

Sedgwick County

525 North Main Street 3rd Floor
Wichita, KS 67203



*Sedgwick County...
working for you*

Meeting Minutes - Final

Wednesday, February 8, 2012

9:00 AM

BOCC Meeting Room

GOVERNING BODY OF FIRE DISTRICT #1

Pursuant to Resolution #131-2010, adopted by the Board of County Commissioners on August 11, 2010, members of the public are allowed to address the County Commission for a period of time limited to not more than five minutes.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Sedgwick County, should contact the office of Lindsey Mahoney, Sedgwick County ADA Coordinator, 510 N. Main, Suite 306, Wichita, Kansas 67203

Phone: (316) 660-7052, TDD: Kansas Relay at 711 or 800-766-3777

Email: Lmahoney@sedgwick.gov, as soon as possible but no later than 48 hours before the scheduled event. Please include the name, location, date and time of the service or program, your contact information and the type of aid, service, or policy modification needed.

ORDER OF BUSINESS

CALL MEETING TO ORDER

The Regular Meeting of the Board of the County Commissioners of Sedgwick County, Kansas, was called to order 9:40 a.m. on Wednesday, February 8, 2012 in the County Commission Meeting Room in the Courthouse in Wichita, Kansas, by Chairman Tim R. Norton, with the following present: Chair Pro Tem James B. Skelton; Commissioner David M. Unruh; Commissioner Karl Peterjohn; Commissioner Richard Ranzau; Mr. William P. Buchanan, County Manager; Mr. Richard Euson, County Counselor; Mr. David Spears, Director, Public Works; Chief Gary Curmode, Fire Chief, Fire District No. 1; Mr. Bob Lamkey, Director, Public Safety; Ms. Kristi Zukovich, Director, Communications; and Ms. Amanda Lee, Deputy County Clerk.

ROLL CALL

The Clerk reported, after calling roll, that all Commissioners were present.

CONSIDERATION OF MINUTES

A [12-0056](#) REGULAR FIRE MEETING OF DECEMBER 21, 2011.

All Commissioners were present.

Chairman Norton said, "Commissioners, you have the minutes in front of you. What is the will of the Board?"

MOTION

Commissioner Peterjohn moved to approve the Regular Fire Meeting minutes of December 21, 2011.

Commissioner Skelton seconded the motion.

There was no discussion on the motion, the vote was called.

VOTE

<i>Commissioner Unruh</i>	<i>Aye</i>
<i>Commissioner Peterjohn</i>	<i>Aye</i>
<i>Commissioner Ranzau</i>	<i>Aye</i>
<i>Commissioner Skelton</i>	<i>Aye</i>
<i>Chairman Norton</i>	<i>Aye</i>

Chairman Norton said, "Next item."

DONATIONS

B [12-0101](#) DONATION FROM WEST ELEMENTARY PTA, VALLEY CENTER.
Presented by: Tavis Leake, Fire Marshal.

RECOMMENDED ACTION: Accept a donation in the amount of \$100 to the Research and Development Fund to go toward the Elementary Education Program and authorize the Chairman to send a letter of appreciation.

Chief Gary Curmode, Fire Chief, Fire District No. 1, greeted the Commissioners and said, "This is the third year that the West Elementary PTA (Parent-Teacher Association) from Valley Center has given us a donation to be used in our Research and Development Division to assist in our public education efforts. I would recommend that you approve it. I'm available for questions."

MOTION

Chairman Norton moved to accept the donation in the amount of \$100 to the Research and Development Fund to go toward the Elementary Education Program and authorize the Chairman to send a letter of appreciation.

Commissioner Skelton seconded the motion.

There was no discussion on the motion, the vote was called.

VOTE

<i>Commissioner Unruh</i>	<i>Aye</i>
<i>Commissioner Peterjohn</i>	<i>Aye</i>
<i>Commissioner Ranzau</i>	<i>Aye</i>
<i>Commissioner Skelton</i>	<i>Aye</i>
<i>Chairman Norton</i>	<i>Aye</i>

Chairman Norton said, "Next item."

NEW BUSINESS

C [12-0053](#)

REAL ESTATE CONTRACT BETWEEN TRIPLE J, L.L.C AND
SEDGWICK COUNTY FIRE DISTRICT (SCFD) 1.

Presented by: Bob Lamkey, Director of Public Safety.

Mr. Bob Lamkey, Director, Public Safety, greeted the Commissioners and said, "As a matter of history, a couple of you may recall in 2004, we received a fire station relocation and deployment study, and we have not working diligently since then to comply with some modifications to the result of that study. The study showed that the Fire District [No. 1] had been stable for a long period of time but the environment around it had changed and grown. For us to provide the best service within our means to the community, that we needed to move some of our fire station. This real estate transaction is between Triple J, LLC and Sedgwick County Fire District No. 1 to relocate Fire Station 36, which is currently at the corner of 63rd and Rock Road. It is our oldest fire station, it dates back to 1966, and as time has progressed, the City of Derby has grown, and there won't be too many years in which that area will likely be part of the City of Derby.

Mr. Lamkey continued, "So the Fire District, about couple of years ago, started looking for optimum locations in that process. The relocation plan would have us originally move to the vicinity of 47th and Rock Road but it had some other dynamics, so as the Fire District looked at where its service area demand is, principally the Oaklawn area, major industrial customers that are part of the Fire District, Spirit [AeroSystems] and Boeing [Company], we began looking in the vicinity of 47th and Oliver, in that general area. We located several parcels of property. One began very opportune to us. As we investigated that, we understood that Triple J [LLC] also had some interest in the property that we had, so we went through the process of evaluating the different values of the property and the land.

"Our land was independently appraised. It's about seven tenths of an acre at about \$240,000. To develop that land with current setbacks would diminish its large commercial opportunity to, an independent process. Triple J had 2.33 acres, a third of a mile south of the intersection of 47th and Oliver that they would make available to us. Their land was valued at \$96,000, it doesn't seem like a trade in that manner except that any of the pieces of property that we are looking at in that area would require water and sewer brought to them. Our architect independently looked at the costs of bringing those services to the site that was offered. It was in excess of \$200,000, and so now we're looking essentially at an equivalent exchange for a location that the Fire District wants to have.

"So these are kind of unique transactions in the sense that we need to be where we need to be to serve our constituent, and we have somebody who has an opportunity to use a piece of land that we have. So what we're getting is the piece of land, water, sewer and some site demolition. And what they're getting is our piece of land, they've got to demolish it, take care of that whole process, and they can develop it as they see fit in the future. So at this particular point, I'm recommending you approve the contract, allow the Chairman to sign. The contract, we'll start the process, but the contract really isn't final until they've made the improvements and the Fire District has built a station as ready to occupy it. So we've started this process down the road. So I'll be happy to answer any questions that I can. Chief Curmode is here to answer any questions that he may. At this time, I'd also like to thank our legal department and Rob Lawrence, who spent a considerable amount of time helping us through this process and finding

the appropriate piece of land for the Fire District.”

Chairman Norton said, “Commissioner Skelton.”

MOTION

Commissioner Skelton moved to approve the contract and allow the Chairman to sign.

Commissioner Unruh seconded the motion.

Chairman Norton said, “I have a motion and a second. Commissioner Unruh has a comment.”

Commissioner Unruh said, “Thank you, Mr. Chairman. Bob, this transaction appears to me financially to be a very almost revenue neutral-type thing, and we're moving two miles north and two miles west...”

Mr. Lamkey said, “Correct.”

Commissioner Unruh said, “From the present location.”

Mr. Lamkey said, “Correct.”

Commissioner Unruh said, “In this move, it's consistent with our long-term strategy of providing fire protection for where our population centers have been moving?”

Mr. Lamkey said, “That's correct.”

Commissioner Unruh said, “And it will not cause a reduction in fire service protection for any of the other municipalities or any of the more suburban constituents?”

Mr. Lamkey said, “No. The way the Fire District has evolved over time, and the reason we can do this is, as you know, the Fire [District No. 1] Chief has come to you in the past with many, many automatic aid agreements. And so, to the extent that we move west, we do have some response impact to the folks out east, but we have relationships with the City of Derby, McConnell [Aire Force Base], Rose Hill and one recently approved with the City of Mulvane that will provide automatic aid to this process. So I think through the Chief's good work that the citizens that would be normally affected by this move would get ample fire coverage.

“The other thing that we wanted to do is we wanted to be close to arterials that would allow us to have a quick and thorough response. Part of the patterns, as we looked at what the 25 year growth patterns, I mean, this fire station has been in place for 46 years, so it's been there for a long time. So as you're seeing the growth that's happening in this area of Mulvane, it will start growing north, and maybe south with the casino now, you've got Derby that's moving east principally and some degree north. Wichita is kind of arcing around that process. So our service area 30 years from now, based upon the study and based upon the things that we're seeing, will be very different. So this is a place that we need to be.”

Commissioner Unruh said, “Well, thank you. I just wanted to underscore the fact that as we kind of looked like maybe this station was moving away from suburban rural areas that our strategy is to continue to provide the strongest best service for our

citizens and we're maintaining that strategy."

Mr. Lamkey said, "Absolutely."

Commissioner Unruh said, "Thank you. That's all I have, Mr. Chair."

Chairman Norton said, "Commissioner Skelton."

Commissioner Skelton said, "I just would add that this is going to be able to better distribute the fire resources in the region. You know, we've discussed this in other venues, and I'm very comfortable and very supportive of this, because I'm, there's no doubt that this will improve the fire service in that area. So thank you, Mr. Chair."

Chairman Norton said, "Okay, we have a motion and a second before us. Madam Clerk, call the vote."

VOTE

<i>Commissioner Unruh</i>	<i>Aye</i>
<i>Commissioner Peterjohn</i>	<i>Aye</i>
<i>Commissioner Ranzau</i>	<i>Aye</i>
<i>Commissioner Skelton</i>	<i>Aye</i>
<i>Chairman Norton</i>	<i>Aye</i>

Chairman Norton said, "Next item."

Mr. Bob Lamkey, Director, Public Safety, greeted the Commissioners and said, "As a matter of history, a couple of you may recall in 2004, we received a fire station relocation and deployment study, and we have not working diligently since then to comply with some modifications to the result of that study. The study showed that the Fire District [No. 1] had been stable for a long period of time but the environment around it had changed and grown. For us to provide the best service within our means to the community, that we needed to move some of our fire station. This real estate transaction is between Triple J, LLC and Sedgwick County Fire District No. 1 to relocate Fire Station 36, which is currently at the corner of 63rd and Rock Road. It is our oldest fire station, it dates back to 1966, and as time has progressed, the City of Derby has grown, and there won't be too many years in which that area will likely be part of the City of Derby.

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commercial opportunity to, an independent process. Triple J had 2.33 acres, a third of a mile south of the intersection of 47th and Oliver that they would make available to us. Their land was valued at \$96,000, it doesn't seem like a trade in that manner except that any of the pieces of property that we are looking at in that area would require water and sewer brought to them. Our architect independently looked at the costs of bringing those services to the site that was offered. It was in excess of \$200,000, and so now we're looking essentially at an equivalent exchange for a location that the Fire District wants to have.

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Chairman Norton said, "Commissioner Skelton."

MOTION

Commissioner Skelton moved to approve the contract and allow the Chairman to sign.

Commissioner Unruh seconded the motion.

Chairman Norton said, "I have a motion and a second. Commissioner Unruh has a comment."

Commissioner Unruh said, "Thank you, Mr. Chairman. Bob, this transaction appears to me financially to be a very almost revenue neutral-type thing, and we're moving two miles north and two miles west..."

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Mr. Lamkey said, "Absolutely."

Commissioner Unruh said, "Thank you. That's all I have, Mr. Chair."

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Chairman Norton said, "Okay, we have a motion and a second before us. Madam Clerk, call the vote."

VOTE

Commissioner Unruh	Aye
Commissioner Peterjohn	Aye
Commissioner Ranzau	Aye
Commissioner Skelton	Aye
Chairman Norton	Aye

Chairman Norton said, "Next item."

D [12-0071](#) RESOLUTION FOR SALE OF PROPERTY AND AUTHORITY TO SIGN DOCUMENTS.

Presented by: Bob Lamkey, Director of Public Safety.

Mr. Lamkey said, "You know, when we made the transaction for the Coliseum it was helpful for the title companies to have a resolution outlining those people who can sign for the county, and so this resolution accomplishes that. It names Mr. Norton as the Chairman, myself, Bob Parnacott, Rob Lawrence and Mike Pepoon. So, one of us is likely to be here to frame these documents in a convenient time. So my recommendation is you adopt the resolution."

Chairman Norton said, "What's the will of the Board?"

MOTION

Commissioner Unruh moved to adopt the resolution.

Commissioner Skelton seconded the motion.

There was no discussion on the motion, the vote was called.

VOTE

<i>Commissioner Unruh</i>	<i>Aye</i>
<i>Commissioner Peterjohn</i>	<i>Aye</i>
<i>Commissioner Ranzau</i>	<i>Aye</i>
<i>Commissioner Skelton</i>	<i>Aye</i>
<i>Chairman Norton</i>	<i>Aye</i>

Chairman Norton said, "Is there anything else to come before us as Fire District No. 1 today? If not, we're adjourned."

Mr. Lamkey said, "Thank you."

ADJOURNMENT

There being no other business to come before the Board, the Meeting was adjourned at 9:50 a.m.

*BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS*

*TIM R. NORTON, Chairman
Second District*

*DAVID M. UNRUH, Commissioner
First District*

*KARL PETERJOHN, Commissioner
Third District*

*RICHARD RANZAU, Commissioner
Fourth District*

*JAMES B. SKELTON, Commissioner
Fifth District*

ATTEST:

Kelly B. Arnold, County Clerk

APPROVED:
