

Sedgwick County

525 North Main Street 3rd Floor
Wichita, KS 67203



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Meeting Minutes

Wednesday, February 18, 2015

9:00 AM

BOCC Meeting Room

Board of Sedgwick County Commissioners

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 Robbie Berry, Sedgwick County Interim ADA Coordinator, 510 N. Main, Suite 306, Wichita, Kansas 67203

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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 at 9:03 a.m. on February 18th , 2015 in the County Commission Meeting Room in the Courthouse in Wichita, Kansas, by Chairman Richard Ranzau, with the following present: Chair Pro Tem Commissioner Karl Peterjohn; Commissioner David M. Unruh; Commissioner Tim R. Norton; Commissioner James M. Howell; Mr. William P. Buchanan, County Manager; Mr. Rich Euson, County Counselor; Mr. David Spears, Director, Bureau of Public Works; Mr. Kelly Arnold, County Clerk; Mr. Robert Parnocott, Assistant County Counselor; Mr. Greg Baker, Division of Human Resources; Mr. Michael Borchard, County Appraiser; Mr. Steve Claasen, Director, Fleet and Parks; Mr. Mark Sroufe, Park Superintendent; Mr. Joe Thomas, Purchasing Director; Ms. Brittany Clampitt, Communications; and Ms. Kim-Anh Do, Deputy County Clerk.

GUESTS

*Mr. Jonathan Holmes, Appointee, Sedgwick County Public Building Commission
Ms. Kathy Sexton, City Manager, Derby
Mr. Dave Crocket, Attorney, Minneha Township
Mr. David Anderson, Mayor, City of Eastborough*

INVOCATION: Moment of Silence.

FLAG SALUTE

ROLL CALL

The clerk report, after calling roll, that all Commissioners were present.

APPOINTMENTS

- A** [15-0108](#) RESOLUTION APPOINTING JONATHAN HOLMES (COMMISSIONER HOWELL'S APPOINTMENT) TO THE SEDGWICK COUNTY PUBLIC BUILDING COMMISSION.
Presented by: Richard Euson, County Counselor.

RECOMMENDED ACTION: Adopt the Resolution.

Mr. Rich Euson, County Counselor, greeted the Commissioners and said, "Good morning. Commissioners, this is Commissioner Howell's appointment to this board. It's a four year appointment and I recommend you adopt the resolution."

MOTION

Commissioner Howell moved to adopt the resolution.

Commissioner Peterjohn seconded the motion.

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

VOTE

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

Chairman Ranzau said, "Is Mr. Holmes here? Very good."

Mr. Kelly Arnold, County Clerk greeted the Commissioners and said, "Good morning. If you would raise your right hand. I do solemnly swear that I will support the Constitution of the United States, the Constitution of the State of Kansas, and faithfully discharge the duties of the office of Sedgwick County Public Building Commission so help me God."

Mr. Jonathan Holmes, Appointee, Public Building Commission, greeted the Commissioners and said, "I do. All right. I appreciate the opportunity. I'm looking forward to getting going with this. It's an honor to be nominated for this, so I appreciate it. Thank you very much."

Chairman Ranzau said, "Thank you very much. Next item, please."

Adopted

PUBLIC HEARING

**B [15-0097](#) POST-ANNEXATION PUBLIC HEARING CITY OF DERBY
ANNEXATION ORD. NO. 2006.**

Presented by: Robert W. Parnacott. Assistant County Counselor.

RECOMMENDED ACTION: Open the public hearing; receive testimony; close the public hearing and make the required statutory finding.

Mr. Robert W. Parnacott, Assistant County Counselor, greeted the Commissioners and said, "Good morning. Let me get a couple maps up on the screen. First, we will, that's the close-up, so let's go to the wide view. This is one of your five-year post annexation hearings where you're required to review whether a city has provided services in accordance with the service plan it prepared for the annexation of an area. We have the City of Derby annexation here. As you can see the general city limits of Derby and the red is the area annexed back in 2010. I will go to the close-up. As you can see it's on the north side of 63rd, or Patriot Avenue.

"This is more after close-up view. It's about 30 tracks ranging from, I think, a little under one acre up to about 20 acres probably. Again, your purpose here is to determine the city has provided services in accordance with the service plan. It's a

public hearing. You sit in a quasi-judicial manner where you're hearing evidence and making a finding or determination. Obviously, we have certain due process requirements. If you've had any ex parte contact with anybody from the area or from the city about this matter, you should disclose those on the record. If you've received information outside of the hearing process that you want to consider as part of your determinations, you want to make sure that information gets disclosed on the record as well.

"Statute requires we hold this hearing five years after the annexation. We have to provide notice to the landowners in the city. That notice has been sent. We also have a separate process where we send out a prehearing questionnaire to all the landowners in the area, asking them if they've received the services. We usually get a few responses back. Out of the 30 letters we sent, we got two responses back, which is a bit low for normally what we would receive. One of them was a statement that they just had not received any additional services after the annexation. The other person had a couple specific complaints, one about the cracked ceiling on one of the streets in his neighborhood, and then about a tree that was leaning and presenting a dangerous situation on the back of his property. The city was apprised of those responses and followed up with their response to the questionnaire to show what services they had provided. All the landowner responses and city responses are in your record, and if you want to include them as part of your hearing consideration, you may make a motion to consider them as part of your hearing record. We have representatives of the city here. I don't know if we have any landowners here to testify. I'll go through the plan requirements real quickly and talk about specifically this service plan and some of the other comments that I could make in this process, and then we can open the public hearing.

"The service plan requirements under the statute require that I provide a sketch showing the area, city limits, land use pattern, streets, water and sewer in the area and the area proposed to be annexed. There has to be a statement of intent to the city of what major municipal services they plan to provide, estimated cost and how they're going to finance those services, a timetable for extension of services that will be provided upon annexation or perhaps later upon petition or request, and then how any existing township or special district services will be provided at a level equal to or better than prior to the annexation. The Derby service plan generally meets all of those requirements, so I don't see any deficiencies there. In particular, the Derby service plan provided they would do street maintenance on interior streets that are public roads. They were going to add new street signage, a stop sign and a no outlet sign, I believe. Other improvements to the streets would be made upon petition for a special benefit district. They would install street lights on request in a majority of the neighborhood, provided water and sewer on petition.

"The area currently being served, was then and is currently being served by rural water district, so they are not on city water. Most of the units have on-site wastewater, although some have transitioned to perhaps city sewer. The city representatives can respond to that if they need to. The service plan also indicated they were to provide stream maintenance, ditch and culvert cleaning, and then typically the general police services, fire services, code enforcement, those kinds of things.

"Derby has a unique situation where they have a city, somewhat unique, city-wide solid waste collections contract. So, residents being annexed are required to enter into that contract. There are exemptions available, but that's another service that Derby offers.

So the city response is basically they had provided the services. They indicated they had done everything they said. They provided comments about how many police calls they'd had to the area, how many fire calls, how many code enforcement and building permit applications. They can also speak to that if you have any questions. So at this point, unless you have any questions for me, I would recommend you open the public hearing. If you have any ex parte contacts, make those disclosures at the beginning of the hearing in case there needs to be response to those contacts, receive any testimony from the city and landowners, close your hearing and make the finding whether or not they have provided those services.

Chairman Ranzau said, "Thank you, Bob. I guess before we open the hearing then, I guess I'll ask Commissioners if they have had any ex parte communications they'd like to disclose at this time. Commissioner Howell."

Commissioner Howell said, "Thank you. I did have a meeting in my office with the city manager, Kathy Sexton, and City Council Member, Chuck Warren. They wanted to bring me some information regarding this upcoming hearing, and so I did receive that in my office, and we did not discuss the details much, but they did present basically information that's already in this packet and asked me if I had any questions, which I didn't have any. That is the only contact I had with the city. I did have a couple of constituents that I'm familiar with that live in the area. I go to church with them, and we did not discuss any details, but I did make them aware that the hearing was going to happen, didn't listen to, I didn't make any comments to them or them back to me, just letting them know the hearing was going to happen, and I don't see them in the audience today. With that, that's all my contact, but I wanted to disclose those items. Thank you."

Chairman Ranzau said, "It doesn't look like anybody else. I personally had no ex parte communications with anybody. So at this time, we'll open up the public hearing to hear Ordinance No. 2006. Do we have anyone in the public who would like to speak on this? Anyone from the city want to speak?"

Ms. Kathy Sexton, City Manager, Derby, greeted the Commissioners and said, "Mr. Chairman, thank you so much. Our city planner, Cody Bird, is here. We just want to thank you for your time this morning, but I don't need to get into any details unless you have questions about anything. We do, as Bob mentioned, feel like we have done everything we said we would do in these five years. We've taken care of the streets, ditches, sewer problems, et cetera. I think most residents are pretty happy being part of the City of Derby now."

Chairman Ranzau said, "Any questions? Thank you. One last time, I want to say, is there anyone from the public who would like to speak on this? Seeing none, I'll close the hearing, and any comments or questions from Commissioners or from Mr. Parnacott? Okay. Do I have a motion?"

Commissioner Howell said, "I may make a couple of comments, if you don't mind, Mr. Chairman."

Chairman Ranzau said, "Go ahead."

Commissioner Howell said, "Again, this is an area in my district. It's literally one minute from my home, and so I'm familiar with the area. I've been through these streets many,

many times talking to the people in that neighborhood and am familiar with the location within the city. It is a nice, quiet neighborhood, and as I've talked to people there, they're pretty happy. So I would just say that one of the letters that we did receive from one of the two mentioned by Mr. Parnacott is a resident right on 63rd Street. That is a four-lane road with street lights. I don't know what the city could do to change those services at that point. He's as far in the city as I think you could get. Anyway, I do believe the city has met their requirements. So I would like to make a motion, if it's okay. Mr. Chairman, I make a motion that we adopt the, what's the right words here? Excuse me. I'm sorry."

Mr. Parnacott said, "Typically, we don't prepare a recommended action. We wait to see what the hearing is. So the motion in this case, if you want to make a finding that they have provided the services, is simply to move we make the finding they have provided services."

Commissioner Howell said, "I make the motion we agree that the city of Derby has done their part on this zoning hearing and they have no problems. I didn't say that very well."

Chairman Ranzau said, "Provided the services?"

Commissioner Howell said, "Yeah, they have provided the services. Thank you."

MOTION

Commissioner Howell moved to make the finding that the City of Derby has provided services.

Commissioner Unruh seconded the motion.

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

VOTE

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

Chairman Ranzau said, "Motion passes five to zero. Next item, please."

NEW BUSINESS

- C** [15-0056](#) PRESENTATION OF CAREER DEVELOPMENT CERTIFICATES.
Presented by: Greg Baker, HR Manager-Training, Division of Human Resources.

RECOMMENDED ACTION: Recognize the Certificate Recipients.

Mr. Greg Baker, Division of Human Resources, greeted the Commissioners and said, "As you can see, we have a rather large group for our first presentation of 2015. My name is Greg Baker and with me is Cheryl Orme from the Division of Human

Resources, and this is our first quarter presentation of our career development certificates for employees who have completed a series of required and elective classes in one of four areas, either a supervisory management development, transitioning to supervisor, professional development or diversity. And I'd really like to congratulate, this is a very special group as many of them this morning are receiving multiple certificates at the same time, several of them receiving as many as three. To earn their certificates, as I said, they've completed required and elective classes live and online, and some of them have taken as many as years to complete this. We'd like to congratulate them for their commitment to continuous improvement in their own personal career development, and we would also like to thank those who have supported them, including their supervisors and managers. We have a total of 14 employees who earn their certificates today. This morning, we have 12 who are able to be with us.

"The first one, Nicole Briggs, completed supervisory management development, congratulations. Trey Davis, supervisory management development. Janessa Dickson, transitioning to supervisor and professional development, congratulations. Beau Gray supervisory management development. Jonathan Halley, transitioning to supervisor, professional development, and diversity. Ryan Kilby, supervisory management development, transitioning to supervisor and professional development. Congratulations. Matthew Kitchen, supervisory management development, professional development and diversity. Good job. Matt Manning, supervisory management development, transitioning to supervisor. Laura Meyers, supervisory management development, transitioning to supervisor, professional development. Congratulations. Pam Utter, transitioning to supervisor, professional development. Congratulations. And Sue Wheatley, professional development. Commissioners, thank you for providing us time to recognize these individuals this morning."

Chairman Ranzau said, "Thank you very much, and thank you to everyone for all your hard work. Congratulations on your achievements, and keep up the good work. Thanks for coming. We'll give a little time here to clear. Madam Clerk, next item, please."

D [15-0098](#)

REQUEST BY MINNEHA TOWNSHIP TO CHANGE ITS BOUNDARIES.
Presented by: Robert W. Parnacott, Assistant County Counselor.

RECOMMENDED ACTION: Consider request.

Mr. Parnacott said, "I'll get you a map up on the screen. This is something that you have the power to do under K.S.A. 19-212 you have, what we would refer to as lawyers, plenary power to change or alter the boundary of any township at any time during any of your open meetings. This is a somewhat unique situation, and I'll go through some of the history here. We're dealing with the city of Eastborough as you can see on the map. There is a portion of Eastborough that is on the west side of Woodlawn. The City of Eastborough is a city of third class. It was incorporated, I understand, back in 1937. The Woodlawn Heights addition is the area that lays west of Woodlawn. It was platted in 1923 and included in part of Eastborough since 1937. The Woodlawn Heights addition was located in the old Wichita Township, which shared a boundary with Minneha Township of Woodlawn. So everything east of Woodlawn would have been Minneha Township and west would have been Wichita Township. Cities of third class are considered part of the township's tax unit boundaries. They don't have to pay a road levy, but they do pay the general mill levy for the township in terms of their budget.

"Wichita Township had largely been annexed by the City of Wichita by the early '60s, so there was very little left, because the township boundary does not include portions

of first or second class cities. At that time, the Board of County Commissioners, under their power, under the township statutes, are disorganized Wichita Township and took some of the remaining parts of Wichita Township and attached them to both Kechi and Minneha Township.

"For some reason, we don't show an official record of the Woodlawn Heights Addition being officially attached to Minneha Township or to any township. However, we do know through doing our research that at least starting in 1963, the Woodlawn Heights Addition was included as part of the Minneha Township boundary for election precinct purposes. Later, in the early 1970s, Minneha Township imposed general levy taxes on the Woodlawn Heights addition, and they continued to pay those taxes just up until last year, I believe. What happened was the clerk was reviewing its tax unit boundaries, as they do an annual certification of those boundaries, and determined there was no basis for including the Woodlawn Heights addition in the Minneha Township unit boundaries, so they corrected they are maps to reflect the official reality rather than what had been shown in practice. Since that was done, we've had a request, both from the City of Eastborough and the Minneha Township to have the Woodlawn Heights edition added back in officially as part of the Minneha Township boundary.

"Again, you have the authority to do this under K.S.A. 19-2127. If you were to do this, approve this request, we would have a resolution prepared, and put on a consent agenda, and then the County Clerk would have to be directed to prepare a plat of the new Township boundaries. They would, going forward, they would certify that now as part of the Minneha Township.

"The election precincts would be restored, I believe. So there's really little extra work to be done. I think this is fairly easily done if you so desire to do it. Minneha Township has been providing street sweeping services four times a year and picking up storm debris removal. They're doing that under an interlocal contract. Those materials are in your record. They also have letter authority for picking up storm debris. We sent a letter out about a month ago to all the residents of Woodlawn Heights addition to let them know the history of this matter, how we got to where we're at and what is being requested by the township and the city. We let them know that this was going to be on the February 18th agenda. This is not a formal public hearing, but you certainly may take comment from the audience if anybody would like to speak. I believe we have representatives of the township here and perhaps also the city, in case you have any questions. If you have any questions for me, I'd be more than happy to answer them. Otherwise, I would ask that you proceed as you see fit."

Chairman Ranzau said, "Thank you, Bob. Do we have anyone from the public who would like to speak on this item? It doesn't look like it. Do we have any questions or comments from Commissioners? Commissioner Unruh."

Commissioner Unruh said, "Thank you, Mr. Chairman. I know that representatives from both the township and the City of Eastborough are here and they would be happy to speak if we have specific questions. I think that they're considering this a fairly routine matter. It's agreed upon by the township leadership, trustee Don Gregg has been in contact with me and the City of Eastborough, I think Mayor Dave Anderson is here right now, their counsel and their leadership of Eastborough is in favor of this. I think this is the only city of a third class, or a portion of a city of a third class, that is not

attached to a township. And the statute calls for all cities of the third class to be attached to a township. So this is kind of cleaning up an oversight from 30 years ago, and the parties involved are in agreement, so I think it's something that we should proceed with and approve the change in the boundaries. But I'll make a motion at a later date, Mr. Chairman."

Chairman Ranzau said, "Commissioner Peterjohn."

Commissioner Peterjohn said, "Thank you, Mr. Chairman. Bob, just a quick question. Do we have any other, are we confident now that we don't have any other circumstances like this in any other parts of the county going forward where we've got a left-over, or an area that has been overlooked like this one apparently was."

Mr. Parnacott said, "Pretty high confidence in a statement that no part of a third class city is not included as part of a township. We have some unusual situations in the old Delano Township, which also has been disorganized, I understand. There are parts of that that are not part of any township, but those are, like, the Sedgwick County Park and the zoo, so those are larger areas that you own, and so we didn't attach those to any township. And those don't have residents, voters, that kind of thing. Generally, yes, I think this would be, this would be a very odd exception if you were to leave this outside of any township boundary."

Commissioner Peterjohn said, "Okay. Well, I wasn't so much concerned about the direct fact in front of us as well as if we had anything else that might be similar or comparable in some other part of the county. So appreciate that clarification for the record. Thank you."

Chairman Ranzau said, "Any other comments by Commissioners?"

MOTION

Commissioner Unruh moved approve the request by Minneha Township to change its boundaries.

Commissioner Norton seconded the motion.

Chairman Ranzau said, "Do we have any comments?"

Commissioner Howell said, "Mr. Chairman, I do have a couple questions. Is the township trustee here? I'd like to ask a couple quick questions, if you don't mind."

Mr. Dave Crockett, Attorney, Minneha Township, greeted the Commissioners and said, "My name is Dave Crockett. I'm an attorney here in Wichita and represent Minneha Township."

Commissioner Howell said, "Well, thank you for coming up. The question is, what is your , can you please explain your thoughts as to why you would support the idea of leaving the boundaries as is drawn on this map here today?"

Mr. Crockett said, "I can actually address that from two separate perspectives, one, as counsel for Minneha Township, and the second as a resident of Woodlawn Heights for more than 30 years. The subject area, ever since we moved in 30 years and some ago, we considered ourselves a part of Minneha, and we would vote for Minneha

officers, just as we did last fall. We pay a very modest tax. Minneha furnishes, as Mr. Parnacott pointed out, services. We've been very satisfied to be a part of Eastborough as well as a part of Minneha Township. From Minneha Township's point of view, they've always thought that this was included as a part of Minneha Township. They've rendered services to my neighborhood, and there is a tax base issue, but it's very minimal, because the taxes that we pay to the township are negligible."

Commissioner Howell said, "So the services that are being provided from the township to this neighborhood, that would continue regardless of this vote today, is that true?"

Mr. Crocket said, "No, not necessarily. They've been furnished because we were a part of the township. I suppose that some other arrangement could be made."

Commissioner Howell said, "I was under the impression that the City of Eastborough was paying for the services by the township, so the township was just a contractor, if you will."

Mr. Crocket said, "I would have to differ that to the Mayor of Eastborough. He's here, Dave Anderson. I do not know that personally."

Commissioner Howell said, "If we did change the boundary today, would that change your ability to be a trustee in your current position elected in the township there?"

Mr. Crocket said, "I'm actually not elected. I'm appointed by the trustee, and no, it wouldn't change my position."

Commissioner Howell said, "It would change your position?"

Mr. Crocket said, "It would not."

Commissioner Howell said, "It would not. Okay. I guess I'd like to talk to the Mayor of Eastborough for just a moment then. Thank you, sir."

Mr. David Anderson, Mayor, City of Eastborough, greeted the Commissioners and said, "I'm David Anderson. I'm the Mayor of Eastborough."

Commissioner Howell said, "Mayor Anderson, thank you for being here. Could you answer the question? Would the services from the township continue to the entire City of Eastborough, regardless of this vote today?"

Mr. Anderson said, "I'd have to defer to Don Gregg. It's the Township of Minneha that would have to determine if they would continue to provide the services if you elected not to include west Eastborough back into the township, but they, we all assumed that west Eastborough had been part of the township from the very beginning. It came as a big surprise to all of us that it had been, through I think a clerical error, overlooked at some point in time."

Commissioner Howell said, "My thought is since this is actually inside the City of Eastborough, then Eastborough is also levying a tax for city services, which would include things we're talking about today. I'm just curious does Eastborough..."

Mr. Anderson said, "We do not fund the activities that were discussed, the street cleanup and the street sweeping, the debris cleanup. The City of Eastborough doesn't

directly pay for that. It is part of the service provided by the township, and we all pay taxes into the township."

Commissioner Howell said, "Okay. So the township mill levy tax funds those services?"

Mr. Anderson said, "Correct."

Commissioner Howell said, "All right. That helps me a lot, thank you very much."

Chairman Ranzau said, "Do we have any other comments or questions?"

Mr. Parnacott said, "You do have a copy of the interlocal agreement that is between Minneha Township and the City of Eastborough. That's in the record, and I would confirm that the City of Eastborough is not paying Minneha Township directly for those services. So Minneha Township expenses are being met, it sounds like, by the tax levy it imposes on the residents."

Chairman Ranzau said, "Did you receive any comments back from the citizens?"

Mr. Parnacott said, "I did not. And I don't remember now the exact number of residents, but it was a significant number, and we did not receive a single phone call or letter, and I gave them my direct contact information."

Chairman Ranzau said, "Any other questions? Comments? Motion?"

Commissioner Unruh said, "Motion is made."

Chairman Ranzau said, "It's been motioned and seconded?"

Ms. Kim-Anh Do, Deputy Clerk, greeted the Commissioners and said, "Yes, it has."

Chairman Ranzau said, "Okay. Call the vote."

VOTE

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

Chairman Ranzau said, "Thank you. Next item, please."

Approved

E 15-0012

PRESENTATION OF THE APPRAISER'S ANNUAL REPORT OF REAL PROPERTY VALUE TRENDS IN SEDGWICK COUNTY.

Presented by: Michael S. Borchard, CAE, RMA, County Appraiser.

RECOMMENDED ACTION: Receive and file.

Mr. Michael S. Borchard, County Appraiser, greeted the Commissioners and said, "Each year prior to the mailing of 2015 value notices, we like to give a report on current market trends and activity. As far as real estate goes, there are three primary duties for the Sedgwick County Appraiser's office. One is to physically inspect each property

within the county once every six years. This year, our office inspected over 35,000 properties. We also discover, list, and value all property that had significant changes. That's changes that we identified through the inspection process or through the building permit process. And we're required to update our appraisals each year to show that all properties are valued at fair market value, and January 1st is the appraisal date. The constitution lays out the classifications for different property types in the state and different assessment rates. The approaches to value are all market value except for Ag land. The classification for residential property is 11.5 percent, for commercial industrial properties, 25 percent, vacant lots and not for profit are 12 percent, Agricultural property is 30 percent of use value. Ag improvements are 25 percent of market value, and state assessed property is at market value and 33 percent assessment rate. This chart shows the percent of total county assessed value for each of those property types. You can see that real estate bears the brunt of the burden there in residential at 56 percent and commercial real estate at roughly 32 percent Machinery and equipment and public utilities make up about 98 percent of the total assessed value.

"So you can see there's about 2 percent added from those other property types. Parcel growth in Sedgwick County. In 2015, we had a concerted effort to clean up a lot of inactive records. We worked closely with the clerk's office. These were properties that were mainly in right-of-way areas that still had active tax records. We worked closely with them and were able to reduce the number of total parcels. There was still some subdivision and new platting. I think roughly there was an additional 500 parcels added. I send the Commissioners a report each month of the sales activity in the county, and see the total for 2014 was right at 11,300. It is three consecutive years of increase in sales activity. It's about 2 percent higher than it was in 2013. As mentioned, residential property makes up about 56 percent of the total assessed value in the county. In 2014, there were just over 1,000 new dwellings constructed, a little bit down from 2013, but very similar. The median sale price for residential property rose to \$141,900. This chart tries to demonstrate the residential housing history in Sedgwick County. Along the x axis is the year built. The y axis indicates appraised value. Each of those blue bars is a box plot. There is a black dot in the middle, or in that blue area that is the median for that year built. The blue area indicates the interquartile range, and the stems indicate 95 percent of the property. The horizontal red line is the median appraised value for 2015. It's \$106,100. You can see from that that sometimes medians don't really represent the population. In this case, most of the properties are either below or above that median appraised value. The vertical lines indicate there are 10 vertical lines that indicate 10 percent of development. So 10 percent of the housing was developed prior to 1930, and the next 10 percent, you can see the very short gaps there that significant development occurred. Part of the point of showing this slide is there really is currently two markets going on. The activity in the market post 1967 properties is behaving differently than properties that were developed before that. We compared our 2014 appraised values to the sales occurred over the year. The median appraised value was 93 percent of sales price. So after we recalibrated our models, tested our current appraised values, the results were this, that 56 percent of the properties in Sedgwick County will not change in value, 15 percent will see an increase in value, and 29 percent will see a decrease in value. The increases and decreases generally are 3 to 5 percent. Commercial property represents about 32 percent of the

total assessed value in the county. The volume of commercial property sales continues to increase. In 2014, there were 585. There was a significant increase in building permit activity in 2014 for commercial properties, 1,227.

"This is a summary of square feet added by year of the major property types for commercial retail, industrial and office. Industrial square footage added will be on the right. The office will be in the center bar, and retail square foot added will be on the left bar. In addition, there were 345 apartment units added in 2014. And the 2014 preliminary ratio study for commercial properties, which compared 2014 appraised value to sales that occurred during the year indicated a median ratio of 93 percent. So after the final review of those values, 57 percent of the properties will receive no change in value, 26 percent will receive an increase in value, and 17 percent will see a decrease in value. 67 percent of the land in Sedgwick County is devoted to Ag use. Agricultural property represents less than 1 percent of the total assessed value in the county.

"Again, this is a use value formula derived by the State of Kansas and property valuation division provides those values to the counties each year. The results of the application of those values, 62 percent will see an increase in value, 36 percent no change in value, and 2 percent will see a decrease in value. This is just a summary of those pie charts we went through by residential, commercial and agricultural properties. This chart shows the history of new construction and revaluation results. These numbers were derived at the time of noticing. So in 2015, we saw an increase in the evaluation amount and the new construction amount compared to prior year. That does indicate two continuous years of growth in existing property value following five years of decline in existing property value.

"Key dates for our office that remain, these value notices will be mailed March 1st. January 1st was our appraisal date. On March 15th, personal property renditions are due back to the office. March 23rd, we'll begin informal hearings on these new values. May 1st, the personal property values will be mailed. May 15th, hearings for those values begin. By June 15th, we have to have the results of those hearings in the system and we'll certify those values to the County Clerk.

Key dates after that are that July 15th the County Clerk certifies the abstract to PVD (Property Valuation Division). On August 25th all the governing bodies are to certify the budgets to the County Clerk, and November 1st, the County Clerk certifies the tax rolls to the County Treasurer. PVD provides for upon request an alternative form of value notification. We use this method last year, and it's our intent to use it again this year. Instead of mailing notices to property owners whose value did not change, we'll make them available upon request, have them post it on the website and they can retrieve them at their convenience. So this year, we're going to mail value notice to about 45 percent of all the properties in Sedgwick County. This alternative method resulted in an estimated savings of around \$68,800.

"As I mentioned, property owners can get their value notice online if they do not receive

it through the mail. They will be available March 1st. This alternative method of notification in no way changes a property owner's right to appeal their value. If the property owners do not think their values reflect fair market value, they can print out the back of the value notice and return it to our office within 30 days of the date indicated on the front of the notice, and those hearings will begin March 23rd. We have lots of information available at our website. Our office location is 4035 East Harry, and we're happy to provide any information assistance upon request."

Chairman Ranzau said, "Thank you, Mike. I think we have some questions from Commissioners. Commissioner Peterjohn."

Commissioner Peterjohn said, "Well, thank you for the presentation. Let me jump back towards the beginning of your presentation. Near the beginning, you had one classification of state assessed property. Would you kind of go in for the record and explain what type of property is state assessed and how this fits in with the numbers and how significant they are?"

Mr. Borchard said, "Those are generally your public utility properties and railroad properties. They're valued generally using the income approach and market value. It's a little bit different than real estate in that it is allowed to include intangible value, and its assessment rate is 33 percent. The state provides those assessed values to the court just prior to certification."

Commissioner Peterjohn said, "So we won't get that information until?"

Mr. Borchard said, "First part of June."

Commissioner Peterjohn said, "What percentage would you estimate would be as a percentage of taxable assessed value here in Sedgwick County, how significant of percentages is that?"

Mr. Borchard said, "If you look at the next slide, it shows the public utility. That's the state assessed property, represents about 4.34 percent of the assessed value."

Commissioner Peterjohn said, "So that's the assessed value, not the appraised value."

Mr. Borchard said, "Correct."

Commissioner Peterjohn said, "I think that's significant especially in light of being assessed at 33 rather than, it's a higher percentage than other properties. Let me ask, since you've got this chart up and it's handy. Could you tell us a minute about the machinery and equipment portion and how that's changing in light of, as my understanding, as new property comes on that's exempt, that percentage is declining, and I was curious how this is compared to past years."

Mr. Borchard said, "The legislature exempted any new purchased machinery and equipment that occurred after 2006. So generally, we'd have new purchases come on the tax role. Since that point, we haven't had any come on the tax role, and obviously if something that was on the tax roll is sold, it's going to be exempt as well. That number continues to decline and shifts the burden to the other property types."

Commissioner Peterjohn said, "Let me ask, you've got information on , you talked about how Ag property is handled by the state. But are the Ag improvements handled

by your office or by the state? Is that part of the agriculture evaluation process?"

Mr. Borchard said, "No. The Ag use is strictly for Ag land. The improvements are valued base based on the contributory value in the market and assessed at 25 percent."

Commissioner Peterjohn said, "But that's done by your office or by the state?"

Mr. Borchard said, "Yes, that's done by our office."

Commissioner Peterjohn said, "You mentioned, and I'm going to jump, I think, to page 19 in your presentation, you commented that the average increase or decrease on residential property was running about 3 to 5 percent. On the commercial property, if you get an increase or decrease, is that also running about 3 percent to 5 percent?"

Mr. Borchard said, "That's going to be similar. The typical change is going to be 3 percent to 5 percent above increase or 3 percent to 5 percent decrease."

Commissioner Peterjohn said, "Can you give us kind of an overall? And I know with the utility portion being left out, it's going to be kind of rough. Looking at the county as a whole for all classes of property, have we seen, you showed a pie chart near the end that showed an increase, right there, yeah. You showed an increase in terms of assessed value and looking at by my estimate just a shade under \$100 million. My recollection is total valuation with taxable property in this county somewhere in the neighborhood I think around, would three billion be a safe number, Mr. Appraiser?"

Mr. Borchard said, "Three and a half billion."

Commissioner Peterjohn said, "So this is an increase, but a very small percentage?"

Mr. Borchard said, "That's correct."

Commissioner Peterjohn said, "Do you have a ballpark number?"

Mr. Borchard said, "These are just real estate numbers here. These don't include any of the personal property or public utility. Prior to any hearing or anything or certifications, it's going to be probably around just less than 2.5 percent."

Commissioner Peterjohn said, "You went into some detail in terms of, if people feel like their valuation was improper or incorrect in some way that they could appeal it. Where are those appeals held, and is there any cost to the property owner for conducting an appeal?"

Mr. Borchard said, "There is no cost at this level. The hearings are generally held either over the phone or at our office at 4035 East Harry. Once we receive those value notices back, we have a process where we contact the property owner, schedule an appointment and then the property owner can meet with the representative from our office to, we'll show them how we arrived at their value, and they can provide us any information that they wish to at that time."

Commissioner Peterjohn said, "And if they're still unhappy after that first level of appeal, homeowners can appeal that beyond that point, too, can't they?"

Mr. Borchard said, "That's correct. If they're not satisfied with the results from that hearing, the State Board of Tax Appeals Small Claims Division will receive their result and schedule a hearing for the property owner with them."

Chairman Ranzau said, "Thank you, Mike. I have no other comments from Commissioners, I appreciate you coming by."

Mr. Borchard said, "Thank you."

MOTION

Commissioner Peterjohn moved to receive and file.

Commissioner Norton seconded the motion.

Chairman Ranzau said, "Commissioner Norton, did you have something"

Commissioner Norton said, "I will go ahead and second the receive and file and then I do have something."

Chairman Ranzau said, "Go ahead."

Commissioner Norton said, "Mike, go back on the Ag increases. 67 percent of the county is in Ag valuation. The state takes care of that. Most of our residential and commercial we've assessed as decreasing or flat, yet they increased 62 percent. Do you have a thought of why Ag values, that many of them are going up when everything else is staying flat or going down?"

Mr. Borchard said, "It's a complicated formula. It's based on an 8-year average, and a new year is added on, old year falls off, the old year obviously worse year than the new year. That's what created the increase in value."

Commissioner Norton said, "So it's used in dollars produced by Ag land that stays on or drops off; is that correct?"

Mr. Borchard said, "Correct."

Commissioner Norton said, "That's all I have, Mr. Chair."

Chairman Ranzau said, "Madam Clerk, call the vote."

VOTE

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

Chairman Ranzau said, "Madam Clerk, next item please"

Received and Filed

- F [15-0073](#) A RESOLUTION AMENDING CHAPTER 20, ARTICLE IV OF THE SEDGWICK COUNTY CODE RELATING TO RULES AND REGULATIONS FOR THE USE OF SEDGWICK COUNTY PARKS, LAKES AND RECREATIONAL FACILITIES AND THE ENFORCEMENT THEREOF.

Presented by: Steve Claassen, Director, Facilities, Fleet and Parks.

RECOMMENDED ACTION: Approve the Resolution.

Mr. Steve Claassen, Director, Fleet and Parks, greeted the Commissioners and said, "Morning, Commissioners. I'm here requesting your approval of recommended changes to Chapter 20 of the Sedgwick County Code related to park rules, regulations and fees that my staff and I have been working on and do recommend. I'd like to make sure you understand that we have had the County Counselor involved in this process from the beginning, specifically want to thank Karen Powell who has worked very closely with us on this. I think we've got the right language, and she's done a great job of professional oversight for us. It's been a long time since Chapter 20 had been significantly reviewed or amended. We believe it's been about 10 years since any changes of any significance have been made. Broadly speaking, there are five categories of changes within this code. First of all, the definitions, there are several definitions that are changing, inflatable structures, amusement rights, firearms, trailers, kayaks, vessels, weapons, all these words that need updating in the definition so that we have a better understanding, and we make clear how the rules and regulations of the park will be enforced.

"Secondly, changes in the language to make our code compliant with state law concerning possession of firearms are taking place in this. Consistent with state law, it will no longer be a violation of our code to possess a firearm in the park. I do want to make clear that it remains a violation to discharge a firearm within the park unless it's for purposes of self-protection, and it also violation to possess or discharge other equipment that we've identified, such as bb guns, pellet guns and archery equipment. We feel the use of those things will be a safety problem in the parks. The third category of change, I'm going to call cleanup items to our code, most are very minor. One I'll mention is the current code makes reference to park property that no longer is park property. It also does not include northeast Sedgwick County Park. So we want to get that cleaned up.

"Fourth category, I just call it other rule changes. There are several. This is not an exhaustive list, but I think it does hit the significant ones. We do need to make a change to the Sedgwick County Park rules that acknowledge that although the park closes at 10:00, the bike path that runs through that park is open 24/7, and no one is going to be cited for a violation if they're walking or passing through the closed park as long as they're on the bike path. Then we need to prohibit the feeding of wildlife in our

parks to only in designated locations. We've had a real problem, and it's a growing problem with excessive waterfowl populations at those parks that are completely diluting the vegetation from the shores. And we are having bad erosion occurring and real damage to our water features occurring. We think by establishing designated places that are going to be away from the water will help us give us an opportunity to revegetate some of those banks and protect that. So we're not prohibiting feeding of wildlife, but just be in areas that we're going to designate.

"And we want to add a prohibition. We've had some issues at some of the walks and runs where people want to mark our asphalt pavement and bike paths for where the event starts and stops. We are saying no permanent markings of those. If you want to use chalk or so forth, that's fine, but we need to get a rule in there saying nothing permanent. Then we want to put in a rule that requires people installing amusement rides and inflatables to contact our park superintendent before they start driving stakes in the ground. We've had issues with utility line problems and our underground irrigation systems. So we just want to coordinate that and get a rule in there to that effect. We want to prohibit the burning of certain materials, such as coated electric wire, pallets, treated lumber are examples, making it a violation to do that. That's just a safety thing. And we want to add a rule prohibiting the improper use of the dump station at Lake Afton. Currently people have used to as a place to wash their vehicles. If we can't cite a statute saying it's prohibited, it's difficult to enforce that. They have also, we've had situations where they're dumping stuff that is not the intended sewage material to go into the lagoons there, so we want a prohibition for that.

"Lastly, the category is relating to fees and deposits that we're recommending for change. The intent is that the fees would be and remain consistent with market rates in and around this vicinity, and as well as contribute to the cost of operations for the park and to continue the high quality park facility operations that we have there. So I'm going to go through, this is not going to be an exhaustive list of the changes, but I think it does fairly represent what the changes are going to be. Both permits go up between a \$1 and \$2, depending on the size and horsepower of the boat. Camping permit fees go up \$1. Electrical hookups go up \$1 per day. The day fee at Lake Afton for each vehicle goes up \$2 per day. Then we wanted to establish a new fee of \$5 for the use of the dump station out there at Lake Afton, kind of relates to what I just mentioned, people improperly using that dump station. People that have camping permits don't have to pay this fee. If you have a camping permit, you're welcome to use the dump station. We're finding people in the vicinity who aren't using our facilities coming out and dumping their contents of their sewage stuff in our dump station, and so we're going to permit them to do that as long as they pay our \$5 fee for that. The cost for renting our shelters would also go up under this proposal.

"There is a wide variety of shelters available for rent ranging from unenclosed group

shelter facilities to large modern air conditioned facilities with kitchens, large bathrooms, sometimes fireplaces. These facilities, especially the larger air conditioned facilities are in very high demand, generally reserved months in advance so that the weekends are almost always completely booked. Each facility is priced differently depending on the size and features. We did not recommend a change for reserving the relatively small open-sided shelters. They remain at \$25 per day. The medium size shelter reservations go from \$40 to \$50. Sunflower Shelter is kind of representative of some of the larger shelters. It has all the modern conveniences, air conditioning, kitchen, it's one of the bigger shelters, fireplace. Its rate goes from \$150 to \$175 per day. And I was made aware this morning of a news report talking about the rate change for Plumb Shelter. Plumb Shelter is a facility torn down years ago, destroyed by termites. So there has been no Plumb Shelter. Ten years ago, it was basically a shed that we rented for \$75, had no air conditioning, a smaller facility, no kitchen. But we liked the name, so we have a new Plumb Shelter that we're in the process of opening up. It will open in about 60 days. It will be by far the nicest facility we have. It's larger, full kitchen, big bathrooms, fireplace. It's got a miranda that goes all around the exterior of it. It's going to be a very highly sought after facility. People are already making inquiries. The rate for it will be \$250 per day, and we think it will book up very quickly.

"I then want to talk about large event fees that will change under this code. We've had a single \$250 special event fee that does not really seem appropriate, especially for the growing number of big volume high revenue type events that are taking place at the park. Those events, because of their size, nearly overrun the park or take up large portions of the park and stress its resources. So we are recommending changes that would, for events that don't exceed 1,000, we wouldn't change the rate at all. It would remain \$250. For those events that go up to 3,000 people, the rate would go to \$500, and for those events that go to 5,000 people, the rate would go to \$750. If the group is a 501c3 nonprofit, the fees are much less very dependent on what their specific needs are. So I've gone over and hit the high points, I think is the way to say this. It's a 30-page document, and there's edits, as I think you've seen, all through the document. You've been briefed on these personally. We do ask for your approval for this recommendation. I want to acknowledge Mark Sroufe is in the room, Park Superintendent. He and his staff did most of the work and research on this. Between he and myself, maybe we can answer any questions that you may have on this."

Chairman Ranzau said, "Commissioner Peterjohn."

Commissioner Peterjohn said, "Thank you. I want to get a few more details, because I know Canadian geese have been a problem in a variety of locations. Is there anything that prevents, under the current rules or under these proposed revised rules, that would prevent folks from feeding Canadian geese, because they are a problem. They're a threat to aircraft, and we undergo efforts to try to keep them out of the, particularly out of the grounds closest to any of the airports. So I would like to try and get a clearer understanding of how these current and proposed rules would address that particular part of the waterfowl problem."

Mr. Claassen said, "Well, currently, there are no restrictions for feeding the wildlife there at all. It happens a lot. There's not too many times you can't go to Sedgwick County Park without seeing someone with a couple of loaves of bread. They bring loaves, the food is out there, and so the animals are falling. They're doing it right at the shores of the water. And we're hoping that a reasonable strategy to try to

improve that situation is to move those locations where we're still going to allow people to feed the birds. It seems to be a very, something a lot of people enjoy and is highly sought after. We'll get a lot of pushback even on this. We think if we moved those away from the water that we have a chance of improving our situation with regard to the erosion."

Commissioner Peterjohn said, "I'm concerned, obviously. You mentioned erosion. That's a factor. But other animals will enjoy if people are enjoying food out, I don't particularly, whether it's opossums, skunks or a variety of animals that I consider liabilities, not assets. Anything that's left out there, if the Canadian geese miss them, they could get picked up elsewhere. I would have a concern about that, particularly Sedgwick County Park, because we're really not that far off the flight path for a number of the aircraft going into Mid-Continent. And there are smaller airports north of Sedgwick County Park too, up near Valley Center. That's a concern. That would be a discussion to go on. Let me ask, you mentioned vehicle fees. I know there are some large volume events that sometimes the schools hold. I attended one event that a number of schools were involved in at Lake Afton, and I don't believe there was any sort of a vehicle fee charged at that time. Would these proposed rules change that?"

Mr. Mark Sroufe, Sedgwick County Park Superintendent, greeted the Commissioners and said, "For any event or people that rent the shelter, the vehicle fee does not apply, so they would be exempt from that."

Commissioner Peterjohn said, "Well, for instance, let me be specific. I know some of the schools use Lake Afton for a cross-country meet in the fall. Last year, I'm not aware of any vehicle fee that was charged for people driving in there. Would this change?"

Mr. Sroufe said, "No."

Commissioner Peterjohn said, "So when you talk about the large numbers that would be tied to a rental of a shelter?"

Mr. Sroufe said, "Anybody that attends, if you rent a shelter, anybody that attends your party or your event would not be charged a vehicle fee."

Commissioner Peterjohn said, "For instance, I though the Sheriff holds the Law Camp out there. Would anything change under this for them?"

Mr. Sroufe said, "No, sir."

Commissioner Peterjohn said, "Thank you."

Chairman Ranzau said, "Any other questions from Commissioners? Commissioner Peterjohn."

Commissioner Peterjohn said, "Thank you. Let me just throw out for the record that I have had some folks ask about being able to ride or walk along the bike paths in and around Sedgwick County Park. I was curious from the superintendent's perspective, if this had been a significant issue or a problem, any concerns in terms of people trying to transit because they can obviously walk around pretty much most of the perimeter of the park as it is right now, and it's like any other city sidewalk. Even though it is

technically, most of that area is actually in unincorporated Sedgwick County, although there are small portions I believe the city is annexed near 13th and Ridge."

Mr. Sroufe said, "This is not a new problem. There are people in that park almost 24/7 almost all the time. Regardless of weather conditions, they're in there walking. This will just allow them to be legally in the park. It won't be violating any of the rules."

Commissioner Peterjohn said, "Well, I, particularly for folks who are around the perimeter, that was one of the concerns I had. Thank you, Mr. Chairman."

Chairman Ranzau said, "Commissioner Howell."

Commissioner Howell said, "Thank you, Mr. Chairman. I'm looking at page 25, and there is a Class H violation for possession of a weapon. A weapon is defined as a bb gun, anything that has a projectile I'll, but not including a firearm, is that right?"

Mr. Sroufe said, "That is right."

Commissioner Howell said, "What is a Class H violation or Class G? I see Class G and H violations throughout. What are those exactly?"

Mr. Sroufe said, "It is not in this document. I looked at them but I will have to get back to you on what those specific violations are."

Commissioner Howell said, "Is there anything else in this document that makes a violation of a possession of something that's illegally, anybody is allowed to own one of these, it's not illegal to own one. But possession is now a violation of this with some type of action. Is there anything else in this document that is punitive for simply having possession of something, a legal product?"

Mr. Sroufe said, "I'm thinking of other things that are illegal to possess that are not in this code. I can't think of anything else that's in this code that is illegal to possess."

Commissioner Howell said, "I guess I have a concern about a violation, All be it is maybe not a very significant one, but violations of possession of something that is a legal product. That concerns me a little bit. I do appreciate the change in the policy with respect to the state's change of firearms laws. That's, I think, a smart move. This seems like a leftover. I understand people might have it and be attempted to do something bad, but in reality, I'd like to make the action punitive but not the possession of the item. So I have a concern about that one thing there. I also have a question about the total fees. It looks like, I don't have a calculator with me here, but it looks like it's about 25 percent fee increase overall, from about 185410 to about 46991 increase in fees projected, is that correct?"

Mr. Sroufe said, "Yes".

Commissioner Howell said, "Does the park generally create revenue, does it pay for itself or is it subsidized by taxpayers generally?"

Mr. Sroufe said, "I was asking myself that question and trying to compare. You found the number, the \$185,000, of revenue that we projected in that document that I sent

your way. Just the operational cost of all the parks is about \$888,000. So really it's just a small portion of the cost of operations does the revenue contribute to the operations of the park. The rest of it is general fund."

Commissioner Howell said, "Okay. So again, so this park generally is subsidized by the taxpayers then, and so this is a step of, I always call it, personal responsibility. People paying for the things they use type of thing. No other questions, thank you."

Chairman Ranzau said, "Steve, one thing it does is open up the Northeast Park. Is that right?"

Mr. Claassen said, "Well, actually the action to open up Northeast Sedgwick County Park has been approved already. This just acknowledges that in the document and allows us to impose the same rules or impose rules on Northeast Sedgwick County Park, and without any changes to this, we would have no way of enforcing rules."

Chairman Ranzau said, "Are we allowing people there now?"

Mr. Claassen said, "No. We really haven't had much problem with it. We're still trying to get the native grasses established. We have a contractor. We're obligated under the terms of the agreement that we talked about recently to note what the perimeter of the park is. We're going to put a little two-strand barbed wire fence around it so it's clear what the boundaries are. Our commitment is to have it available for the park, for the public to use in the spring. And I think we're going to make that"

Chairman Ranzau said, "Well, I have some concerns about that, which we've talked about. I think we need to reevaluate some of that. But that will be reflected in my vote today. Thank you. Any other questions other comments?"

MOTION

Commissioner Unruh moved to approve the resolution.

Commissioner Peterjohn seconded the motion.

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

VOTE

<i>Commissioner Unruh</i>	<i>Aye</i>
<i>Commissioner Norton</i>	<i>Aye</i>
<i>Commissioner Howell</i>	<i>No</i>
<i>Commissioner Peterjohn</i>	<i>Aye</i>
<i>Chairman Ranzau</i>	<i>No</i>

Chairman Ranzau said, "Motion passes three to two. Madam Clerk, next item, please."
Approved

G [15-0119](#)

REPORT OF THE BOARD OF BIDS AND CONTRACTS' REGULAR
MEETING ON FEBRUARY 12, 2015.
Presented by: Joe Thomas, Director, Purchasing Department.

RECOMMENDED ACTION: Approve the recommendations of the Board of Bids and Contracts.

Mr. Joe Thomas, Director, Purchasing Department, greeted the Commissioners and said, "Good morning, Mr. Chairman and Commissioners. The meeting of the board of bids and contracts of February 12th results in four items that we're presenting to you this morning for approval. Item 1.

1. *Street improvements for Maple Street between 119th and 167th streets west for public works.*

FUNDING: R333 MAPLE: 167th to 199th

"This recommendation is to accept the low bid from Cornejo and Sons LLC if in the amount of \$2,533,543.96.

2. *The Panasonic Toughbooks for Emergency Medical Services.*

FUNDING: EMS EQUIP RESERVE

"The recommendation is to accept the overall low bid from Turn-Key Mobile Incorporated for an initial purchase in the amount of \$114,254 and to establish contract pricing for one year with two one-year options to renew.

3. *IBM (International Business Machines Corporation) file net maintenance and support for the 18th Judicial District Court.*

FUNDING: COURT TRUSTEE IV-D

"This recommendation is to accept the quote from International Business Machines Corporation in the amount of \$66,998.

4. *Medical bill review services for Risk Management.*

FUNDING: RISK MANAGEMENT

"This recommendation is to accept the quote from CorVel Healthcare Corporation and establish contract pricing listed above from March 1ST, 2015 through January 31ST, 2016 and with four 1-year options to renew.

"I'll be happy to answer any questions that you have. And I recommend approval of the four items."

Chairman Ranzau said, "Commissioner Peterjohn."

Commissioner Peterjohn said, "Thank you, Mr. Chairman. Let me begin with a clarification on item number one, if Mr. Spears needs to jump in here. The information I've got says Maple between 119th and 167th Street West, but above that on the very top line, it says Maple between 167th to 199th Street. My recollection is 119th street on Maple, Maple is in the City of Wichita from 119th Street to roughly about somewhere between 151st to 167th. Are we talking about 167th to 199th Street on this? I'll throw it out to either Mr. Thomas or Mr. Spears."

Mr. David Spears, Director, Public Works, greeted the Commissioners and said, "Excuse me. I'd have to check those city limits, but I know our project does begin there just, you know, we put in a signal at 167th and Maple so it will pick up right just

to the west of 167th and go west."

Commissioner Peterjohn said, "To 199th? It's not going to go to 119th?"

Mr. Spears said, "No. 199th."

Commissioner Peterjohn said, "199th. Okay."

Mr. Thomas said, "We'll make the change."

Commissioner Peterjohn said, "Because the information is conflicting. We've got both listed here, and I wanted to get that corrected. So this is just west of 167th to 199th."

Mr. Thomas said, "We'll make the corrections, thank you."

Commissioner Peterjohn said, "That's all the questions I have, Mr. Chairman."

Chairman Ranzau said, "Any other questions?"

MOTION

Commissioner Unruh moved to approve the recommendations of the Boards of Bids and Contracts.

Commissioner Peterjohn seconded the motion.

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

VOTE

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

Mr. Thomas said, "Thank you, Commissioners."

Chairman Ranzau said, "Next item."

Approved

CONSENT

Approved on the Consent Agenda

- | | | |
|----------|--------------------------------|---|
| H | <u>15-0091</u> | Agreement between Sedgwick County and the Kansas Department of Transportation for Sedgwick County Bridge Replacement Project on 103rd St. South between 295th and 311th Streets West. CIP# B-487. District 3. |
| I | <u>15-0111</u> | Appointment of Jennifer Magana as Acting County Counselor, effective March 24, 2015. |

- J [15-0112](#) Appointment of Ron Holt as Acting County Manager, effective June 13, 2015.
- K [15-0109](#) Waiver of policy to hire an IT Architect above pay range minimum and offer vacation leave and sick leave above the new hire policy.
- L [15-0120](#) Amendment to Medical Director Employment Agreement 2015.
- M [15-0079](#) A resolution to authorize the destruction of the County Treasurer's tag office motor vehicle records (DISP 2015-205 TRS-Tag 2011).
- N [15-0080](#) A resolution to authorize the destruction of Elections records (DISP 2015-208 ELEC 2008-2009).
- O [15-0081](#) A resolution to authorize the destruction of County Treasurer tax records (DISP 2015-209 TRS-Tax 2008-2011).
- P [15-0082](#) A resolution to authorize the destruction of Juvenile Intake and Assessment Center records (DISP 2015-210 PS-JIAC 2009).
- Q [15-0083](#) A resolution to authorize the destruction of Health Department WIC Records (DISP 2015-211 HS-Health WIC 2008).
- R **15-0095** Order dated 2/5/2015 to correct tax roll for change of assessment.
- S [15-0099](#) General Bill Check Register for Feb. 11, 2015 - Feb. 17, 2015.
- T [15-0100](#) Payroll Check Register for the Feb. 7, 2015 payroll certification.

Mr. William Buchanan, County Manager, greeted the Commissioners and said, "Commissioners you have the Consent Agenda before you, and I recommend you approve it."

MOTION

Commissioner Peterjohn moved to adopt the Consent Agenda.

Commissioner Unruh seconded the motion.

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

VOTE

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

Chairman Ranzau said, "At this point, we will recess the Meeting of the Board of Sedgwick County Commissioners and call to order the Meeting of Fire District Number 1 for February 18th, 2015.

The Meeting of the Board of Sedgwick County Commissioners went into Recess at 10:21 am and returned at 10:38 am.

OTHER

Chairman Ranzau said, "Commissioner Peterjohn."

Commissioner Peterjohn said, "Well, thank you, Mr. Chairman. just as a quick comment for 'other', I want to mention that February 18th is a significant day in American history, and point out the fact, and some may consider this a dubious point of distinction, but it is an important point of distinction, whether it's dubious or not, I will let everyone who hears this decide for themselves. But on February 18th, 1841, United States Senate had its first, very first filibuster. That extended discussion lasted until March 11th, to give folks an idea how things occurred. In 1885, Mark Twain's classic, Adventures of Huckleberry Finn was published. In 1977, folks out there, like myself, who can remember, very first space shuttle, Enterprise, took its maiden test flight attached to the top of a Boeing 747. So February 18th, significant day in American history, just wanted to add that to the record. Thank you, Mr. Chairman."

Chairman Ranzau said, "Do you have any other Commissioners have 'other'? I would like to address an issue that's come up. We had a couple of off agenda items recently, and I would like to talk about that. I think the Manager would like to say something in that regard as well."

Mr. Buchanan said, "Commissioners, the issue of off agenda item come up, especially the item regarding REAP (Regional Economic Area Partnership), but I wanted to make sure we were clear. I take some responsibility, if not a lot of responsibility, for that not being on the agenda. Chairman Ranzau made it clear that he would like that on the agenda, and it did not get on. As soon as we discovered that, that would have been, it was not on the rough draft when we sent it on Tuesday, but when we discovered the final agenda was not on the final agenda that was sent out Friday, we immediately did an off agenda item, sent it to you, notified the press, and I was going to notify REAP, but discovered that the REAP staff and the board had already been notified. So that's what occurred. It is never, we work hard to try not to have off agenda items, but when we do, we try to make sure that if it's discovered soon enough, that we give people plenty of opportunity, those who would be affected by that action."

Chairman Ranzau said, "Okay. I just want to clarify, that was the intent. We had some miscommunication, it didn't work out. Everyone who was involved knew about this, including the Commissioners. So let me get this correct, Bill. This is not part of some vast right wing conspiracy, is that correct?"

Mr. Buchanan said, "I don't know that. You didn't prime me on that."

Chairman Ranzau said, "Okay. Anyway. So we had another one last week, I think procedural, because I accommodated the request from one of my fellow Commissioners, I didn't think it was necessary, but we did. So just wanted to get that on the record, I mentioned this, it came up again, but I thought it was important to get that out there, there was no intent to deceive or anything like that. We have instituted a thing on the website where you can sign up for agendas. If there ever is an off agenda item, which happens from time to time, those people that have signed up for that will also get those as well."

Mr. Buchanan said, "Absolutely."

Chairman Ranzau said, "If anyone ever has any questions about these sorts of things, and they want clarify clarification, they can easily pick up the phone, contact you or I and we can clarify that for them within a few minutes. Is there any other business to come before the County Commissioner today? Seeing none, we are adjourned."

ADJOURNMENT

There being no other business to come before the Board, the Meeting was adjourned at 10:38 a.m.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

RICHARD RANZAU, Chairman
Fourth District

KARL PETERJOHN, Chair Pro Tem
Third District

DAVID M. UNRUH, Commissioner
First District

TIM R. NORTON, Commissioner
Second District

JAMES M. HOWELL, Commissioner
Fifth District

ATTEST:

Kelly B. Arnold, County Clerk

APPROVED:
