactory to all concerned.

City Comm. concurs in MAPC's adoption of new Subdivision Regulations

Enoch moved that the City Commission concur in the Metropolitan Area Planning Commission's adoption of the new Subdivision Regulations. Motion carried unanimously.

Report from Met. Area Planning Comm. - DR 67-48, Site Study for an American Indian Cultural Foundation Facility

Enoch --

Report from the Metropolitan Area Planning Commission - DR 67-48, Site Study for an American Indian Cultural Foundation Facility, presented.

On December 5, 1967, the Commission heard a request from Chief Charles Shunstone requesting that the City donate land for a site for a proposed American Indian Cultural Foundation. The City Commission referred the request to the Metropolitan Area Planning Commission for study and recommendations. On February 8, 1968, the Metropolitan Area Planning Commission reviewed the study and concurred in the following recommendations:

- (1) Action be taken by the City Commission to defer the request by the American Indian Cultural Foundation for ten acres of land until such time as the Foundation has had adequate time to evaluate the results of the Site Study.
- (2) Action be taken by the American Indian Cultural Foundation to further detail their facility in terms of functions, financing, and varying space needs.

Commissioner Enoch expressed his appreciation to the Planning Commission for the extra curricular activity that they took on at the request of the City Commission for the benefit of certain citizens and he thought they performed a real service for the City but he believed the next move was up to the Indian Cultural Foundation.

MAPC Site Study received & filed & Chief Charles Shumston to be advised by letter that no further action will be taken by this Commission until it hears from Indian Cultural Foundation.

REPORTS FROM MET. AREA PLANNING COMMISSION: Dedication from Kansas Gas & Electric Co. for East Half of West Street in area South of McArthur Road in area east of West Street for street r/w

--accepted & to be filed with Reg. of Deeds

Dedication from Kansas Gas & Electric Co. for East Half of West Street in area South of McArthur Road for street r/w

--accepted & to be filed with Register of Deeds

Request for Vacation of Wichita Street between Douglas & First Street in Waterman's Addition.

Keeler moved that the Metropolitan Area Planning Commission Site Study be received and filed and that Chief Charles Shumston be advised by letter that no further action will be taken by this Commission until it hears from them relative to Items 1 and 2, set out as the recommendations of the Metropolitan Area Planning Commission. Motion carried unanimously.

Report from the Metropolitan Area Planning Commission transmitting Dedication (D-0388) from Kansas Gas and Electric Company, dated January 17, 1968, covering property beginning at the Northwest corner of the Northwest Quarter of Section 13, Township 28 South, Range 1 West, thence east 530 feet, thence south 50 feet, thence west 180 feet, thence south 25 feet, thence west 350 feet, thence north 75 feet more or less to point of beginning, except the west 40 feet and the north 30 feet thereof previously dedicated for road purposes, and further excepting therefrom prior easement grants of record, being for a portion of the south half of McArthur Road in an area east of West Street to provide for major street right-of-way, presented.

Woodard moved that the dedication be accepted and the City Clerk instructed to file with the Register of Deeds. Motion carried unanimously.

Report from the Metropolitan Area Planning Commission transmitting Dedication (D-0389) from Kansas Gas and Electric Company, dated January 17, 1968, covering property beginning 75 feet south and 40 feet east of the Northwest corner of the Northwest Quarter of Section 13, Township 28 South, Range 1 West, thence south 335 feet, thence east 10 feet, thence north 60 feet, thence east 25 feet, thence north 275 feet, thence west 35 feet more or less to point of beginning, excepting therefrom prior easement grants of record, being for a portion of the east half of West Street in an area south of McArthur Road to provide for major street right-of-way, presented.

Keeler moved that the dedication be accepted and the City Clerk instructed to file with the Register of Deeds. Motion carried unanimously.

Report from the Metropolitan Area Planning Commission (Case No. V-0396) in regard to request for vacation of Wichita Street, from the north line of Douglas Avenue to the south line of First (1st) Street, all within Waterman's Addition to the City of Wichita, Sedgewick County, Kansas, located between Douglas and First Street, presented.

Planning Commission recommended that the application be approved, subject to the following:

1. Dedication of street right-of-way for the north-south collector to the Inner Loop, said right-of-way to be located on the east side of the Missouri Pacific Railroad right-of-way.
2. The applicant shall contact the Kansas Gas & Electric Company and obtain a letter stating that satisfactory arrangements have been made for their existing utilities, a copy of which shall be submitted to the Planning Department.
3. The applicant shall contact the Engineering Division and provide for the closing of existing driveways, street intersection returns and the abandonment and/or relocation of existing sanitary sewers.
4. Any relocation or reconstruction of utilities necessitated by this vacation being at the sole expense of the applicant.

February 14, 1968

Russell E. McClure, City Manager
C. Bickley Foster, Secretary, MAPC

DR 67-48, Site Study for an American Indian
Cultural Foundation Facility.

In regard to the Board of City Commissioners' request of December 5, 1967, please find attached fifteen (15) copies of the Site Study for a Proposed American Indian Cultural Foundation (AICF) Facility.

This study is the result of an initial request for a donation of 10 acres of land directed to the City Commission by Chief Charles G. Shunatona on behalf of the AICF. However, the study is not an analysis of the feasibility of such a location but, more accurately, an analysis of a number of Metropolitan Area locations which might be compatible for use by the Foundation based on the request for public land.

At its regularly scheduled meeting on February 8, 1968, the Metropolitan Area Planning Commission favorably reviewed the Study, but made several comments relative to one of the possible site locations. Specifically, concern was expressed relative to the possible effects of the AICF facility on athletic facilities now proposed in the Friend's Park area. From the discussion it was pointed out that the mention of Friend's Park as one of the possible AICF sites was not intended in any way to affect or delay such other proposals being made.

The Planning Commission was also advised that a memo in regard to the AICF facility was received from Emory L. Cox, Director of Parks. In his correspondence, Mr. Cox was concerned with the apparent emphasis given to park properties as possible site locations. Rather than focusing attention on publicly owned land, Mr. Cox suggested that the location study of the AICF facility should be channeled toward the site needs of the Foundation, regardless of the ownership of land.

Page 2
Memo to Russell E. McClure
February 14, 1968

In conclusion, it appears that adequate information is not available at this time on which to base a final decision regarding the initiated request by Chief Shunatona for a gift of ten acres of land. Therefore, the MAPC has concurred with the Study which recommends that:

1. Action be taken to defer the request by the AICF for ten acres of land until such time as the Foundation has had adequate time to evaluate the results of this Site Study.
2. Action be taken by the American Indian Cultural Foundation to further detail their facility in terms of functions, financing and varying space needs.

CBF:HRM:skb

February 5, 1968

DR 67-48

Chief Charles G. Shunatona
2920 Stafford
Wichita, Kansas 67211

Dear Chief Shunatona:

Please find attached five copies of the Site Study for the American Indian Cultural Foundation Facility which, as a matter of policy, is being forwarded to the Metropolitan Area Planning Commission for its review and comments. This item is to be considered as Agenda Item 6 at the Metropolitan Area Planning Commission meeting of February 8, 1968, at 1:45 p.m. in Room 401 of the City Building Annex.

As requested by the Board of Wichita City Commissioners at their meeting of December 5, 1967, this study is the result of your initial request for a donation of 10 acres of land. However, the study is not an analysis of the feasibility of such a location but, more accurately, an analysis of a number of Metropolitan Area locations which might be compatible for use by the Foundation, based on the request for public land.

At the outset of the study, it was concluded that information on which to base a decision regarding a land donation was not available nor had the American Indian Cultural Foundation chosen any specific location for this facility. Along these lines, the staff was advised that the Foundation was, in fact, seeking help in determining a proper location for a facility which could be a definite asset to the community. Consequently, the analysis was oriented to aid the AICF in the ultimate thinking regarding possible site locations.

Page 2 - Chief Charles G. Shunatona
February 5, 1968

This study is being forwarded to the Metropolitan Area Planning Commission for review and additional comments and as a point of information a general overview can be found in the Summary of Findings and Conclusions in the front of the Study.

Yours truly,

H. Duane Bock
Senior Planner

HDB:ber

Attachment

February 5, 1968

Robert H. Hess, Director of Water
Emory Cox, Director of Parks
C. Bickley Foster, Director

DR 67-48 Site Study for an American Indian Cultural
Foundation Facility.

Please find attached a copy of the recently completed Site Study for an American Indian Cultural Foundation (A.I.C.F.) Facility, which is in line with the meeting held on January 4, 1968 with Chief Charles G. Shunatona and various city staff.

As requested by the Board of Wichita City Commissioners, this study is the result of an initial request for a donation of 10 acres of land directed to the City Commission at their meeting of December 5, 1967, by Chief Shunatona on behalf of the A.I.C.F. However, the study is not an analysis of the feasibility of such a donation but, more accurately, an analysis of a number of Metropolitan Area locations which might be compatible for use by the Foundation based on the request for public land.

At the outset of the study, it was concluded that information on which to base a decision regarding a land donation was not available nor had the A.I.C.F. chosen any specific location for their facility. Along these lines, the staff was advised that the Foundation was, in fact, seeking help in determining a proper location for a facility which could be a definite asset to the community. Consequently, the analysis was oriented to aid the A.I.C.F. in their ultimate thinking regarding possible site locations.

This study is being forwarded to the Metropolitan Area Planning Commission for their review and comments and is to be considered at their February 8th meeting as Agenda Item 6. It would be most valuable if you have additional comments, that these comments be related to our staff prior to the meeting of the MAPC.

CBF:HDB:skb

Al-68-60

THE CITY OF WICHITA
OFFICE OF PARK BOARD

DATE February 6, 1968



TO ✓ Mr. H. Duane Bock, Senior Planner
FROM Emory L. Cox, Director

SUBJECT DR 67-48 Site Study for an
American Indian Cultural Foundation Facility

At 4:15 p.m. today, I received your memo requesting comments on DR 67-48 Site Study for an American Indian Cultural Foundation Facility, which are to be ready for your meeting on February 8.

I'm leaving the city at 8:05 a.m. tomorrow and won't have time to do your request justice. However, in looking through the report and seeing that such places as Herman Hill and College Hill parks are considered as a location for this facility, I wonder why you didn't include Central Riverside, Oak and some of our other beautiful park areas.

Basically, my position about locating such a facility within any of the existing park areas is whether it would enhance the park area and what would be the facility's contribution to the neighborhood. For the most part, our parks have been planned and designed to allow the maximum physical improvements, and anything more than we have contemplated would destroy our objectives in our original planning. We don't propose to make the same mistake other people have made by crowding large structures onto small areas and reducing the usefulness of our parks for the men, women and children of Wichita. Just because the Park Board owns a park that doesn't have a building on every square foot doesn't necessarily mean that this vacant space can be preempted for non-park facilities or uses. Rather than focusing attention on land presently owned by the City, I would think a study of the AICF facility should be channeled to where the facility should be located regardless of the ownership of land, and let the AICF Board of Directors raise the necessary funds and determine methods of acquiring the site.

I agree with your conclusions on page 111.

Emory L. Cox
Emory L. Cox, Director

ELC:g
cc: Messrs. Hess, Foster



THE CITY OF WICHITA
OFFICE OF PARK BOARD

Al-68-60

DATE February 6, 1968



TO Mr. H. Duane Bock, Senior Planner
FROM Emory L. Cox, Director

SUBJECT DR 67-48 Site Study for an
American Indian Cultural Foundation Facility

At 4:15 p.m. today, I received your memo requesting comments on DR 67-48 Site Study for an American Indian Cultural Foundation Facility, which are to be ready for your meeting on February 8.

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I agree with your conclusions on page 111.

Emory L. Cox, Director

ELC:g
cc: Messrs. Hess, Foster



January 13, 1968

Russell E. McClure, City Manager

C. Bickley Foster, Director of Planning

Site Study for the American
Indian Cultural Foundation

In reference to our correspondence of January 3, you will recall that we had initially planned for the AICF site study to be completed in order to place it on the agenda for the Planning Commission meeting of January 25. This would have allowed the study to then be forwarded to the City Commission for their meeting of February 6. Unfortunately, illnesses on our staff, plus lack of typing time and coupled with other prior commitments, have precluded our keeping this schedule.

Because of this situation, it appears necessary to defer the study being sent to the MAPC meeting of February 8 which, in turn, would necessitate the subject again being deferred to the City Commission agenda of February 20. It is our opinion that as a matter of policy the study should be brought before the Metropolitan Area Planning Commission and that before this action is taken, it is especially important for the other city Departments to have had adequate time to review the study results. Consequently, we are requesting an extension to February 20, 1968, in order for the MAPC to review the study at their February 8 meeting.

CBF:HDB:ber

cc: Robert H. Hess, Director of Water &
Water Pollution Control

Harold Mooney, Vice Chairman
Metropolitan Area Planning Commission

Chief Charles G. Shunatona
2920 Stafford 67211

Emory Cox, Director
Park Board

January 3, 1968

Robert G. Finch, Executive Secretary, Office of the City Manager
C. Bickley Foster, Director of Planning

Site for Proposed American Indian Cultural Foundation

This correspondence is in response to the City Manager's request of December 5, 1967, regarding a site on which to locate a proposed American Indian Cultural Foundation. This office is requesting an extension to February 6, 1968, in order that the Planning Commission may hear the recommendation of this study at their meeting of January 25, 1968.

DBF:HRM:jmm

cc: Emory Cox, Director of Parks
Robert H. Hess, Director of Water

THE CITY OF WICHITA

OFFICE OF The City Manager

DATE December 15, 1967

TO Emory Cox, "Chief" of Parks and
Robert H. Hess, "Chief" of Water

FROM Robert G. Finch, Executive Secretary

SUBJECT Site for proposed American
Indian Cultural Foundation



Your initial analysis of a suitable site for the Indian foundation certainly shows that a lot of cooperative effort has already been expended on the project.

The final report should be most interesting in view of such a beginning.

RGF/pm.

cc: *✓* Bickley Foster, Director of Planning
Jack Galbraith, Senior Planner



THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE December 15, 1967

TO Robert G. Finch, Executive Secretary

FROM Robert H. Hess, Director of Water

SUBJECT Site for Proposed American
Indian Cultural Foundation



I have your memorandum of December 11, 1967 and Mr. Cox's memorandum dated December 12, 1967.

It is obvious that Chief Shunatona's facilities should be north of
Sim Park Drive and west of "Costown".

Park Dept property

Hess
Robert H. Hess
Director of Water

RHH:bg

cc: Emory Cox, Director of Parks
C. Bickley Foster, Director of Planning
Jack Galbraith, Senior Planner ✓



THE CITY OF WICHITA
OFFICE OF PARK BOARD

A1-67-358

DATE December 12, 1967

TO Mr. Robert G. Finch, Executive Secretary
FROM Emory L. Cox, Director



SUBJECT Site for Proposed American
Indian Cultural Foundation

I think your suggestion that the American
Indian Cultural Foundation be located
immediately adjacent to Cowntown on property
owned by the City of Wichita is an excellent
one.

approved by W. H. Bickley

Emory L. Cox, Director

ELC:g

cc: Mr. C. Bickley Foster, Director of Planning
Mr. Robert H. Hess, Director of Water
Mr. Jack Galbraith, Senior Planner



THE CITY OF WICHITA
OFFICE OF **PARK BOARD**

A1-67-358

DATE **December 12, 1967**



TO **Mr. Robert G. Finch, Executive Secretary**

FROM **Emory L. Cox, Director**

SUBJECT **Site for Proposed American
Indian Cultural Foundation**

I think your suggestion that the American Indian Cultural Foundation be located immediately adjacent to Cowtown on property owned by the City of Wichita is an excellent one.

Emory L. Cox, Director

E.L.C:g

cc: Mr. C. Bickley Foster, Director of Planning
Mr. Robert H. Hess, Director of Water
Mr. Jack Galbraith, Senior Planner

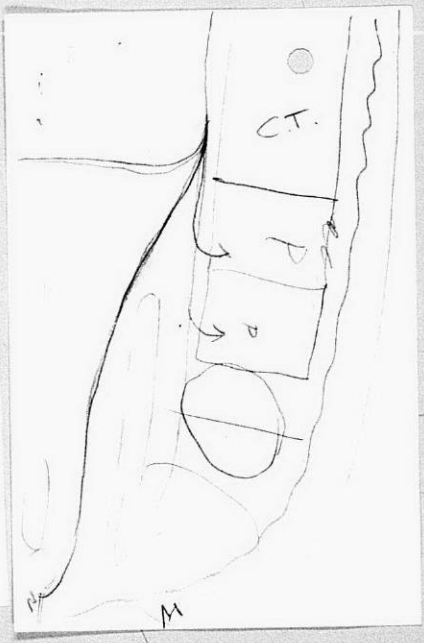


ROUTE SLIP
(Please Circle Destination)

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|----------------------|---------------------|----------------------|
| City Manager | Director of Adm. | Park Dept. |
| Ass't City Manager | Auditing | Dir. of Public Works |
| City Clerk | Budget | Adm. |
| Human Relations | Central Data Proc. | Central Insp. |
| Civil Defense | Local Housing Auth. | Engineering |
| Fire Department | Personnel | Traffic Engr. |
| Community Facilities | Public Information | Maintenance |
| Police Department | Purchasing | Sanitation |
| Municipal Courts | Duplicating | <u>Planning</u> |
| Health Department | Ret. & Group Ins. | Urban Renewal |
| Director of Law | Treasury | Water Dept. |
| Prosecutor's Office | Library | Water Pol. Control |

For: Adm.
 For your information Reply sending me ___ copies
 For your comments Prepare report for my signature
 Note and return You handle. No report required

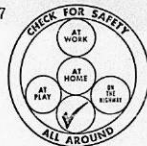
MESSAGE: 2. Mogg
meet w. Th
Shumata
 SIGNED: B-7 DATE: 12-11-67
 000-013



THE CITY OF WICHITA
OFFICE OF The City Manager

DATE December 11, 1967

TO Emory Cox, Director of Parks
FROM Robert G. Finch, Executive Secretary *RGF*
SUBJECT Site for Proposed American
Indian Cultural Foundation



At the time of my December 5th memo to you and Mr. Foster, I exhausted the extent of my knowledge on the subject. Chief Shumatona's presentation before the commission was made at the request of Commissioner Keeler and was entirely oral.

On December 7, 1967, Commissioner Keeler did visit with Jack Galbraith of the MAPC in my office and the conversation was directed towards a site directly west of "Cowntown" and south of the Sims Park drive.

Apparently, contact will have to be made with Chief Shumatona to ascertain the details of his plan and assurances, if any, that the facility will eventually be constructed.

Also, it appears that because of the site under discussion, it will be necessary to bring the Water Department into the discussions.

RGF/pm

cc: C. Bickley Foster, Director of Planning ✓
Robert H. Hess, Director of Water
Jack Galbraith, Senior Planner



THE CITY OF WICHITA
OFFICE OF PARK OFFICE

A1-67-354

DATE December 7, 1967

TO Mr. Robert G. Finch, Executive Secretary
FROM Emory L. Cox, Director



SUBJECT Site for Proposed American
Indian Cultural Foundation

I need some more information in order to evaluate the matter of Chief Shunatona's request. Exactly what did the Chief request? How far out from the center of the city can the Foundation be located? In what direction? How much land will be required to provide landscaping, parking and construction? What assurances will be given that a facility will ever be built?

And if there is any other information that will be helpful, it would be appreciated if you would let me know what it is.
Thanks.

Emory L. Cox, Director

ELC:g

cc: Mr. C. Bickley Foster



THE CITY OF WICHITA

OFFICE OF The City Manager

DATE December 5, 1967

TO Emory Cox, Director of Parks &
C. Bickley Foster, Director of Planning

FROM Robert G. Finch, Executive Secretary

SUBJECT Site for Proposed American
Indian Cultural Foundation



On December 4, 1967, the City Commission heard a proposal by Chief Charles G. Shunatona, 2920 Stafford, that the City donate land adequate for a site to locate a proposed American Indian Cultural Foundation.

Chief Shunatona spoke of a circular building which would be 250 feet in diameter with space for outdoor exhibitions and vehicle parking.

The City Commissioners unanimously moved that the proposal be referred to the Board of Park Commissioners and the Metropolitan Area Planning Commission for study and recommendation to be returned within six weeks.

The City Manager asks that you refer this matter to your appropriate boards and coordinate their reports to be submitted to the City Commission on or before the meeting of January 16, 1968.

RGF/pm



1. Would another site, other than west of Courtown be acceptable?

X 2. Could a 250' diam. bldg be built in the area west of Courtown taking the power line location into consideration?

< 3. Could this bldg be built under the power line.

4. What are any pros or cons of other possible AICF sites?

5. Could a smaller bldg or outdoor area be feasible?

< 6. Could an area smaller than 10 acres be used?

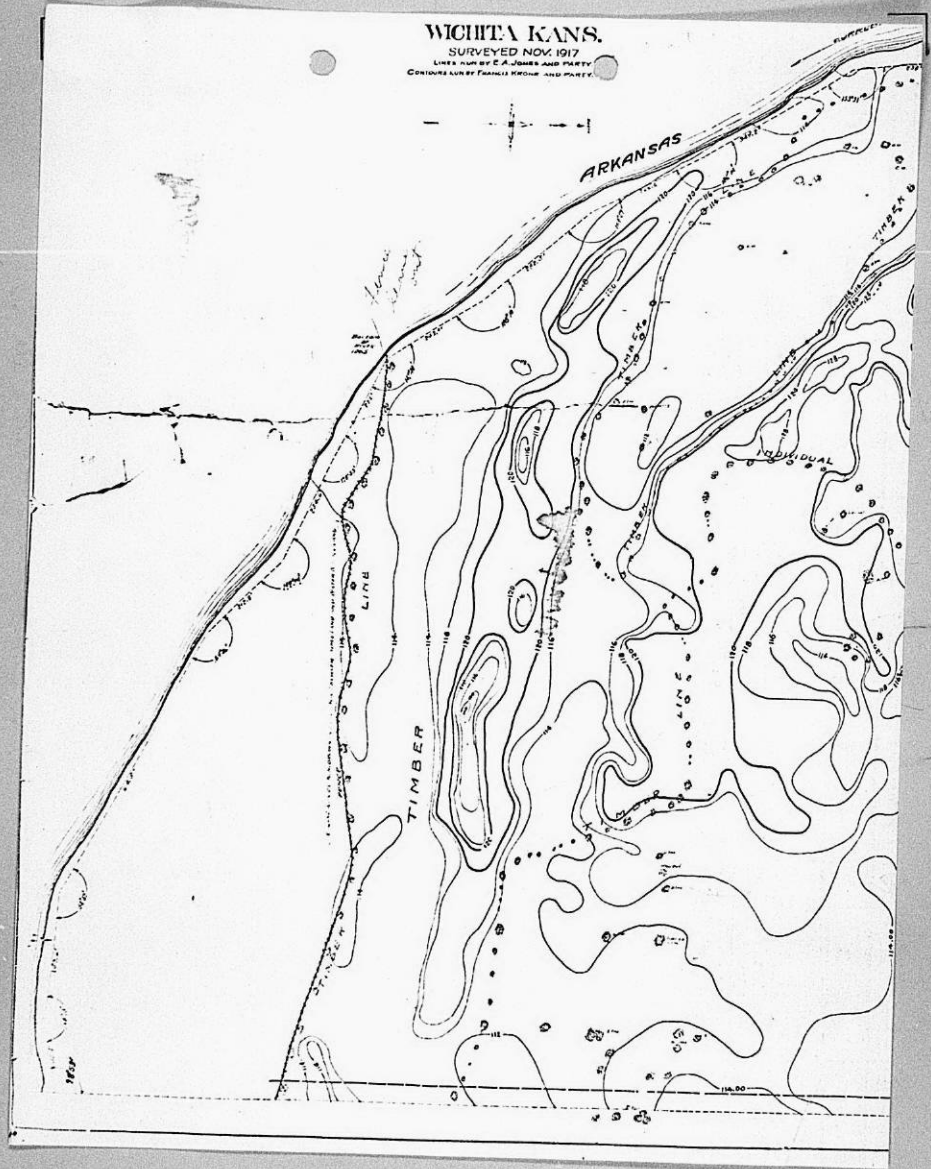
7. Could power line be moved?

8. Has anyone contacted Dr. Schleiser?

9.

Ref - Bureau Ind Affairs
Harlan Biggers
Horton Co 66439

WICHITA KANS.
SURVEYED NOV. 1917
LINES RUN BY E. A. JONES AND PARTY
CONTROLS RUN BY FERRIS BROWN AND PARTY



FROM THE OFFICE OF CRF DATE 2/8

ROUTE TO _____ ALL STAFF

ADMINISTRATION	REGS. DIVISION	CURRENT PLANS DIV
<input type="checkbox"/> Foster	<input type="checkbox"/> Galbreith	<input type="checkbox"/> Willard
<input type="checkbox"/> Lakin	<input type="checkbox"/> Gist	<input type="checkbox"/> Smith
<input type="checkbox"/> Lytle	<input type="checkbox"/>	<input type="checkbox"/> Thompson
<input type="checkbox"/> Denton	<input type="checkbox"/>	<input type="checkbox"/>
LONG-RANGE PLANS DIV.	<input type="checkbox"/>	GRAPHICS
<input checked="" type="checkbox"/> Rock	<input type="checkbox"/> Shickey	<input type="checkbox"/> Pierce
<input type="checkbox"/> Loney	SECRETARIAL	<input type="checkbox"/> Garland
<input type="checkbox"/> Suttle	<input type="checkbox"/> Rathke	<input type="checkbox"/> Foster
<input type="checkbox"/> Young	<input type="checkbox"/> Altergett	<input type="checkbox"/> King
<input type="checkbox"/> Mack	<input type="checkbox"/>	<input type="checkbox"/> Smith
RESEARCH DIVISION	<input type="checkbox"/> Brewer	<input type="checkbox"/> Haines
<input type="checkbox"/> Brinton	<input type="checkbox"/> Smith	<input type="checkbox"/>
<input type="checkbox"/> Mahan	<input type="checkbox"/>	<input type="checkbox"/>

PLEASE HANDLE _____ PLEASE COMMENT _____ NOTE, THEN FILE - LIBRARY _____
FOR YOUR INFORMATION, FILES, SIGNATURE _____ NOTE, INITIAL & RETURN _____
REMARKS: Prepare a cover note
to send CC from me as
~~of~~ for MHP. include
Blickstein's comments about Finch
Part and summarize
Emergi's remarks about (ms)

DR 67-48 - February 8, 1968

FOSTER: You have received a study request that we have completed for the CC regarding a site study for an American Indian Cultural Foundation Center. We feel have probably gone as far as we can at this point without some further information from the Foundation members themselves. Have had a memo from Emory Cox and he is concerned with too much park land being used for other than park purposes. On the other hand, if it was a public facility it may well fit on public ground. So don't know if it should fit into public area or more properly on private area. A good example is Wichita Art Association where has art museum and training center and theater to accompany the thing, and that is a private organization on private land. If the functions of it were public in nature and open to the public, then possibly it might be available on public land.

Cox made a very good point - it is not so much a question of whether on private or public land but that it be properly located and it might be more properly located on private land. We have gone as far as we can and was brought to you today to see if you have additional comments. Chief Shunatona has a map of some of the public sites. These are lands the city does own and comments you have would go on to the Foundation and on to the City Commission.

BLEDSOE: I am aware of the fact that making no recommendation at this time, but also in consideration of this study, Friends (?) park just north of 54 and my concern is West Branch of YMCA is going to get with Sacred Heart and Friends and build an enormous gym - inside swimming pool, etc. Will try to buy the balance of this land in Friends Park. My concern is that this should be brought to the attention that this study would in no way affect that decision or hold it up in saying this is one of the possible areas here.

CHIEF SHUNATONA: would like to express sincere appreciation to the PC for going to the extensive study they have and I am sure it will be very helpful to our Foundation in the future.

FOSTER: We don't necessarily feel it is necessary to approve the study - it might be sent forward for their information - the Foundation and CC.

BIEDSOE: Forward the facts with statements of the staff to them. Do we need a motion to that affect.?

LAW OFFICES
KATNER,
MATTOX &
RATNER
444 NORTH MARKET
WICHITA 2, KANSAS
PHONE AN 2-8123

LEASE AGREEMENT

THIS AGREEMENT made and entered into this 30th day of April, 1950,

BY AND BETWEEN

THE CITY OF WICHITA a municipal corporation of the State of Kansas, Party of the First Part, hereinafter sometimes referred to as

"CITY"

AND

HISTORIC WICHITA, INC., a non-profit corporation organized and existing under and by virtue of the laws of the State of Kansas, Party of the Second Part, hereinafter sometimes referred to as

"HISTORIC WICHITA";

WITNESSETH THAT:

WHEREAS, the parties hereto, under date of April 22, 1952, made and executed an agreement in writing entitled "Sublease" whereby Historic Wichita was granted the right to use, occupy and improve certain real property South of Six Park Drive and along the North bank of the Arkansas River in the City of Wichita, upon terms and subject to conditions set out in a certain written lease agreement entitled "Contract" dated March 25, 1952, between City and The Wichita Water Company, a Delaware corporation, the latter having been at that time the owner of said real property; and

WHEREAS, on October 30, 1957, the City acquired the sole ownership, which it now holds, of the above referred to real property, the subject of said "Contract" and "Sublease"; and

WHEREAS, a dispute has arisen between City and Historic Wichita over the right of the former to enclose by fencing and place under the exclusive control of City's Water Department a tract of approximately 5.7 acres of the property so covered

COPY

LAW OFFICES
RATNIER,
MATTOX &
RATNIER
444 NORTH MARKET
WICHITA 2, KANSAS
PHONE AM 2-6423

by said "Settlement" and "Contract"; and

WHEREAS, further disputes have arisen concerning the right of Historic Wichita to erect and maintain certain improvements on the property in question consisting of historic buildings, utilities, parking areas, fences and the like; and

WHEREAS, the parties have agreed as to the manner in which said disputes shall be settled and the City's right established to the exclusive possession and occupancy of the 5.7 acre tract above referred to;

NOW, THEREFORE, in consideration of the mutual promises, covenants, agreements and conditions herein set forth and the payment by City to Historic Wichita of the sum of Fourteen Thousand Seven Hundred Dollars (\$14,700.00), the receipt of which is hereby acknowledged by the latter, the parties hereto hereby promise, covenant and agree with each other as follows:

City (subject to the terms, conditions, reservations and exceptions hereinafter set forth) hereby deems and leases to Historic Wichita the surface rights on and to the following described premises situate in the City of Wichita, Sedgewick County, Kansas:

Beginning at a point on the North bank of the Arkansas River approximately 240 feet westerly from the west line of Porter Avenue, extended; thence in a north northeasterly direction along the same line as described in the original lease of Cow Town a distance of 144.73 feet to the intersection of the South line of Section 18, Township 27 South, Range 1 East of the Sixth Principal Meridian (intersecting angle $104^{\circ} 03'$) which point is 1354.15 feet West of the Southeast corner of said Section 18; thence in a northerly direction continuing on the line described above a distance of 335.27 feet; thence deflecting 90° degrees to the left 174.1 feet to a point, thence deflecting $9^{\circ} 42'$ to the left 199.3 feet to a point, thence deflecting $7^{\circ} 19'$ to the left 19.9 feet to a point, thence deflecting $9^{\circ} 43'$ to the left 201 feet, thence deflecting $3^{\circ} 4'$ to the left 100 feet to a point, thence deflecting $6^{\circ} 52'$ to the right 239.5 feet to a point, thence deflecting $4^{\circ} 55'$ to the right 204.26 feet to an iron pin in the center line of Amidon Avenue extended 242.6 feet North of the Southerly line of Section 18, thence deflecting $15^{\circ} 09'$ to the right 133 feet to a point, thence deflecting $9^{\circ} 48'$ to the right 100 feet to a point, thence deflecting

COPY

LAW OFFICES
RATNER,
MATTOX &
RATNER
444 NORTH MARKET
WICHITA 2, KANSAS
PHONE AN 2-6423

11° 30' to the left 257 feet to a point, thence deflecting 14° 35' to the left 340 feet to a point, thence deflecting 3° 04' to the right 220 feet to a point, thence deflecting 12° 0' to the right 205 feet to a point, thence deflecting 2° 10' to the right 150 feet to the North bank of the Arkansas River, thence by the North bank of the Arkansas River 2350 feet more or less to the place of beginning, containing 25 acres more or less;

EXCEPT AND EXCLUDING of and from the above described property a tract of approximately 5.71 acres in area described as follows, to-wit:

Beginning at a point on the North bank of the Arkansas River approximately 240 feet westerly from the West line of Porter Avenue extended; thence in a northerly direction along the same line as described in the original lease of Cow Town a distance of 184.73 feet to the intersection of the South line of Section 10, Township 27 South, Range 1 East of the Sixth Principal Meridian (intersecting angle 104° 03') which point is 1304.15 feet West of the Southeast corner of said Section 10; thence in a northerly direction continuing along the line described above a distance of 257.00 feet; thence along a line at left deflection of 99° 01' a distance of 369.75 feet; thence along a line at left deflection of 37° 30' a distance of 526.70 feet to a point on the South line of said Section 10 (intersecting angle 32° 23'); thence along a line at left deflection of 55° 45' a distance of 181.55 feet to a point on the North bank of the Arkansas River; thence in an Easterly direction along the North bank of the Arkansas River a distance of 726.3 feet to the point of beginning.

subject to, and the City hereby expressly reserves and shall continue to have and own the following rights, things and properties:

- (a) The fee and all rights, title and interests in or to said property other than such use of the surface as is hereby granted to Historic Wichita;
- (b) Any and all wells, well pumps and motors, well houses, power lines, transformers, poles, water lines, pipes, mains and other water works and facilities now located in, on or under said

COPY

LAW OFFICES
RATNER,
MATTOX &
RATNER
444 NORTH MARKET
WICHITA 2, KANSAS
PHONE AN 2-5123

property or hereafter placed, built or located in, on, or under said property, together with all appurtenances now or hereafter used or installed in connection with any or all of said things and properties (real or personal) reserved and excepted as aforesaid;

- (c) The right to place, build, construct, locate, remove, re-locate, repair, operate and maintain such present or future things and properties (real and personal) as shall be necessary and appropriate for the conduct of water Department operations by the City, together with the unrestricted right of ingress and egress to and from the same at all times; provided, however that these rights shall not be exercised to hinder or interfere with the occupancy or use of such of those structures heretofore erected by Historic Wichita and now standing on said property as are approved and accepted as paragraphs (1), page 5, infra, or to when additional structures and improvements as shall be constructed and erected with the approval of City's City Manager pursuant to paragraph (3), page 5, infra.
- (d) The right of the City to approve or deny requests of Historic Wichita for permission to construct and erect additional structures and improvements in the manner provided at paragraphs (3), page 5, infra, to the end that same shall not obstruct or interfere with water Department operations by the City.
- (e) Any present or future easements, property, or installations of any public utility, or utilities in and upon said leased property;

COPY

TO HAVE AND TO HOLD the above described surface rights on said above described property (subject to the aforesaid conditions, reservations and terms and the conditions, reservations

LAW OFFICES
RATNER,
MATYOK &
RATNER
444 NORTH MARKET
VICTORIA 2, BRITISH
COLUMBIA

and terms set out below) unto said Historic Wichita for a term of
ninety-nine (99) years from and after the 30th day of April, 1940:

(1) Attached under mark of Exhibit "A" and by this

reference made a part hereof is a scale drawing of
the leased and adjoining property which shows the
existing structures, installations and improvements
that have heretofore been constructed and erected
by Historic Wichita. Of these existing structures,
installations and improvements, the parties mutually
accept and approve only those designated on Exhibit
"A" as follows: (Caretaker's House; Heat Room;
School; Digger House; Fire Station; Hot-Ton Drug
Store; Barber Shop; Post Office; Jail; Church;
Stockyards; Old Foundation; Stable (lumber yard);
and Blacksmith Shop. The remaining existing structures,
installations and improvements are subject to the
conditions provided at paragraph (2) next below.

(2) The parties acknowledge that the structures and
improvements designated and shown on Exhibit "A" are
Parsonage; Baptist; and Railroad Track, overlie sewer
 mains, water pipes, valves and other installations
of City. These structures and installations last
mentioned are expressly subject to the reserved right
of City to operate, maintain, repair and replace its
said installations underlying said structures and
improvements without any liability whatsoever to
Historic Wichita for any property damage or injury
that may thereby result. However, except in cases of
emergency, prior to the exercise of the said reserved
right the city will give Historic Wichita reasonable
notice and opportunity to remove the said structures
and installations at their own expense or take other
steps to prevent them from being injured.

(3) Historic Wichita hereby agrees that before any
additional buildings, structures, paving, installations

COPY

LAW OFFICES
FRATHEIN,
MATTOX &
FRATHEIN
444 NORTH MARKET
WICHITA 2, KANSAS
PHONE ASH 2-6433

drawing showing the location thereof will be submitted to the Director of City's Water Department and no construction commenced or undertaken until and unless the written approval thereof shall have first been given by City; and the City agrees not to unreasonably refuse approval for additional buildings, structures and installations on the leased premises by Historic Wichita, as long as the same will not interfere with or hamper use and occupancy of the property by the City for Water Department purposes. In the event of such approval of the said written drawings by City through its City Manager the proposed improvements shall stand approved and accepted as provided at Paragraph (1) on Page 5 hereof as if they were in existence at the time of this agreement and enumerated in said paragraph. It is further agreed that if after the approval of the said drawing a modification is desired in the size, location, or type of the proposed improvement Historic Wichita will submit a new drawing covering said improvement as modified for approval by the city pursuant to the terms and conditions of this paragraph.

- (4) Historic Wichita further agrees:
- (a) To make timely payment of any and all ad valorem taxes and assessments that may be levied or imposed upon such possession of the leased premises as they shall occupy, together with any and all improvements, personal property, located thereon and thereat; provided, however that Historic Wichita shall not be liable hereunder for any taxes or payment in lieu of taxes or any portion thereof if the same be levied or placed against the said property by the City of Wichita or any department or division thereof;
 - (b) To indemnify and hold the City harmless of and from any liability for personal injury and property damage sustained or claimed to be sustained on or in connection with those portions of the leased property occupied by Historic Wichita and on which the latter shall have no right of possession.

COPY

LAW OFFICES
RATNER,
MATTOX &
RATNER
444 NORTH MARKET
WICHITA 2, KANSAS
PHONE AN 2-6123

- buildings, structures, paving, fencing, installations or other improvements;
- (c) To take such measures as are reasonably necessary to prevent others from injuring or interfering with the City's property in, on or under said leased property at any time;
 - (d) To at all times keep and maintain those portions of the leased premises occupied by it and the improvements thereon in a neat and safe condition and in compliance with the ordinances of the City of Wichita, the laws of the State of Kansas and the regulations of any governmental body or agency having jurisdiction in the premises;
 - (e) To be solely responsible for the timely payment of all expenses incurred in the operation and maintenance of all buildings, structures, paving, fencing, installations or other improvements on the demised property which have been or shall be constructed or installed by Historic Wichita;
- (4) Historic Wichita shall have no right whatsoever to sublease the demised premises; to assign this lease; or to in any manner transfer its interests hereunder without obtaining upon a written request the approval of the City Manager; and the city further agrees that the City Manager will not unreasonably refuse to give his consent, and further agrees to act upon any written request with reasonable promptness.
- (5) The parties recognize that the general purpose for which the demised property is to be used by Historic Wichita is that of creating a replica of early-day Wichita as an historic and commemorative display; that the interests of the City and its inhabi-

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tants will be thus furthered. Historic Wichita agrees that should it cease to use and devote the demised property for the foregoing purposes that this lease agreement and the rights of Historic Wichita hereunder may be immediately terminated by City;

- (6) If the demised property should ever be appropriated in eminent domain proceedings by a condemning authority other than the City, the respective awards to Historic Wichita and the City shall be as their respective interests shall appear;
- (7) Upon the failure of Historic Wichita, within sixty (60) days after written notice by the City to it of any default in or breach of any of the terms of this lease agreement, to fulfill and rectify the same, then this lease of said demised property to Historic Wichita shall be at an end and thereby and then finally terminated and all rights of Historic Wichita hereunder extinguished and no waiver by the City of any default or breach shall be construed to be a waiver of any subsequent default or breach;
- (8) Upon the termination of this lease agreement whether for invalidity, act of the parties or by reason of any matter of law or fact, the building structures, installations and other improvements on the demised property shall be deemed to be a part of said real property and shall be solely owned by City free and clear of any claims thereto or by Historic Wichita;
- (9) The City's full and unrestricted right of access to all of its wells, well houses, water lines, power lines, transformers, pipes, stored materials, appurtenances and property of every kind located

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on or near the demised property is hereby recog-
nized and confirmed by Historic Wichita, together
with the full and unrestricted right on the part
of the City to continue, use, maintain, repair and
replace such wells, well houses, water lines, power
lines, transformers, pipes, stored materials,
appurtenances and property of every kind located
on or near the demised property;

(10) Insofar as is consistent with the terms of this
agreement each party, with respect to acts and
causes for which it is responsible, shall stand
liable for resulting injury or damages to the
property of the other;

(11) In and for the considerations hereinabove recited,
the parties hereby terminate and cancel the afore-
said agreement entitled "sublease", dated April
22, 1952 between the City on the one hand and
Historic Wichita on the other. Such termination
and cancellation to become effective concurrently
with the execution of this lease agreement and the
parties mutually accept the terms of this lease
agreement as full and final settlement and satis-
faction of all disputes and controversies that have
existed or might arise under the aforementioned
"sublease" and/or the aforementioned "contract"
(dated March 25, 1952, between City and Wichita
Water Company) to which said "sublease" refers
and the parties mutually acknowledge full and
satisfactory performance to date of the obligations
of each thereunder.

In all negotiations between the parties hereto, the
City is to be represented by and to be bound by the City Manager.
Historic Wichita is to be represented by and to be bound by its
president.

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WITNESS the hands of the respective parties hereto by
their duly authorized officers as of the day and year first above
written.

THE CITY OF WICHITA

By Levy B. Ryppl
Mayor

ATTEST:
C. P. Paul
CITY CLERK

"Party of First Part"

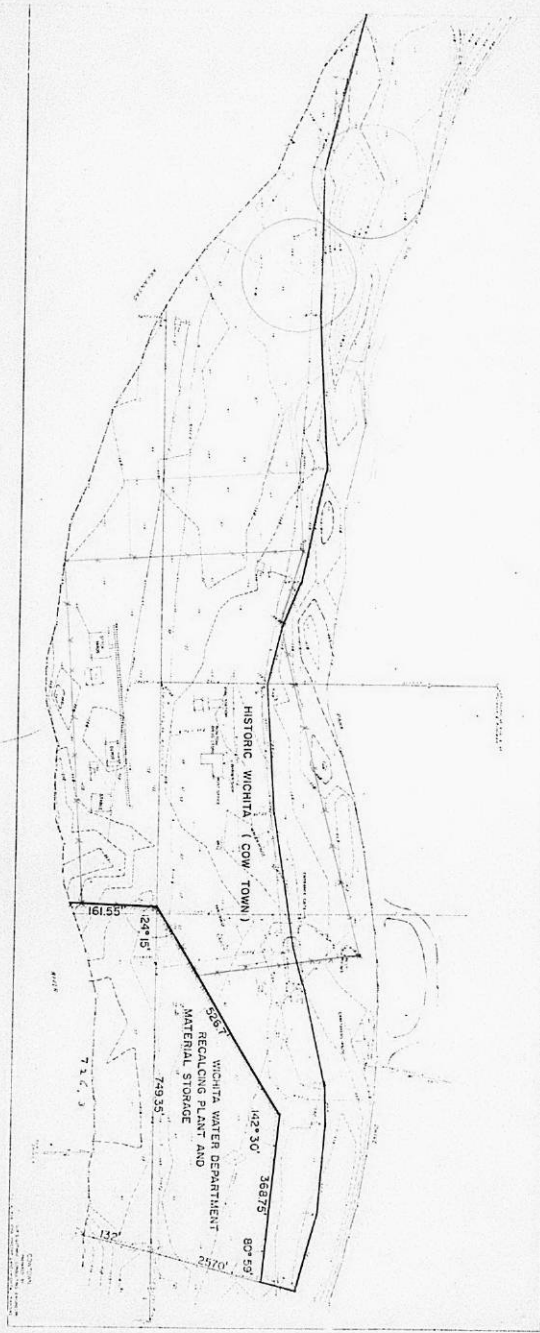
HISTORIC WICHITA, INC.

By Richard Jones
SECRETARY

By R. L. Pittman
PRESIDENT

"Party of Second Part"

COPY



Medical Complex

ASAP

Setup mtg. w/ Baumgardner & Watts

1/10/68

Send Baumgardner & Watts copies of both reports w/ ltr for review

Mtg. w/ Watts

Send copies to Bd Co. Comm. w/ ltr.

1/17/68

Action of Bd Co. Comm.

*John R. Baumgardner
Ltr to Secy
on 1/17/68
1/17/68*

~~Present to Bd Co. Health.~~
OK from Baumgardner & Watts.
Send copies to S.S.E.

AICF:

ASAP

1/19/68

Mtg. w/ Cox, Hess & Shunatoro
Send ltr of recom to MARPC Report

1/25/68

Present to Plan Comm.

2/6/68

Send ltr of recom to City Comm.
Present to City Comm.

Set 1/3/68

To: Robert S. Finch, Executive Secretary
Office of the City Manager
From: C. Bickley Foster, Director of Planning
Subj: Site for Proposed America Indian Cultural Foundation

This correspondence is in response
~~to the~~ to the City Manager's
request of December 5, 1967 regarding
a site ^{on which} to locate a proposed America
Indian Cultural Foundation. This
office requests an extension ~~to~~
~~of one week, to January 5, 1968,~~
~~instead of the January 5 meeting,~~
in order that the Planning Commission may
hear the ^{recommendations} ~~results~~ of this study at
their meeting of January ²⁵ 1968.

HRM

COMMISSIONERS PROCEEDINGS

December 5, 1967

Wichita, Kansas, December 5, 1967
Tuesday, 9:00 A.M.MINUTES OF THE MEETING OF THE BOARD OF CITY COMMISSIONERS

Commission met in regular session with Mayor Vollmer in the chair. Commissioners Anderson, Enoch, Keeler, present. *Commissioner Woodard, absent. Russell E. McClure, City Manager; John Dekker, Director of Law; Ralph C. Eberly, City Clerk, present.

Invocation by Reverend Clifford DeWitt, Evangel Assembly of God Church.
*COMMISSIONER WOODARD PRESENT.

Minutes of the previous meeting of November 28, 1967 read and on motion approved.

DISTINGUISHED
SERVICE CITATION
to Ruby Jenner

Distinguished Service Citation in recognition of dedicated and faithful service rendered to the Community and the City of Wichita, to be presented to Ruby Jenner, who was appointed December 8, 1924, and began her retirement on December 1, 1967. She served as Office Secretary, Steno Clerk II and Administrative Secretary during her 43 years of service with the Library.

--Mayor authorized to award citation

Woodard moved that the Mayor be authorized to award the citation. Motion carried unanimously.

Mayor Vollmer read the citation and presented it to Miss Jenner who was present.

NOTICE OF
VACANCY to
Wichita Employees'
Retirement
Board

City Manager reported notice of vacancy to the Wichita Employee's Retirement Board due to the expiration of the term of Mr. Richard (Pete) Loux, whose term will expire December 31, 1967.

Appointment will be in order at the meeting of December 19, 1967.

Request for
Authorization
for Comm. Enoch
to confer on
Dec. 13 & 14,
1967 with Dir.
of Denver Fair
Housing Center

Request for authorization for Commissioner Donald K. Enoch to confer on December 13 and 14, 1967 with the Director of the Denver Fair Housing Center Program and the Director of the Colorado Civil Rights Commission regarding the Denver Fair Housing Center Program, presented.

--Comm. Enoch authorized to attend conference

Keeler moved that Commissioner Enoch be authorized to attend the conference. Motion carried unanimously.

Presentation of
Plans for Es-
tablishment of
an American
Indian Center

Presentation of plans for establishment of an American Indian Center, presented.

Chief Charles
G. Shunatona--

Commissioner Keeler stated that Chief Shunatona had requested to speak to the City Commission on this matter.

Chief Charles G. Shunatona appeared and requested the City Commission to furnish 10 acres or more of land for the American Indian Center, buildings, parking lots, out-door arenas, etc., and that the Foundation is a Corporation that would see that construction is completed and permanent Indian displays and classrooms would be provided in the Center.

COMMISSIONERS PROCEEDINGS

9580

December 5, 1967

--request referred to Bd. of Park Commissioners & Planning Comm for study & to be returned to City Comm. in 6 weeks

Ord. relating to 6 providing for establishment of Human Resource Development Advisory Board

Suggested amendments to proposed Ord.

Ord. as amended placed on 1st reading

Ord. amending Chapter 2.12 & Chapter 20.08 of Code re. to 6 providing for establishment of a Human Resource Development Advisory Board, etc.

Rules laid aside to take up a matter not on agenda

Citation to Greater Downtown Wichita, Inc.

Keeler moved that this request be referred to the Board of Park Commissioners and the Planning Commission for their study and that it be returned to the City Commission in six weeks. Motion carried unanimously.

An ordinance relating to and providing for the establishment of a Human Resource Development Advisory Board, presented.

This proposed ordinance provides for the terms and appointment, by the Mayor with the approval of the City Commission, of twenty-one members to the Human Resource Development Advisory Board and sets forth its powers, duties and responsibilities.

Since the Human Resource Development Advisory Board will also assume the responsibilities formerly vested in the Wichita Human Relations Commission and the Wichita Council for Community Development, a provision is made for a five-member Fair Housing Commission to be appointed by the Human Resource Development Advisory Board in addition to its regular membership. This Fair Housing Commission will administer the Wichita Fair Housing Ordinance as defined in Chapter 20.08 of the Code of the City of Wichita.

As this ordinance is to become effective on January 1, 1968, appointments to the Human Resource Development Advisory Board will be in order at the City Commission meeting of December 12, 1967.

Commissioner Enoch suggested the following amendments to the proposed ordinance:

1. Page 2, Section V, at the end of the paragraph add words, "from within its membership".
2. Page 3, Section VII, b. Change first two lines to read, "The Human Resource Development Advisory Board shall fix the terms of and appoint a five-member Commission from its regular"
3. Page 4, Section VIII (2), Change to read, "With staff assistance, make studies, surveys and investigations either initiated by itself or by the City Commission as needed to provide factual information for Board decisions.

Wollmer moved that the ordinance as amended be placed on first reading. Motion carried unanimously.

ORDINANCE

An ordinance amending Chapter 2.12 and Chapter 20.08 of the Code of the City of Wichita, relating to and providing for the establishment of a Human Resource Development Advisory Board, defining its powers, duties, and responsibilities, the appointment of its members and the procedures to be followed and repealing Sections 2.12.250, 2.12.260, 2.12.270, 2.12.280, 2.12.290, 2.12.300, 2.12.310, 2.12.320, 20.08.020(g), and 20.08.040A of said original chapters, read for the first time and under the rules laid over.

Keeler moved that the rules be laid aside to take up a matter not on the agenda. Motion carried unanimously.

Citation to Greater Downtown Wichita, Inc., stating "On behalf of the Board of City Commissioners and some 280,000 admiring Citizens of our City, may I offer our congratulations to you and to Greater Downtown Wichita on both the beauty of the Christmas decorations on the site of the Wichita Public Library