

Sedgwick County

525 North Main Street 3rd Floor
Wichita, KS 67203



*Sedgwick County...
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Meeting Minutes

Wednesday, January 20, 2016

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

Phone: (316) 660-7058, TDD: Kansas Relay at 711 or 800-766-3777

Email: Robbie.Berry@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 at 9:03 a.m. on January 20, 2016 in the County Commission Meeting Room in the Courthouse in Wichita, Kansas, by Chairman James M. Howell, with the following present: Chair Pro-Tem Commissioner Richard Ranzau; Commissioner David Unruh; Commissioner Tim Norton; Commissioner Karl Peterjohn; Mr. Michael Scholes, County Manager; Mr. Eric Yost, County Counselor; Mr. David Spears, Director, Bureau of Public Works; Mr. Kelly B. Arnold, County Clerk; Mr. Dale Miller, Director, Planning Staff; Mr. Thomas Stolz, Metropolitan Area Building and Construction Department; Mr. Joe Thomas, Director, Purchasing Department; Mr. Chris Chronis, Chief Financial Officer; Mr. Justin Waggoner, Assistant County Counselor; Ms. Kristi Zukovich, Communications; and Ms. Erika Rice, Deputy County Clerk.

GUESTS

*Bishop Wade Moore, Jr., Urban Preparatory Academy
Dr. Carla Lee, Wichita Independent Neighborhoods
Reverend Terrance Holder, Appointee
Mr. Jeff Fluhr, Greater Wichita Partnership
Mr. John Todd, 1559 North Payne Avenue, Wichita
Mr. Scott Schwendemen, Business Owner, Wichita
Ms. Susan Estes, 151 South Whittier, Wichita*

INVOCATION: Moment of Silence.

FLAG SALUTE

ROLL CALL

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

PROCLAMATIONS

- A** [15-0750](#) PROCLAMATION DECLARING SCHOOL CHOICE WEEK.
Read by: Chairman Jim Howell.

RECOMMENDED ACTION: Adopt the proclamation.

Chairman Howell said, "I have the following Proclamation to read into the record.

PROCLAMATION

WHEREAS, all children in Sedgwick County should have access to the highest-quality education possible; and

WHEREAS, Sedgwick County recognizes the important role that an effective education plays in preparing all students in Sedgwick County to be successful adults;

and

WHEREAS, quality education is critically important to the economic vitality of Sedgwick County; and

WHEREAS, Sedgwick County is home to a multitude of high-quality traditional public schools, public magnet schools, public charter school, and nonpublic schools from which parents can choose for their children; and

WHEREAS, educational variety not only helps to diversify our economy, but also enhances the vibrancy of our community; and

WHEREAS, Sedgwick County has many high-quality teaching professionals in traditional public schools, public magnet schools, public charter schools, and nonpublic schools who are committed to educating our children; and

WHEREAS, School Choice Week is celebrated across the country by millions of students, parents, educators, schools and organizations to raise awareness of the need for effective educational options.

NOW, THEREFORE BE IT RESOLVED that I, Jim Howell, Chairman of the Board of Sedgwick County Commissioners, do hereby proclaim January 24 – 30, 2016 as

SCHOOL CHOICE WEEK

In Sedgwick County and I call this observance to the attention of all our citizens.

Chairman Howell said, "Commissioners, what's the will of the Board?"

MOTION

Commissioner Ranzau moved to adopt the Proclamation declaring School Choice Week.

Commissioner Peterjohn seconded the motion.

VOTE

*Commissioner Unruh Aye
Commissioner Norton Aye
Commissioner Peterjohn Aye
Commissioner Ranzau Aye
Chairman Howell Aye*

Chairman Howell said, "I would like to I guess start off by saying we have a short video we would like to show everyone, and then some comments from Commissioners."

VISUAL PRESENTATION

Chairman Howell said, "That was a great video. I would like to start out by saying this is going to be received by Dimitria Rutledge. Are you here today? Dimitria? Let's see here. Is there anybody here to receive the Proclamation today? How about Pastor Wade Moore. You were here last week. We would like to have you do this again, okay, Pastor Moore?"

Bishop Wade Moore, Jr., greeted the Commissioners and said, "Great."

Chairman Howell said, "Pastor Moore, you are the founder of the Urban Preparatory academy, and you were here last week; is that correct?"

Bishop Moore said, "That's correct."

Chairman Howell said, "We showed you a little bit of honor last week, you are an extraordinary citizen doing amazing things in our community. We would like to have you talk about the school a little bit."

Bishop Moore said, "Thank you, Commissioner. The school, Urban Preparatory Academy, is a school of choice. It is one of the first schools of choice in the State of Kansas, and we are a private K-6 school. We understand in education that some children learn differently, and we understand that families, the dynamics are changing with families to where they are not looking for a traditional educational opportunity for their children, but they are looking for something outside of the traditional public school arena."

"We started the Urban Prep Academy, and we offer a wide range of activities and great academics for our students, and we have seen so much improvement with them, and I think they like coming to the school every day. So the Urban Prep Academy is the first school of choice here in the State of Kansas."

Chairman Howell said, "Could we have your students stand, would that be okay?"

Bishop Moore said, "Yes."

Chairman Howell said, "These students, if you like going to school, please raise your hand. Look at that. That's awesome. You don't see that in regular schools that I have been around, but anyway. I know when I was in school, I didn't really want to be there. It is so great to see that you guys like your school, and thank you, Pastor Moore, for all you are doing. You are an extraordinary person, and I love your passion for people, and kids especially. I think this is a fantastic school, and it is a great example of what can be done if we would just, I guess, challenge the status quo. I appreciate what you are doing to help us think about that. I would like to recognize Commissioner Ranzau."

Commissioner Ranzau thanked the Chairman and said, "Bishop Miller and everyone here, thank you for coming today. It is an honor to have you here today and for you to receive the Proclamation. This year, we added school choice onto our legislative agenda in Sedgwick County, and we will support that moving forward. We think quality education is important in terms of economic development, and also has an impact on our penal system. If you have a quality education, you are less likely to be poor, less likely to be incarcerated. We know that through the recent test scores there is an achievement gap between minorities and non-minorities, and this is an attempt that you have made and others have made, as an option to try and close that gap and we appreciate those efforts."

"We think that parents should have options. Certainly the public school system fits the needs of a lot of people, but other people, they want some choices. I think this is an idea, and I think we all can unite together on and get behind, regardless of race, religion, color, creed or party affiliation. We all want kids to succeed, and one of the ways to do that is to provide choices to parents and children, and we are happy to be a part of this and support you in your effort."

Bishop Moore said, "Thank you, Commissioners."

Chairman Howell said, "Commissioner Peterjohn."

Commissioner Peterjohn thanked the Chairman and said, "I very much appreciate everyone coming down here today for this Proclamation, but to the young people out there, when you get a little bit older, after you get your degrees, notice I said degrees with an 's', not just with a degree, degrees with an 's', don't forget Sedgwick County. We'll have some open positions down the line. So I really appreciate each and every one of you coming out this morning. Thank you."

Bishop Moore said, "Thank you, Commissioner."

Chairman Howell said, "I was curious, are there teachers from the school here as well?"

Bishop Moore said, "Yes, our Principal, Mr. Mark Sanders is here with us. Miss Essie Sanders, Office Administrator."

Chairman Howell said, "We like what you are doing if the community, it is a great story. One I hope gets a lot more attention."

Bishop Moore said, "Our students are wanting to identify themselves. There is a particular way that we identify ourselves, and let people know what our mission want to take a moment, if it's okay with Commissioners to identify themselves."

"As a group, let's stand and recite the student creed. Would you lead us?"

"I am a student seeking to be a scholar. The standard of excellence today and tomorrow. I am disciplined, focused and on time. I am organized, respectful and responsible. I am on a mission to elevate myself, my family, my community and humanity. I am Urban Prep!"

Chairman Howell said, "Oh man that is awesome. Well, students, thank you for that. That was very well done. You are passionate about being good students as well. Anything else, Pastor Moore?"

Bishop Moore said, "Thank you to Sedgwick County and the Commissioners for recognizing School Choice Week, School Choice is very important across the nation, it continues to grow. I think there's 16,000 events recognizing this week. So it is something that is continuing to grow across the nation. Certainly it is something that will be growing in the State of Kansas."

Chairman Howell said, "Pastor Moore, I would like to ask you to help get that Proclamation to Dimitria Rutledge of Boys and Girls Club of South Central Kansas. I want to make sure they receive that. They are the ones that requested it, and it is important for them to know that we appreciate their request, and we agree. Thank you Pastor, Moore for being here. Madam Clerk, next item."

Adopted

B [15-0879](#)

PROCLAMATION DECLARING WICHITA INDEPENDENT
NEIGHBORHOODS' YEAR.

Read by: Chairman Jim Howell.

RECOMMENDED ACTION: Adopt the proclamation.

Chairman Howell said, "I have the following Proclamation to read into the record.

PROCLAMATION

WHEREAS, Wichita Independent Neighborhoods has helped provide education, resources, and a unified voice on quality of life issues in Sedgwick County for over 23 years; and

WHEREAS, WIN has a vision that all citizens, families and neighborhoods in Wichita and Sedgwick County participate fully in their governance to attain a safe, healthy, and vibrant community; and

WHEREAS, in 2016 WIN hopes to continue the vision and mission to ensure, inform, empower, and instill values of caring and consideration to improve the quality of life for all neighborhoods; and

NOW, THEREFORE BE IT RESOLVED that I, Jim Howell, Chairman of the Board of Sedgwick County Commissioners, do hereby proclaim 2016 as

WICHITA INDEPENDENT NEIGHBORHOODS' YEAR

In Sedgwick County and recognize the efforts of WIN and its partners by supporting the citizens in making Sedgwick County the best place to live and encourage citizens to do something in their neighborhood to have a better quality of life.

"To receive the Proclamation, I have Janet Wilson and I will ask, Commissioners, what's the will of the Board?"

MOTION

Commissioner Unruh moved to adopt the Proclamation declaring Wichita Independent Neighborhoods' Year.

Commissioner Peterjohn seconded the motion.

VOTE

*Commissioner Unruh Aye
Commissioner Norton Aye
Commissioner Peterjohn Aye
Commissioner Ranzau Aye
Chairman Howell Aye*

Chairman Howell said, "Thank you for being here. Janet Wilson?"

Dr. Carla Lee, greeted the Commissioners and said, "I am Dr. Carla Lee."

Chairman Howell said, "I knew that. I met you before many times."

Dr. Lee said, "In her place, she called me to receive the Proclamation."

Chairman Howell said, "I had the wrong name in front of me. But thank you for being here."

Dr. Lee said, "We are very thankful, very thankful to the county for all you do, and we work as much as we can in 69 neighborhoods in about 20 home associations,

including planning our Neighborhood University, the students would like that when we get interested in that, because we work to engage students, adults, families and the community in our Neighborhood University."

Chairman Howell said, "I would like to say I attended the annual meeting a few days ago. I appreciate seeing so many good folks involved in Wichita Independent Neighborhoods (WIN). I also attended a meeting last night in Grand View Heights. I want to say, I got to meet the new President, James Thompson. Is he here today? James Thompson, thank you for stepping up to serve this community. I appreciate what you've done.

"I would also like to recognize James Rosenboro for many years in service. Is he here today? He is not here today. Well, I would like to recognize him. I have another comment. Give him a hand of applause for your service.

"Let me just say that the WIN is doing some great things across the community. I think without WIN, I remember when I was a kid growing up in Southeast Sedgwick County, in my district, we didn't have anything like WIN. We had a lot of crime, we had a lot of problems, and nobody seemed to be organized to do anything about it. So what WIN does, is they provide organization, and messaging out information about how to make the neighborhood a better place to live. So I thank you for what you do, James Thompson, and Dr. Lee, appreciate what you do as well. Let me I want to recognize Joe Graves. I wanted to recognize him last night.

"He served for I think 16 years in Grand View Heights as President. Unfortunately he passed away this last Sunday. I wanted to recognize him for all his years of service. He will be missed.

"So just want to say thank you for being leaders in the community. I would also like to say for our communities who don't live in Wichita, I know we are Sedgwick County, we have got a lot of other cities we like to represent as well. They need to follow the model of WIN, and I was talking to some folks in Sunview Improvement District, just the other day, and I asked them to basically get in contact with WIN, because they need some organization skills to get some problems fixed in their neighborhood. So it is a good model to follow, and just thank you for what you do.

"Again, thank you for your service. Madam Clerk, next item."

Adopted

APPOINTMENTS

- C** [16-0025](#) RESOLUTION REAPPOINTING JULIA CRAFT (COMMISSIONER JIM HOWELL'S APPOINTMENT) TO THE SHERIFF'S CIVIL SERVICE BOARD.

Presented by: Eric Yost, County Counselor.

RECOMMENDED ACTION: Adopt the Resolution.

Chairman Howell said, "Commissioners, I will have another appointment similar to this one, but I would like to go ahead and get this one taken care of first."

MOTION

Chairman Howell moved to adopt the resolution appointing Julia Craft to the Sheriff's

Civil Service Board.

Commissioner Unruh seconded the motion.

Chairman Howell said, "Madam Clerk, please call the vote."

VOTE

*Commissioner Unruh Aye
Commissioner Norton Aye
Commissioner Peterjohn Aye
Commissioner Ranzau Aye
Chairman Howell Aye*

Chairman Howell said, "I don't think Julia is here. We are going to take care of her paperwork another way. But I do have some 'Off-Agenda Items' I need to bring up.

"I would like to ask the County Counselor to help us with that."

Mr. Eric Yost, County Counselor, greeted the Commissioners and said, "We also have a resolution appointing Reverend Terrence Holder to the Sheriff's Civil Service Board. He would be Commissioner Unruh's appointment. And that's an item I would recommend adoption of the resolution."

MOTION

Commissioner Chairman Howell moved to add two Off Agenda items to the agenda.

Commissioner Unruh seconded the motion.

VOTE

*Commissioner Unruh Aye
Commissioner Norton Aye
Commissioner Peterjohn Aye
Commissioner Ranzau Aye
Chairman Howell Aye*

Adopted

PLANNING DEPARTMENT

D [15-0808](#) DER2015-00001: COMMUNITY INVESTMENTS PLAN 2015-2035.
(ALL DISTRICTS).

Presented by: Dale Miller, Director, Metropolitan Area Planning
Department.

RECOMMENDED ACTION: Approve the Community Investments
Plan 2015-2035, dated November 19, 2015, as the new
Wichita-Sedgwick County Comprehensive Plan, including those
neighborhood and area plans itemized on Attachment "C" to the
resolution of the Wichita-Sedgwick County Metropolitan Area Planning
Commission, authorize the Chairman to sign the resolution and
authorize the resolution to be published

Mr. Dale Miller, Director, Planning Staff, greeted the Commissioners and said, "Commissioners, if I might, there's some people in the audience that probably deserve some recognition. We have Cindy Miles and Susan Estes and Gary Schmidt who served on the Steering Committee for the Comprehensive Community Investment Plan for the last three years. We certainly thank them for their service, and we also have plan commissioner John Todd in the audience, and hen last, but not least, because I wasn't as involved with the preparation of the plan at the time, Dave Barber and Scott Knebel are here from staff if there are any specific questions that I am not able to handle. I wanted to recognize those folks and thank them for coming and participating in the plan.

"What I would like to do is basically give you a summary of the history of how we got to the point where we are today, and then summarize the plan very briefly. You have heard this at least once before in a public meeting and have probably reviewed it multiple times privately. So I don't know that it's necessary for staff to go into great detail.

"On August 20th, the [Metropolitan] Planning Commission, MAPC, adopted the first version of the plan, and MAPC recommended that it be approved by the [Wichita] City Council and the County Commission. By state law the two governing bodies must approve the plan for it to be effective for each jurisdiction.

"On November 4th, the County Commission considered and returned the plan to the Planning Commission with some suggested changes. And then on November 10th the City Council considered and returned the plan to MAPC with a recommendation that the plan be as originally adopted. Then on November 19th, the Planning Commission considered the recommendations for the two governing bodies and returned the plan to the Advanced Plans Committee for review. Then ultimately by a vote of 10-3, agreed to adopt a revised plan that had eight modifications to the original version. On December 8th, the City Council approved that second amended plan, and then rather than go through each one of the individual modifications by detail, I just have some real brief summary statements here.

"In general, one of the modifications was inclusion of a phrase about protecting an individual property rights. They added a statement about the purpose of the one cent sales tax and how the tax is calculated. They added a comment with respect to transit service, to state that opportunities for alternative solutions should be investigated. They changed the listing of Wichita's transportation priorities from low to high, to high to low, and then they added an additional statement that reflected the desires of the County Commission in terms of how capital improvement dollars should be spent to reflect modification from what the City Council had. Then they deleted the word 'public' from one of the goals having to deal with transportation. They also deleted the word 'premiere' from dealing with arts, culture and recreation. They a deleted the suggestion that a task force be established, and that left in the language about amending the code to account for agrotourism.

"With that, it's recommended that the County Commission adopt the Community Investments Plan as modified and approved by the Planning Commission on November 19th. I will try and answer any questions.

Chairman Howell said, "I will have you stand by for just a moment. We will see if anybody from the public would like to speak to this issue. Anybody from the audience like to come and provide questions or comments? Seeing none, I will move to the Board. Any comments or questions from anyone on the Board? Commissioner Ranzau."

Commissioner Ranzau thanked the Chairman and said, "Since the last meeting we had on this issue, I have continued to review this document and think about it. I have been asking myself a few questions. Does this document meet the County's needs and our values? Are we striving for excellence in this document? Can I look the citizens in the eye and say this is the best that we can do for them?"

"I believe we do need a document that meets the County's needs, and corresponds to our values. I believe for excellence and not just the lowest common denominator. We need to be able to tell our citizens this is the best we can do. This is an important document that will guide us for the next 20 years. So these are important questions that I don't take lightly. I understand that perhaps my standards and expectation may be higher than some. I was in the meetings, I have seen how this document was created and the things that went into it. My thoughts on these questions and these issues will be reflected in my vote today. Thank you, Mr. Chairman."

Chairman Howell said, "Commissioner Peterjohn."

Commissioner Peterjohn said, "This has been a document that's had a lot of work go into it, and I want to thank from the podium here, everyone in the audience, I know there are a number of folks here who put a lot of time and effort into preparing this document, trying to improve it. And I think it has been improved, as there was a bit of a stir publicly, and some public comments by some elected officials when this Commission, the majority, voted to send this over to, basically back to the Planning Commission with some suggestions. Planning Commission, to their credit, not only built on our suggestions, but I think improved it even further, and I particularly want to take this opportunity to publicly thank the folks on the Planning Commission who helped do this, because I agree with Commissioner Ranzau's comments, in terms of this document going forward, and it is a challenge in the sense that in the one sense it's two separate pots.

"We have a City pot and a County pot, but it all goes forward at the meal, and we have an awful lot of cooks with a variety of ingredients that go into it. But I think having the provisions, and this country was founded on the idea of economic freedom. The idea that people had an ability to own and exchange property. And in this day and age, that's become kind of odious, in certain circles, because it is not politically correct.

"For me, political correctness is not something that's a priority in my world, but I think having the provisions added here, in terms of property rights, trying to put into place some history, because I think it's important, there's been a lot of discussions about the countywide local sales tax that was enacted back in the 1980s, and then the voters improved it, but the legislature in their wisdom, put together a formula on how it would be distributed. Roughly three quarters, a little over three quarters, I believe, goes to the 20 municipalities, here in Sedgwick County. And there's been ongoing discussion about who should get what, and how it should go, and the fact that part of that is supposed to be used for transportation, part of it supposed to be used for tax relief.

"I take all that seriously, because I think a commitment was made at that time and we need to stand on those commitments that were made and continue to work forward to it. Frankly, I think the Planning Commission's changes move this document, improve it significantly, and even though we can argue, in terms of how you get to perfection, I spent a little over a decade of my life working in the computer industry in the 20th century, and there is an old saying amongst my engineering colleagues at that time, which you couldn't let the perfect be the enemy of the good. You had to sometimes, despite engineering's efforts continue to work on it, you had to say, hey, we are going

to move forward. With this document, with the changes that are made and the hard work that's been put into it, and I think, the vindication in effect of this Commission by sending this back to the Planning Commission, is a real positive, and I think it is important for elected officials to have positive comments on it. Is this perfect and do I like everything in it, would I change it if I was writing the whole thing? Yeah, I would make some changes. This is a document that's much improved from what we had in front of us originally, and my vote today will reflect that fact. Thank you, Mr. Chairman."

Chairman Howell said, "Commissioner Ranzau."

Commissioner Ranzau said, "Just real quick. I also just want to say that I appreciate the efforts of MAPC, that they took an honest look at that and made some changes. They do not go unnoticed. I want to make it clear I am not asking for perfection, I am asking for a document that adequately addresses the needs and values of Sedgwick County."

"In thinking about this more, I think fundamentally we need to take a look at this document and how it's done, in future and written. I think there is room for improvement, or a way to make it better so that it can meet everyone's needs. Thank you."

Chairman Howell said, "Thank you, Commissioner. Commissioner Unruh."

Commissioner Unruh thanked the Chairman and said, "I want to express my appreciation to the Planning Commission and the citizens who spent many hours and agonized over this document, and I think we have run the document out to a point where I believe we've got something that is beneficial to our community, and represents in general the desires of our community. I am going to be supportive."

MOTION

Commissioner Unruh moved to approve the Community Investments Plan 2015 to 2035 of November 19, 2015, as Wichita/Sedgwick County Comprehensive Plan.

Commissioner Norton seconded the motion.

Chairman Howell said, "Commissioner Norton, do you have some comments?"

Commissioner Norton said, "I do. I would be supportive today. This is probably the sixth iteration of a Comprehensive Plan or Investment Plan that I have been involved with, as far back as my days as a City Council member in Haysville as I sat on a Comprehensive Plan reviews. The one thing I know about Comprehensive Plan or Investment Plan, it will be a fluid document. We will continue to look at it, rehash it every so often, we will open it up and tear apart and add and subtract to it, make it work for our community. That's been the gold standard of the Comprehensive Plan, the Investment Plan for many years. And I agree with Commissioner Peterjohn, that the enemy of great is perfect."

"This is a good document. Citizens have been very engaged. Citizens that had very different ideologies as they came to the table, worked very hard on this. So I think we have got a document we can work with. We continue to know that we have to work with our partners at the city, because the county and the city are linked and will be forever in their growth patterns and the way the community grows, and prospers. So I am going to be supportive today, and I am glad we finally came to this point where we hopefully we will move this forward. That's all I have."

Chairman Howell said, "Thank you, Commissioner. Commissioner Peterjohn."

Commissioner Peterjohn thanked the Chairman and said, "I neglected to add, just throw it out there, that if we don't adopt this today, we still have an old, and I have been reassured many times, obsolete version of the plan that we continue to operate under, and that's one of the reasons that I have for supporting this document. Thank you."

Chairman Howell said, "I would like to make a few comments as well. First of all, I would like to say I appreciate Mr. Barber, Mr. Knebel and Ms. Miles for your leadership to bring this document to us. I know it has been a long process. I believe it's taken more than three years, and countless meetings almost in the neighborhood, and around the community. There have been different people and many personalities being involved in this. I do agree with Commissioner Ranzau, this is not what any one person would like to see, but I would just like to say this is an average of ideology. This is something that many people input their ideas, through a democratic process, we developed a document."

"So I appreciate the process that was used. I think it was a good process, and ultimately we could change this document today. I don't think that would be wise. We would like to have a joint Comprehensive Plan so that the same document that MAPC would use for the City of Wichita would be used for Sedgwick County as well. That's a benefit, it is an added advantage to just create efficiency and simplicity for our community. It is only a guide. It is only something they look to for guidance that gives them a front end position on our vision for the future. It does not, in any way, hamstring the Commission from any decision that we have to make here, so should they bring any item to us, their position, based on the Comprehensive Plan, if we don't agree with it, we always have the right, ultimately to pick a different direction."

"This does not control us or have authority over us, simply a guide for the process. I so I think it's important that we do have an updated Comprehensive Plan. I agree with Commissioner Peterjohn, the old plan is more regimented, more complicated, it is a larger document, and it is out of date. It is not very useful at this time. This is a step in the right direction to make a better document, more usable for the current day."

"So it is important that we update this. And let me also say, we have the chance to change it. If we find out the document is not working for us, we could make a move to amend the document next year, for example, if we wanted to do that. So I think it's time for us to move forward. I would just like the citizens of Sedgwick County know that we are good partners on this, we are doing this as a measure of good faith. I do appreciate the good work of MAPC especially to adopt the number of the changes that we recommended, and to improve the document. I think it actually is a better document."

"And I would just like to let our colleagues across the street know we are partners with them on this Comprehensive Plan, and we agree at this time the Joint Comprehensive Plan as a measure of good faith to them as well."

"Seeing no further discussion, Madam Clerk, please call the vote."

VOTE

Commissioner Unruh Aye
Commissioner Norton Aye
Commissioner Peterjohn Aye

Commissioner Ranzau No
Chairman Howell Aye

Chairman Howell said, "Madam Clerk, next item."

Approved

NEW BUSINESS

E [16-0024](#)

RESOLUTION AUTHORIZING PAYMENT OF \$300,000 TO THE
GREATER WICHITA PARTNERSHIP.

Presented by: Chris Chronis, Chief Financial Officer.

RECOMMENDED ACTION: Approve the resolution and authorize the
Chairman to sign.

Mr. Chris Chronis, Chief Financial Officer, greeted the Commissioners and said, "The action that's before you is a resolution to provide funding to the Greater Wichita Partnership for 2016 in the amount of \$300,000. The Greater Wichita Partnership was founded in 2015 as a broad-based coalition to align and focus the economic development efforts of a variety of organizations that serve our region. One of those organizations is the greater Wichita Economic Development Coalition. It was founded in 2004 for the purpose of promoting this area to businesses that wanted to relocate, and to assist local businesses in expanding their activities within this area.

"Since 2004, Greater Wichita Economic Development Coalition has been funded in roughly equal shares by money provided by the City of Wichita and Sedgwick County, and money provided by private companies through contributions.

"In recent years the City of Wichita and Sedgwick County each have provided \$300,000 per year to that organization, and the private sector has provided roughly \$600,000 to that organization. With the creation of the Greater Wichita Partnership, the private sector has made a renewed and expanded commitment to economic development in our region, and the budget of the Greater Wichita Partnership for 2016 is approximately \$1.9 million of which there is an expectation of \$300,000 from the City of Wichita; \$300,000 from Sedgwick County; and the balance of the funding coming from private contributions, private sector contributions. So public funding of those economic development efforts has reduced from roughly half to roughly a third of the total budget with the exception of the Greater Wichita Partnership.

"In the 2016 operating budget, the Commission approved \$310,000 as an appropriation for economic development organizations, or to be otherwise used for economic development activities, as determined by the Commission. In November of 2015, the Commission directed that \$60,000 be paid to South Central Kansas Economic Development District (SCKEDD), as a membership fee. And so that leaves \$250,000 of the original appropriation remaining to provide \$300,000 to the Greater Wichita Partnership, requires that that appropriation, that budget authority be increased, and that would be done by way of a transfer from the County's operating reserve, and a transfer of that amount is within the authority of the County Manager under the budget transfer policy that the Commission has previously adopted.

"I will say, for the record, that on the agenda summary, I said that the amount that had been provided to SCKEDD was \$84,722. And in fact that was the amount that was provided on the agenda summary, and the resolution that had been presented to the Commission in November on the Consent Agenda. Unbeknownst to me, the

Commission had pulled that consent agenda item off before approval, and had made a motion, I believe Commissioner Ranzau may have made the motion to reduce the amount of funding to \$60,000, and that was what was approved. I apologize for that error, it was just brought to my attention a few minutes ago, that that had happened.

"Nevertheless, the action that's before you is to provide \$300,000 to the Greater Wichita Partnership. There is ample budget authority within our budget to accomplish that payment, as I have explained. In the audience today, we have Jeff Fluhr, the President of the Greater Wichita Partnership, who I am sure would be happy to answer in I questions that you might have.

"In your agenda backup materials, I included the letter that we received from the Greater Wichita Partnership Chairpeople, Charlie Chandler and Jeff Turner, making the request for the \$300,000, and explaining how the Greater Wichita Partnership intended to use that funding, if you approve it. If you have any questions, I would be happy to try and answer them, or I am sure Jeff would be happy to answer any questions about his organization.

"If you have no questions I would recommend you approve the resolution before you."

Chairman Howell said, "Mr. Chronis, I have one question initially. That is, if we were to approve the \$300,000, we only budgeted \$250,000 in the budget. Where would the other "50,000 come from?"

Mr. Chronis said, "Operating Reserve."

Chairman Howell said, "Thank you very much. Anybody from the audience like to speak to this agenda item? All right. I would like to recognize Jeff Fluhr with the Greater Wichita Partnership."

Mr. Jeff Fluhr, Greater Wichita Partnership, greeted the Commissioners and said, "We want to thank you for considering this request that's before you. I want to note we have several members of the partnership board with us. Gary Schmidt, who is also the Chair of the Economic Development Initiatives we are talking about today, Scott Schwindaman, John Roselle, Gary Plummer, Bill Livingston, all are here to support for the item. Mr. Schmidt, if there are questions that arise, I will have Mr. Schmidt help me with those, as we work through those.

"First of all, there is a great amount of economic development today, with the creation of the partnership, through the partnership as you heard from Chris, we are aligning and focusing our economic development initiatives to really be effective in what we are doing in growing our local economy. The county is an important partner in the initiatives that are underway. We want to thank you, first of all, for the opportunity for that continued partnership.

"We know that over 80% of growth in our local community is fostering the businesses that are here, the existing businesses. It is really important that with your investment, we are doing that on multiple fronts. One is, your investment strengthens our national and international communication initiative, such as the National Business Aviation Association event, the NBAA. In that event, this last year, we had a 60% increase in private sector companies that joined us at that conference. This is an opportunity for local companies to interface both with national and international companies. So it is exposure on both fronts. Again, one of the things we did there is that we had a pre-event meeting with all these partners to say what are your expectations, what do you want us to be doing while we are there.

"We also had a post-meeting. We said, what didn't work well, what would you like to see us improve. The resounding response was they worked extremely well, but things to fine tune. That's one of the things you have our commitment to do. We never rest. One of the things we want to keep asking the question how do we do things better, increase efficiencies. So again, that's important with all the events we are doing, involving you and also local companies.

"Also, this last year we had a great supplier event with Northrup Grumman, out at NCAT (National Center for Aviation Training). First of all, showcasing the facility is one of the opportunities that we should always take, because it's world-class. And I think many times we have people come in from different parts of the world saying we wish we had this. Again, a great anchor you helped to invest in. We are utilizing it with supplier events.

"The thing we want to do this year, I will mention the BREG, Blueprint for Regional Economic Growth. We work with all of their cluster events. There's more opportunities to have more events like Northrup Grumman. We have challenged our staff to work with the various clusters to say what would be beneficial, what type of events should we be thinking about in addition to what we did with Northrup Grumman, so we are doing that as well.

"We are also working diligently with how we arise new opportunities are growing, like with MRO's (Maintenance Repair Overhaul). How do we cultivate that? In fact, in April, we are going to be going down to Dallas, and we are going to be looking and working with local business owners. We have a flight line now, which is the old Boeing site, locally owned. We are working with them to say how is it we help you fill that facility? MRO's may be that type of industry that fits. We will be traveling down with them to that conference in Dallas.

"The other is data. I have seen over and over again, if you have data and it's current, you make the unknowns known. And what is the business community want? They want the unknowns to be known. So that we can help them make very wise decisions. Not only from the private side, but I think from the public side, as well. Because I know that you have limited resources, so how is it that we help provide information that helps you strategically make investment, just as we ask of the private sector. So, again, critical data is important and your investment helps us in making sure we have that information. And that we are anticipating what people will need. We don't necessarily have to wait for the question, we try to anticipate what the marketplace, what are the trends we need to pay attention to, and so when the question is poised, we have got the answers to help in those decisions.

"Your investment also importantly helps us with Blueprint for Regional Economic Growth. I mentioned that previously. This is a business-driven strategic initiative that happened last year. We are out of the gate now and implementing that plan. We are working with different sectors of aerospace, oil and gas production, advanced manufacturing, agriculture, transportation and logistics, data services and information technology, advanced materials, healthcare. We are further working on how we do work on real estate solutions, how we work on rapid response teams, regional connections, jobs and talent. How is it that we retain our talent? How do we recruit the talent?

"This morning I had a 7:30 with a young man who he is from here, moved to Kansas City for six to eight years. He has moved back. He made the decision to move back. He's 29 years old. We sat across from each other. He said, Jeff, I want to be a part of the solution. I want to engage my demographic, my age, in helping to be the solution.

So as we are working with keeping talent here or recruiting talent, he said 'I volunteer to interface with that talent that these companies, locally, may be trying to recruit from other cities. He said I have an opportunity in Wichita to make a mark. I think that is one of the things about our community is that it is a great recruitment tool in that people can help shape this community, and he sees that and wants to be a part of it.

"We are also working with site selection teams. That's part of what we do with economic development. So, again, we are really focusing on that. Our commitment to you, we are working in all these areas. We will not rest, that what we have done in the past is good enough, or that what we are doing today is good enough. We want to continue to improve what we do. We want your input, as we continue, because you are an investor, and we appreciate your consideration, and continue to be an investor. How is it that when you see things in parts of the country, that we need to be thinking about, we should be thinking about that, too, and how do we do that with our staff?

"So you also have the commitment to leverage your investment. Chris noted to you that as we come to you, we do not rest in that. We go out to leverage it; both in capital, but also in talent. So, again, you have that commitment from us. So, we appreciate the opportunity to come before you today. I certainly will try to answer any if I can't do it, then I know Mr. Schmidt can help us do that as well. Thank you."

Chairman Howell said, "Commissioner Norton."

Commissioner Norton said, "I have been supportive of GWEDC and The partnership and other iterations for many, many years. My first involvement was with the old WISE organization that goes back many generations for economic development, and we knew that that particular organization had become weary and was not meeting the goals of the community, and we embarked on new ideas and new thoughts. When we went to Pittsburg, Kansas on a visioneering trip, we saw the Allegheny Conference, which was a partnership of, in a regional manner, government and businesses. And what it had done to downtown Pittsburg, to the area, the regional area of that community and revitalizing it after the loss of the steel companies and other major manufacturing and the revitalization into the tech industry and other manufacturing has been phenomenal.

"The conversation became how do we take it to that next level of leadership? How do we get to that point? And I believe that was the early beginning, the early flame of the partnership. Where it became one big organization that had a lot of moving parts of under it. The GWEDC, chambers involved, governments involved, regional experience, the BREG experience. Some other things started to fall together to create this partnership that moved us forward.

"I am going to be supportive of the whole \$300,000. I think we need to be all in on economic development. It is too critical in our community. When we had the conversation creating GWEDC in 2004, it was about economic development, creating jobs, retaining jobs, and bringing jobs here; however we had to do that. I think that's still critical to our community. Economic vitality is about getting people working, getting them educated, and certainly the county invested in NCAT (National Center for Aviation Training) to try to be sure we were investing in and training the workers of the next 25 to 30 years, not the past. We have been actively involved in that.

"I think that it is time for us to be all in, push the \$300,000 to the table and say we want to be full partners. We want to be engaged. We want to make this happen for our community, because I guarantee you, if you look at Des Moines and Chattanooga, and Omaha, and Richmond and Jacksonville, places we went and

looked at over the years, I guarantee you, they are doing it. You can say we are not in a competition, but we certainly are. We want to be the best we can be, and the county has to be a fully engaged partner. Sometimes being a partner is also about swallowing hard and putting your money where your mouth is. So I am ready to move forward with \$300,000. I know there's some alternatives maybe.

MOTION

Commissioner Norton moved to grant the \$300,000 request to the Greater Wichita Partnership.

Commissioner Unruh seconded the motion.

Chairman Howell said, "We have a motion and a second, but let's go to further comments. Commissioner Peterjohn."

Commissioner Peterjohn thanked the Chairman and said, "To begin this discussion, and I think it's important to look at the whole county commitment for economic development. It is a lot more than the \$300,000 that we are talking about here. When Sedgwick County Commissioners, it occurred before I joined the Commission, made a commitment and put it in place, we are spending \$4 million a year for WATC, NCAT, most of that over \$3 million is for principal and interest on buildings, facilities up on North Webb Road. And this Commission made a long-term financial commitment through WSU within the last couple years for a very large and 40 year lengthy financial commitment for the innovation campus. So in a sense, what we have before us is a discussion about the tip of the iceberg, because the \$300,000 we have today, even on a per year basis, if you stretch it out over a number of years. Figure it's been roughly the last few years, it's been at that place for a number of years. And that's where I have got a little bit of frustration, because I think we are struggling as an economy, our region, however you want to define it.

"County folks, some might measure on MSA (Metropolitan Statistical Area), some by the boundaries of WAMPO (Wichita Area Metropolitan Planning Organization) and other regional organizations out there. But the challenge we have in front of us is that we've got a very difficult economic climate here in this county, in this state, and I would say in our country, because of the regulatory burdens coming out of Washington, D.C. But at the local level, the burden I see, and hear from folks, we have high property taxes. And we have very little protection for taxpayers to prevent folks from raising property taxes. So I put forward some ideas in terms of how we can try and alleviate those problems, which is probably a better discussion for another day, but I think it is important that we understand what the county is doing right now, long-term commitments that have been in place, and the context this provides. Because this is part of an organization, and let me bring it to a question for Mr. Fluhr.

"If we approve this today, in the past funding the county has had at this roughly \$300,000 level would go to GWEDC. If we approve this today, would it go to GWEDC, or does it go to the leadership? I mean, where are we organizationally?"

Mr. Fluhr said, "The request is coming from The Greater Wichita Partnership, because what we are doing is aligning what GWEDC has traditionally been doing as far as economic development, and also aligning what has been transpiring with Downtown Development. Downtown Development has created in its own ordinance, so it will continue to operate that way. Commissioner, what we are looking at with economic development and what we've done traditionally through GWEDC, is that that is going to be evolving, if you will, into the partnership. All of the functions I have outlined are traditional functions of what GWEDC has been doing. We plan to

increase those, enhance the efficiencies of those through coming into the partnership. We feel like part of this alignment is a streamlining of things, if you will. I think that it lessens the number of organizations that say a company may come in and have to work through or with. The request is coming from the partnership that would be continuing the economic initiatives you have seen, traditionally, through GWEDC."

Commissioner Peterjohn said, "Then there has been a Blueprint for Regional Economic Growth, commonly called BREG. Would this money end up going to BREG?"

Mr. Fluhr said, "Yes, it would help support BREG. Where we are now, you were a part of creating that Blueprint for Regional Economic Growth. Now, we have the blueprint, just as the Comprehensive Plan is a living document, this is as well. It helps us, if you will, identify what the initiatives, the action items need to be within the very cluster of industries that we have. The other big thing I think with BREG is the cross-cutting. That's something that I don't know if we have had in our past, as far as what we are going to have as we do now, with BREG.

"Part of what we feel is very important, is that that's a regional initiative. It is a ten-county initiative. I think with that you need to have people that are every day, intentionally working on that to cultivate it. You know, a lot of what we do is cultivate the economic environment so that we can see investment, we can see growth in our economy, but to do that, you need to have answers, you need to have people in place so that when things come in, we can direct them effectively and get things taken care of. You know, I know that one of the things that you are looking at is how is it that the public interfaces with the county when they have projects. I think, you know, part of what we want to do is be able to be a portal to that, to work with you, to help people be able to move forward.

"BREG is a part of the request before you today that we outlined for you today. Yes, part of this funding that we are requesting today would help make sure that moves forward. We are starting to see from the collaboration in the community, in the region, we are seeing movement forward. And so I think that's important to note, and we appreciate your all's investment in that."

Commissioner Peterjohn said, "You mentioned that this was kind of a ten county initiative. I know the City of Wichita is involved, I think they have approved \$300,000. You are asking for \$300,000 from the county today. Are any of the other counties and municipalities and those county expected to make a financial contribution to either of the partnership or to BREG?"

Mr. Fluhr said, "I think that as we go forward, there will be those opportunities. I think part of what we are doing right now is working with them to say here's how we can help in moving. I think if the region wins, we win as well. I think that's part of what's happening, we look at collectively the strength that can happen, because people come into Wichita to work, they come into Wichita to shop and things of that nature. I think that wholistically looking at, I think that in the future we are going to be looking at how is it that we can help with the partnership as far the resources that we can make available and I think that is something that we need to look into as we go forward."

Commissioner Peterjohn said, "I know the feds would use a four-county MSA that would be Sumner, Butler, Harvey, in addition to Sedgwick, but I guess I get back to, I am going to take it that, no, we don't have any financial commitment except for the City of Wichita and Sedgwick County at this time."

Mr. Fluhr said, "Our partners at this time are the city, what's before you today, and then the private sector."

Commissioner Peterjohn said, "Okay. One of the concerns that I have had expressed, people asked me about, because we have had an open checkbook here at Sedgwick County, have had for a number of years. If you want to get detailed information about everything from Commissioners' salaries or expense accounts to any other county expenditure, you can get detailed information. But if we approve this dollar amount, question of transparency in terms of how you all would spend whatever amount we would allocate today to you in terms of transparency, is there any change in what information would be made available in the public if we authorize this today?"

Mr. Fluhr said, "What has traditionally been done, is what we would continue to do going forward. That is any public dollars that come in, there is a full accountability for that, in fact, I know that we have monthly meetings of that council that come together and view that information. I defer to Mr. Schmidt. Everything as far as the public dollars, you can understand literally where we are spending each of those dollars. That's not a problem to make known."

Commissioner Peterjohn said, "In the past the question has come up from time to time. I am interested also, in terms of trying to attract new businesses into the community, but I think, frankly, a more fertile field, frankly, is helping existing businesses grow and expand. And one of the concerns I have had in watching this whole process go, in terms of what we can do with having additional events like you mentioned, the Northrup Grumman event, which is a step in the right direction, a significant step in the right direction, but also other supplier meetings, maybe for non-aircraft businesses going forward getting some measurable specific commitments in terms of activities to try and help existing businesses in our community."

Mr. Fluhr said, "I concur. I think that's one of the great things coming out of BREG is that we have actually been able to really talk to industry leaders to say what it is it that you need? What is it that is lacking? Where are the gaps? How is it that we begin to fill those gaps? I think that's to your point, that's one of the things that we challenged our staff, to really come up with what are those additional things. To me, this is the beginning point. I mean, we want to go forward from here and do more of those. Mr. Schmidt will tell you as we meet with our staff on a weekly basis, it is really prioritize, where is it that we can see, you know, true benefit today, that will lead us new opportunities tomorrow."

"You do have our commitment that is a challenge that we put forth to our staff, that this year there will be more than one of those. And we are identifying what those would be, where we'll have them, and I think again as we have those events, we will learn more, and be able to forecast other areas that we need to be working on."

Commissioner Peterjohn said, "Just from where I am coming from, my concerns tie into, frankly, that we have more measurable outcomes, because, frankly, I think part of the reason we are in this restructuring process is we are trying to figure out how we can do things better going forward get more positive results. I have a concern because while we have done, Sedgwick County has been growing faster than State of Kansas by most measurements of population. Our income and other criteria are not where we want to be, and that's part of what I am trying to drive, and I appreciate the discussion this morning. Thank you, Mr. Chairman."

Chairman Howell said, "Thank you, Commissioner. Commissioner Unruh, I will recognize you in just a moment. I would like to ask Mr. Fluhr a couple questions as well. Let me inform my colleagues, I had a request from a Commissioner that we may want to break this down into two separate motions. I will probably make a substitute motion in a moment to do it in two steps rather than one. Ultimately I believe that I am supportive of the full \$300,000 personally, but with that, I would like to have some verbal commitments. You and I have talked for hours in my office about this agenda item today. And we have had a very robust discussion with the Manager, and I believe we have had an understanding. I want to confirm some of the things we discussed in my office to make sure we are on the same page still."

"Again, it is your intention that we will be attending the MRO America's Meeting? We didn't attend it last time, but next time this comes up, we do have the intention to attend that meeting and represent Wichita there?"

Mr. Fluhr said, "In April that will be in Dallas. Yes, sir, we plan to be there."

Chairman Howell said, "Okay. And then with respect to the MRO efforts here, again, you brought up Northrup Grumman to see NCAT. It is your intention to do a couple of those this next year; is that correct?"

Mr. Fluhr said, "That's correct, sir."

Chairman Howell said, "Is there any chance we could stretch that goal and ask you to commit to two, and make it a goal to do four?"

Mr. Fluhr said, "We will take that on as a goal. And that's something that I know working with Mr. Schmidt, with our staff, I know that we can achieve that."

Chairman Howell said, "I know I would like to stretch those goals if we can. We talked about retaining jobs and expanding existing businesses. We recognize that we have businesses here that have a desire to grow, but sometimes they get overwhelmed with bureaucracy that we've created in government."

"So we would like to discuss the development of someone who can hold their hands and help them get through the bureaucratic waters. We would like to use the term ombudsman or something like that. Maybe that's not the right term. To have somebody who is focused on local businesses, trying to help them wade through the bureaucratic waters. That's something we talked about. I would like to see a partnership, I guess, have a part of the organization focused on that as part of what you do."

Mr. Fluhr said, "I would like to work with you on however the Manager and you as the Commission would like to develop that within the county."

"I will tell you that we see the a portal in, and I think that part of our responsibilities begin to identify, okay, how is it that we may work through the challenge that company may be having, or the other side of that is to anticipate, you know, when you start to hear what they want to do, we should be proactively thinking about what could be some things that they need to think about. And I think we could get on the other side of that equation. So as you all develop it internally, we would welcome that opportunity to work with the Manager and his staff and you how you want to do that internally and how we would interface with that."

Chairman Howell said, "I have not been able attend the meetings you discussed, the financial statements and such, so I am not really fully aware of exactly how the

accounting is done. Money is fungible, and I guess considering the total budget that this organization is planning to spend, I would imagine probably have more than \$300,000 worth of local overhead to operate this organization. Is that probably true?"

Mr. Fluhr said, "Well, the budget for the partnership, as Mr. Chronis mentioned, is about \$1.9 million, so what we do, as we receive money from the public sector, we have clear accounting of that money coming in, and what it's used for. So while, yes, it is part of our larger budget, we do make those records available, so that you may see at any time what the public dollars are going toward."

Chairman Howell said, "Okay. Again, used the word fungible, I guess the tax-paying public would like to know where their \$300,000 went. To the extent you probably have more than \$300,000 worth of local overhead, in terms of salaries and utility bills and building costs and things like that, I guess I would say if we could show the public \$300,000 worth of spending that they would understand that. I think that would be very beneficial to letting the public know that we are trying to account or that \$300,000, at least in support for of the organization. To me, that would be helpful."

"Finally, I guess you do have some measurable outcomes. You did have a summary, I understand, yesterday in a meeting that talked about all of the accomplishments of 2015. I am not sure, again, since I didn't get to attend the meeting, I don't know exactly what was presented there, but I talk to Manager Scholes this morning, he was impressed, he said there was a long list of accomplishments and efforts invested to accomplish the goals of the partnership. So I guess I would like you to, again, to expand on that a little bit, try to make them more measurable so we could have more of an objective measurement of our successes. So just move in that direction as well."

"With that, I will be recognizing Commissioner Unruh next. Before I do that, I would like to make a substitute motion. After this motion, if we deal with this one, I will make a subsequent motion for another \$50,000 after we deal with this substitute motion."

SUBSTITUTE MOTION

Chairman Howell moved to approve \$250,000 for the Greater Wichita Partnership.

Commissioner Peterjohn seconded the motion.

Chairman Howell said, "We have a motion and second. I will recognize Commissioner Unruh."

Commissioner Unruh thanked the Chairman and said, "On the basis of your explanation, without going too deep into this, I will be supportive of that method, and so as a secondary to the original motion, I don't know the exact process, but I can be supportive of what you are proposing, as long as we get to the end goal."

"I wanted to just make a comment about participation by our regional partners and other counties, and whether or not they have financial involvement. It might be relatively small involvement through the regional economic partnership, many of these counties and communities are members of REAP (Regional Economic Area Partnership of South Central Kansas), and REAP has pledged commitment to the partnership and it might be one step removed, but our regional neighbors and partners have a little bit of skin in the game through that process. They are not insensitive to what is going on. They are engaged through REAP, and are very closely monitoring the progress made here."

"I also just wanted to say, we recognize that economic development is really kind of a

messy business, and it is kind of hard to measure a lot of times. It is the long-term effort, and it does require the cooperation and collaboration of many of the community entities and partners in order to make it successful. And I think the latest iteration for our economic development effort has really been carefully thought out. I think it takes into account all the partners, it gives not only entities, but individuals an opportunity to have involvement financially, and also just by their support and their presence at meetings. So this, I believe, the way the partnership is structured right now is going to be positive, and will be successful for our community. It is difficult to go forward with economic development without corroboration, and any information you pick up about this type of an effort tells you it's long and it's hard, and it requires lots and lots of meetings and you just keep going over and over again and continue to meet, and continue to meet. Just in an effort to make progress, because this is difficult, and there is a lot of competition out there for economic development opportunities.

"I am appreciative of the fact that we haven't given up, you know, we are going to stay in the game. We are doing it in such a way that all the partners can have some ownership and feel like they have a part in the effort. I think it's important for us to clearly exhibit to the community and to the partners that we are in the game, we want to be part of the success that we anticipate, and I guess I don't know if relieved is the right word, that the asked for commitment from Sedgwick County the same as it has been for the last several years, in spite of the fact that our community partners, that the private side especially have upped their financial commitment. They have at least doubled it, and maybe taken it two and a half times before this is all through in this cycle. In light of the fact that the private side, who pays taxes to support Sedgwick County government and who are also contributing private money to make this successful, I think it is a compelling reason for us to be fully engaged with the partnership to make this successful.

"I am going to be supportive of the full request, and I am optimistic that this particular iteration is going to prove profitable and beneficial for the community. That's all that I have."

Chairman Howell said, "Thank you. I am going to ask the public if they have any comments in just a moment. But before I do that, Commissioner Ranzau."

Commissioner Ranzau said, "I just have a couple comments. First of all, want to clarify, Mr. Chairman, does your motion require written contract for these items?"

Chairman Howell said, "For these items I just discussed with Mr. Fluhr, it won't be in the contract specifically, but we have an understanding and I believe he understands what is expected of him this next year when he receives our support for this item."

Commissioner Ranzau said, "In the past we have had a written contract. I think it is important to have a written contract, and have these things in writing to do our due diligence for the taxpayers. When this was originally was put on the agenda, this \$300,000 with no conditions, and I presented a list of things. Mr. Chairman went over a couple of things that I would like to see, because, quite frankly, the way we have done it in the past, in my estimation and the estimation of many others, just hasn't worked. We need to try new things. I know you are looking at some new things, I think it is important for us to have a contract. I will read the five things that I had slid to the Chairman, just to reiterate.

"I think that we should have a \$250,000 total contribution, contingent upon a contract that provides for the following requirements: attendance at the MRO Americas Meeting; provide at least two to four supplier meetings with non-aircraft

manufacturers; create an ombudsman position to work with the entrepreneur taskforce, to work through regulatory problems and recommend policy changes to policymakers, and this would be countywide ombudsman; support transparency by requiring full public disclosure of how the money is spent; and require measurable outcomes.

"Mr. Fluhr, is there any reason why you wouldn't be willing to enter into a contract if we agreed to these terms today? Written terms? I would have preferred to have a contract here to vote on like we have in the past, but I am willing to support this, but I do think it's important for us to get it in writing for the taxpayers."

Mr. Fluhr said, "Look, we are willing, we are a partner, so we will work with the Chairman and the County Manager in the capacities we need to. On the points you made, the only one I would say is that we probably need to flesh out would be the ombudsman. We have talked about that and I think that, however, you know, the Manager wants to work that with his staff and with you, we could work through that."

"As far as our commitment to have measures, you know, we don't shy away from that. So if that helps in working through some of those details, we don't have a problem with that. It is just however you as a partner want to proceed forward with doing that."

Commissioner Ranzau said, "Well, I may have more to say at this point. We will see if anyone else wants to talk."

Chairman Howell said, "Let's go to the public and see if anyone from the audience would like to speak on this agenda item."

VISUAL PRESENTATION

Mr. John Todd, 1559 North Payne Avenue, Wichita, greeted the Commissioners and said, "I stand in opposition to the cash endowment that you are talking about here today. I am not sure what the amount is. I would be opposed to any amount, because the endowed organization is talking about overhead; that could be anything."

"It's been my experience and observation of groups that are endowed is that their performance is usually less than stellar. Art Hall did a study in 2010 about embracing dynamism. I would be glad to share this report with you. He talked about the most fundamental problem is that many public officials appear to believe that they can influence the course of their state and local economies through incentives and subsidies, to a degree, but it is far beyond [inaudible]."

"In this report, it is interesting, because the current vision for targeting money is putting public money into a funnel, and shifting it to one person, or to one company. Art, in this report, suggested that we take a little different view, the public money, if we are going to do public incentives it should go to everyone."

"This is the point, lower taxes for everyone and less regulation is the key to economic uplift and development in our economy. I am reminded that these, we have hundreds of small businesses operating in Wichita, Sedgwick County. A lot of them operate in a basement or in a garage. I am going to use an example here. Let's say they have two different individuals who build birdhouses. Simple birdhouses. This is an exceptional birdhouse, this is an inferior birdhouse. The government comes along and with good intentions subsidizes the lesser of the two and so what happens, basically, the superior birdhouse goes out of business."

"In my view, what is happening is when you subsidize one, not everyone, that you destroy the initiative for either one of them to work, and ultimately what you achieve is mediocrity. That's not what we are trying to achieve in this city, county, and in our country. So we need to work on providing low taxes, and less regulation. I would challenge the group here to spend time on figuring out how to lower regulation. Governor Brownback, proposed an [Office of the] Repealer. It was interesting, because I attended some meetings. We had business organizations that came.

"Everyone complains about regulation, but no one come up with ideas on how we can deal with these type of things. If we worked on that, if we got rid of ten percent of the regulations we could improve the economy. That's all I have to say. I stand for questions."

Chairman Howell said, "I will make some comments regarding your comments, in just a few minutes. I will recognize Commissioner Peterjohn."

Commissioner Peterjohn said, "I am aware of a professor at the University of Kansas by the name of Art Hall, who was involved in a water study. You mentioned some other study, is that the same Art Hall, and what study, who put out the study that you are holding?"

Mr. Todd said, "Embracing Dynamism: The Next Phase in Kansas's Economic Policy. Arthur P. Hall, is the Executive Director, Center for Applied Economics, University of Kansas School of Business. It was prepared for Kansas, Inc., February of 2010. I gave a copy of this to the Manager today. If you need additional copies, I will have them run for you."

Commissioner Peterjohn said, "Okay. Appreciate getting that on record in terms of Professor Hall, and the study."

Mr. Todd said, "Along that line, if anyone else would like to go to the Wichita Pachyderm Club website, we have had Professor Hall speak. It's been several months back, but he spoke on this very subject, and he did an excellent job, and he deserves a listen, basically, in my personal opinion. He also interesting talks or things to say about water, but that's not the subject today."

Commissioner Peterjohn said, "Okay. Thank you for that clarification on the record."

Chairman Howell said, "I would like to just respond to those comments. Mr. Todd, you are a friend of mine, so I have to disclose that to everyone that's listening. I understand and I agree with you that one of our goals is to have lower tax structure, and less regulation. And that's probably the very best thing we can do to encourage businesses to expand and grow, is to allow them to actually be free to do that, and actually create a profit for themselves. That's the natural incentive for them. My only concern is, and if you would like to speak to this, that's fine. I don't believe anything in the \$300,000 is tied to incentives and subsidies.

"I believe the \$300,000 is about marketing and messaging, trying to get our message out of Sedgwick County, and let the world know what we have here. I am encouraging them to know we have low tax state, we have Free State, where they can come and conduct their business without a lot of regulations. And as a Commission, we have been focusing on reducing regulations and trying to reduce bureaucracy. I think the effort of trying to get an ombudsman connected to this organization speaks well of that, that we are trying to help these businesses. We are not tied to any particular business, but letting them know that we want to be partners with them to navigate the bureaucratic waters that we in government tend to create.

"One of the problems that we have in Sedgwick County, this has been one of my focuses, as my Chairmanship has just begun, I have said, repeatedly, that one problem we do have in Sedgwick County, we don't market ourselves very well. Without this organization, my question to you would be, how do we communicate to organizations in Paris and England and in Dallas and in our own community what things are available, what resources do we have, and what are the great things about Sedgwick County as to why they would pick this place as a place to grow their business.

"So without this marketing effort, without this marketing arm of Sedgwick County connected to this organization, how would that message get out? I would like to know or, I guess, have a response."

Mr. Todd said, "I would like to call on Commissioner Peterjohn to talk about how NCR (National Cash Register) came and we had Chrysler first that came to Wichita, so we've had some successes that didn't involve, I think the personal one on one, with businesses doing business everywhere creates that opportunity. Endowing an organization with tax money, with no accountability, Commissioner Ranzau, you were on target there. We need to have a contract how the money is going to be spent. It is interesting because we come along, we always hear a new organization with a different name, same people. Is it working? I don't think so. Sorry.

"And I would be delighted to have coffee or lunch with anyone who wants to talk about, I think we have a wonderful city, wonderful opportunities. It is interesting, because when the, what was the Chinese fella's name?"

Chairman Howell said, "Dr. James Chung."

Mr. Todd said, "Dr. Chung, he came and he had a slide that showed the Chamber of Commerce website, versus Chamber Of Commerce website for other cities. It was less than stellar what we have. We can do better. We can do better living with what we have, we don't need additional money. I think you said a \$1 million budget, I think I could make it work."

Chairman Howell said, "Commissioner Peterjohn, did you want to respond to that?"

Commissioner Peterjohn said, "I will to this point, like yourself, I have known Mr. Todd for a number of years. I will put that on the record, too. I would be happy to share, as an NCR retiree, and a proud NCR retiree, a great company. I wish they still had their presence in Wichita. I am not going to use this opportunity to be a huge tangent to go off on, in terms of how they got here, and actually how they got merged and how they are no longer here. The building they are in, is still in place and accompanied by the name of NetApp has it, at 37th and Rock Road. I will just go that far.

"Joseph Schumpeter was a famous Austrian economist and business man who talked about creative destruction that exists within a market capitalistic system, and it goes to the challenge we have, because his point is that markets are dynamic, things are changing, and we have got to come up with a system that responds to change. That's one of the challenges we have here, going forward. I will just say this as a comment to build on the discussion we have had so far. It is very difficult for me as an elected official to try and figure out what is the right amount, and that's what I am struggling with today.

"I appreciate the discussion from everyone so far, and look forward future comments to help me figure out what would be right, in terms of I hope it would be marketing

and I certainly want accountability and transparency in what we do. Thank you."

Mr. Todd said, "I think we have an opportunity, in our city, for leadership and I hope we can see someone come forward with ideas that doesn't require a sack of cash. The last two votes that we had on the sales tax I think citizens are trying to tell us that they are sick and tired of the incentive programs. We have two different sales taxes. We have an opportunity for leadership and I would challenge the Chamber or whoever else to step forward and help us to create an effective esprit de corps, all of this stuff will happen naturally. Freedom really works. Free markets work. When you are trying to control the market, the dynamism book, Art makes a pretty good point, thank you."

Chairman Howell said, "Mr. Todd, just real quickly. I am not sure that you answered my question. Outside this organization, how do you think that we're going to get our messages and our marketing out to those that might be interested in planting their businesses here?"

Mr. Todd said, "I don't know the answer to that question. I'm going to tell you that endowing a group with taxpayer money is probably not the way to do it."

Chairman Howell said, "Thank you, Mr. Todd. Mr. Plummer, did you want to address the Commission?"

Mr. Gary Plummer, President and CEO Wichita Chamber of Commerce, greeted the Commissioners and said, "We are an organization of about 1,900 members from throughout the Wichita MSA. Also joining me today is my immediate past Chairman, Jon Rosell and Chairman Elect, Scott Schwendeman. Our current Chairman, Barry Schwan, is under the weather and couldn't be with us today. We wanted to come and go on the record, supporting this request. I just wanted to clarify a couple of things that your previous speaker said. Mr. Chairman, you were right in responding by the fact that this request for financial support for marketing effort has nothing to do with incentives, and I want to congratulate the folks who won last November on that issue.

"They certainly got their point across, very well. That's not what we're here to talk about today. We're here to talk about how we compete in a jobs war that's international and how do the private and public sectors play a role in that and how can we be partners in that?

"I also want to report that the Chamber is updating our website. We are doing it with private dollars. We aren't here to talk about that today, either. When I consider the word endowment, I think of a major gift that allows an organization to operate for years in the future. What you have before you today as a request for a one year agreement between you and the Greater Wichita Partnership, and you've already talked about some conditions you'd like to see worked into that contract, which I think the partnership CEO has responded very favorably towards that. I would encourage you to move forward and give its seat at the table and have a dialogue about how we can do this better, because certainly we know there's a lot of room for improvement in the chamber organization, and as he indicated, they're always looking for a better way to skin the cat. So we want to request that you support this proposal and that the county be a full partner at the table. Thank you."

Chairman Howell said, "Mr. Counselor, let me ask a question. There's another person that wants to speak. Come to the podium."

Mr. Scott Schwendemen, Business Owner, Wichita, greeted the Commissioners and said, "I would like to address you to maybe answer some of the questions, and I want

you to have you think of me as a business owner and not part of all the other things you've heard this morning. And you ask about how we are going to get businesses to Sedgwick County. As a business owner, and my business is worldwide, I am now hearing from international businesses who their CEO's are calling me, asking about how do we move to the United States, and in particular, how do we move to Sedgwick County, because we understand you have a workforce, a very dedicated workforce, that will show up every day and do the job we need and the security of being in this country as opposed to being international. I've had three conversations like that in the last year. And what I would see the GWP providing is that marketing support, so I can turn to them and say here, talk to this group.

"They can explain to you all the benefits of why you would want to locate in Wichita, and I've always offered my support as CEO of lubrication engineers to talk to those CEO's and explain to them why they should be here in Sedgwick County and locate those businesses here. I'd even go as far as to say with BREG, as long as they locate in the regional area, it is a win for us. And it will bring the jobs, and it will bring the economic benefit with it, which then will provide that funding, and I think that's what we need to recognize. This is not an incentive to bring business here. I think your business owners have those contacts. We just need to support that through our public agencies to make sure those companies locate here. I just wanted to kind of pass that along that you understand that there are those opportunities, private sector working hard to bring those opportunities here. They're diversified beyond just the aviation industry."

Chairman Howell said, "Thank you for your comments. Ms. Estes, go ahead."

Ms. Susan Estes, 151 South Whittier, Wichita, greeted the Commissioners and said, "I've been really appreciative of the level of conversation here. I'm going to exchange my comments from my usual talk about the role of government to taxpayer protection, because many of our members are very concerned not only on the role of government but issues like transparency and how well they are protected and positioned.

"I was kind of confused at various times, because I was hearing the word understanding. I was hearing an answer, well, we'll make that goal, and then there was a conversation about having a contract. I think it benefits the taxpayers if we table this conversation for today, come up with a contract. It seems like both sides are interested in having a contract, so that there's very clear, measurable expectations for taxpayers of where their hard-earned money is going. They can look back later and say, yes, what was promised was achieved or no, it wasn't. At the end of the day, we will all benefit from that type of conversation and measurement.

"I also hear today a little bit of lack of clarity of how exactly that money will be spent, and I think a contract helps to answer those questions. And along the lines of transparency I haven't heard that I would like to hear that I feel protects taxpayers better is to know that the portion of what the partnership in GWEDC do with the \$300,000 will be open to or subject to KORA (Kansas Open Records Act) records, because I believe that's been a long-standing sore spot with some people who like to look into transparency and understand where that goes. I think it's an issue we have, at times, made progress on, but I think we have room to improve.

"I've heard a big description of the types of activities that the partnership sees themselves engaged in, but I was kind of surprised that even though there are conversations and understandings, there wasn't a mutual understanding of how many of certain activities would take place. I think that again brings us back to the contract conversation and what we could do to better protect taxpayers across the board. I'll

be happy to take questions, if there are any."

Chairman Howell said, "Seeing none, Thank you, Ms. Estes. Is there anyone else from the public would like to speak on this agenda item? Seeing none, I'll come back to the Board. Commissioner Peterjohn."

Commissioner Peterjohn said, "Well, I made a comment earlier that I knew one of the folks who testified here. Let me be clear. I'm acquainted with everybody who has testified this morning, so I just thought I'd get that on the record. Thank you."

Chairman Howell said, "Thank you, Mr. Peterjohn. Mr. Counselor, if we were to add some conditions verbally today is there any why we can't go forward today? Do we need to slow this down, or if I were to read specifically the language we would like to add to the contract?"

Mr. Yost said, "It's up to you whether or not you want to proceed and have the contract follow. Our office hasn't been asked to draw anything yet, and so we're perfectly willing to do that if you want to delay this or we can follow up after the vote and have some kind of a funding agreement or some such mechanism that we get both sides signed up on. We can always suspend the appropriation if we're unable to reach an agreement."

Commissioner Ranzau said, "Mr. Chairman, I'm prepared to make a substitute motion if so allowed. I would like to at least get a vote on it, if possible. I'll allow it. Go ahead."

SUBSTITUTE MOTION

Commissioner Ranzau moved to approve \$250,000 contribution to the Greater Wichita Partnership, contingent upon a contract that provides for the following requirements. Attendance at the MRO America Meeting, at least two to four supplier meetings be provided with non-aircraft manufacturers, a countywide position is created for an ombudsman to work with the entrepreneur task force to work through regulatory problems and recommend changes to policy makers, support transparency by requiring full disclosure of how the money is spent and make it subject to KORA, and require measurable outcomes.

Commissioner Peterjohn seconded the motion.

Chairman Howell said, "We have a motion and a second on another substitute motion. We'll dispatch this one first. Before we do that, comments from Commissioner Norton."

Commissioner Norton said, "Well, I think that may change my comments. I'm ready to move forward on the \$300,000 and allow the Chairman, the County Manager, the Counselor and anyone else the Chairman might appoint to negotiate the terms of the contract but to move forward today.

"You know, we've hashed this out for several months, even back when we were setting our budget, and I think it's time to move forward, make sure that we're engaged with the partnership, support our business community, and understand that we're not going to get to perfect today, but I think people of like mind that care for this community can come to some agreements past what we do today. I'm ready to move forward with \$300,000 and let the County Manager, the Chairman, Chris Chronis, and our Counselor develop the tenants of a contract that's negotiable for both sides of this so that we can move this forward. That's not a motion, because there are too many motions on the floor. I'm not even sure what they are right now. That's all I have."

Chairman Howell said, "Commissioner Unruh."

Commissioner Unruh thanked the Chairman and said, "I appreciate Commissioner Norton's remarks. I will not support this second substitute motion. I already declared that I am in favor of the first substitute motion, as it takes us to \$300,000. The reason that I won't support the second substitute motion is that this has kind of degenerated, it seems to me, into a situation where we're setting ourselves almost up as adversarial to the partnership."

"We want to be partners with the partnership and work together with the partnership, and those folks in the community, business leaders who have their own businesses, business leaders who are part of the community organizations who are working together with us to accomplish a goal of getting jobs in Sedgwick County."

"You know, I doubt if there's a single elected politician who had some time has not said one of my main goals is to create jobs. Well, here's an opportunity to work with taxpayers in the community who are putting their hard-earned money into this effort own besides their support and using our authority to put their tax money into this effort. The city has already done it. The private sector is stepping up to do it. I think we should do it. I think this is a good effort. It's a good opportunity. It's a good organization for us to move forward and try to market our region to attract business here."

"I think that we ought to enter into this on a basis of we're partners and not adversaries. I think that Mr. Fluhr has clearly said he's willing to work through all of these details. We should negotiate all of this from the bench. I think we should go ahead with the first substitute motion in my opinion in the effort to get to the full \$300,000. That's all I have, Mr. Chair."

Chairman Howell said, "Thank you, Commissioner Unruh. Commissioner Peterjohn."

Commissioner Peterjohn thanked the Chairman and said, "Thank you. I disagree. I don't think we're in an adversarial position in any way, shape or form. I have tried to at that time attitude that my job is not to try and create jobs. My job and create an environment where we can let the private sector grow, flourish, and they will create the jobs. Hopefully that won't get quoted out of context, but I'll leave that out there and hope for the best. We do have a responsibility to do due diligence and we are the trustees for the taxpayers funds, regardless of how much."

"I agree, it's a little messy in terms of the discussion here. I wish had had a contract where we had worked through some of these things brought before us, but that hasn't happened. I do plan to be supportive of the current motion that's in front of us this morning. Thank you, Mr. Chairman."

Chairman Howell said, "Thank you, Commissioner Peterjohn. Commissioner Ranzau."

Commissioner Ranzau said, "I too want to say I agree with Commissioner Peterjohn. This is a partnership, yes. This is not adversarial. However, we have partnerships with lots of people and we always have a contract so that we understand what the expectations are. We have the GWEDC (Greater Wichita Economic Development Coalition) in the past. We do it with the Sedgwick County Zoo and Exploration Place. Any number of entities. We have contracts."

"When we spend taxpayer dollars, we have that clearly states the expectations."

That's the standard operating procedure for the county, has been in the past, and I'm not quite sure why we want to abandon that position. I'm just asking that we continue to do business in the same way we have in the past so that we have that expectation. I think it's important to do our due diligence, get it in writing. I think we can get there. It would have been nice if a contract would have been brought to us, but it wasn't and I think it is a partnership, and that means we have a say in how the money is spent, and we should be able to have some expectations on behalf of the taxpayers.

"So I think this is part of doing our due diligence and being a good partner to make sure we have eve in writing so the clearly there for everyone to include as a citizen that we serve. Thank you, Mr. Chairman."

Chairman Howell said, "Counselor Yost, can you tell us whether or not this motion would be in order in terms of writing the contract after the vote today, that you're clear exactly on what the motion is and we can go forward if this passes."

Mr. Yost said, "I think, of course, it's going to depend on how the other motion later and how it works. If you adopt a motion appropriating a certain amount of money contingent on a contract, we'll work up a contract."

Commissioner Ranzau said, "I think that I said contingent upon approval of a contract."

Chairman Howell said, "These requirements are clear enough to..."

Mr. Yost said, "I'm going to ask Commissioner Ranzau share with me what he wrote, and if anybody else has anything else that they want, I would like to see a consensus so that we put it in that contract for sure, and I'll have Assistant County Counselor work with me and with the other group. We'll work something out."

Chairman Howell said, "Let me just say that this is an item that probably should have been dealt with previous to today. I mean, this is 2016. We're already halfway through January. Ideally, we would have dealt with this a while back, but we didn't. So I asked for this to be on the agenda today. I appreciate the fact it is on the agenda. We've had a lot of really good discussion."

"I would like to disclose, Chairman at the time, but Commissioner Ranzau and I have had discussions about his ideas here, a number of times. This specific list, as it is currently worded, is something that I received this morning. So the desires are evolving, I guess, and so to get that into a contract for us to review as we vote this morning is something that the schedule just didn't really get that done. We could table this. I'd rather get it moved forward if we're clear enough to move forward. If you don't mind, I would like to ask Mr. Fluhr and Mr. Plummer, if you would be able to me your opinion whether or not this is something, as it is currently worded, with this motion, is this too restrictive to you? Are you able to accept this challenge as it was stated in this the substitute, substitute motion?"

Mr. Fluhr said, "You know, as we outlined in our correspondence to you, what our intent is to do, what we're committing to do is, again, work with the supplier events. We worked hard in at least two or three this year. Some of those we're working on. They may be aviation related. If we can get some of the other clusters that are non-aviation, that's our goal, too. Part of this, as you mentioned, is where we are in the calendar year. I think the one thing, for clarity, is to work with you all on what you may see in your work plan for an ombudsman. Not necessarily one that will be on our staff, but how we would work with you, is a point that we will need to address for clarity."

"Again, we've outlined what we would be doing with the money with BREG, clearly stated. We would be fine, Mr. Chairman, sitting down and working with you all if that's the direction you feel like you need to go."

Chairman Howell said, "So just for clarity then, as the motion was currently worded, the current motion that we are considering right now, are you accepting of these terms that you would be supportive of this to go forward with these terms?"

Mr. Fluhr said, "Again, as I appreciate the terms, just to make sure that I've got them clear, is that certainly at any time you can find out how your dollars are being spent. We've done that in the past, and we'll continue to do that. That is not a problem."

"We are committing that we will work with the supplier events. We are looking at least having two to three of those, and we'll take up the challenge we can to do four, but our goal is to have at least three, and again, if we can diversify those, we will. Part of that is cultivating the environment to be able to make those things happen and be successful. That commitment is there to do what we can do with those."

"We will be at the MRO in April. We've all made that commitment. In fact, we've talked about the importance of being there, so we

F [16-0015](#)

**SET A PUBLIC HEARING FOR THE PROPOSED ADOPTION OF
THE INTERNATIONAL BUILDING CODE, 2012 EDITION.**

**Presented by: Thomas Stolz, Director, Metropolitan Area Building and
Construction Department (MABCD).**

RECOMMENDED ACTION: Set the public hearing date.

Mr. Thomas Stolz, Director of the Metropolitan Area Building and Construction Department, greeted the Commissioners and said, "I'm here to request the schedule of a future public meeting regarding the adoption of new commercial building codes for Wichita and Sedgwick County."

"As you may recall, within the last year or so, this jurisdiction has adopted new trade and residential building codes. We are now similarly looking to adopt 2012 international commercial building codes. Over the last year and a half, staff and members of the Wichita Area Builders' Association along with area commercial builders and design professionals have been reviewing local commercial building codes so that a reasonable and best practice code could be adopted. These discussions have been shared before recent public meetings attended by builders, architects, engineers and developers. We've also passed it in front of the Board of Code Standards Advisory Board which represents Wichita Sedgwick County and they passed it 9:0."

"Like other government jurisdictions around the country, Sedgwick County has adopted historic building codes from recognized national and international organizations. The members of these organizations are industry experts in the field of residential and commercial building construction. The code guidelines they produce every three years are generally viewed as best practice for the construction industry nationwide."

"As I previously mentioned, there are three main reasons why local jurisdictions adopt code in that manner. First and foremost, it represents a way to enhance public safety for our citizens through best practice application regarding designs and

construction of homes and businesses.

"Secondly, it helps to ensure basic consistency of building practice between jurisdictional lines in consideration to building professionals who operate in and around Wichita in Sedgwick County.

"Finally, it serves to achieve consistent and fair operational protocol for building professionals who are licensed to operate in this county.

"If this public hearing request is approved today, we will continue to engage the public with discussion, with citizens and contractors regarding proposed amendment adoptions and changes to code. The staff request today is to set a public hearing for the date of February 17th, Board of County Commission meeting, and instruct the County Clerk to publish the notice one in the official county newspaper and I'd be glad to answer any questions."

Chairman Howell said, "Thank you, Mr. Stolz. Is there anybody from the public who would like to speak to this item? Seeing none, any comments or questions from the Board? All we're doing right now is setting a date, so this is mostly just administrative. I'm sure we'll have some folks who will speak on the 17th of February. Right now, we're just setting the date. Commissioner Peterjohn."

Commissioner Peterjohn said, "I was just going to say I know there are a lot of folks that put in hard work to get us to this date. I'm just going to say I'm appreciative of those folks out there. Thank you, Mr. Chairman. I'll be supportive today."

Chairman Howell said, "Mr. Stolz, on the 17th, do you plan on having a summary of changes in advance for us to review?"

Mr. Stolz said, "I'll provide that in advance. There are 63 amendments in the current code as listed. I will cover two or three of what were the most controversial at that time and be glad to answer any questions that the Commission has regarding the rest."

Chairman Howell said, "I think we're just setting the date. Madam Clerk, please call the vote."

Ms. Erika Rice, Deputy County Clerk, greeted the Commissioners and said, "Mr. Chairman, I'm not sure I got a motion."

Chairman Howell said, "I'm sorry."

MOTION

Chairman Howell moved to set the date for the Public Hearing for the proposed adoption of the International Building Code for February 17, 2016.

Commissioner Peterjohn seconded the motion.

Chairman Howell said, "I apologize for not following motions and seconds. We have a motion and second. Any further discussion? Seeing none, Madam Clerk."

VOTE

*Commissioner Unruh Aye
Commissioner Norton Aye*

Commissioner Peterjohn Aye
Commissioner Ranzau Aye
Chairman Howell Aye

Chairman Howell said, "Madam Clerk, next item."

G [16-0023](#)

REPORT OF THE BOARD OF BIDS AND CONTRACTS' REGULAR MEETING ON JANUARY 14 ,2016.

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, "The meeting of the Board of Bids and Contracts' Regular Meeting on January 14, 2016 resulted in two items for your consideration:

1. ELECTRONIC PLAN REVIEW OF SOFTWARE FOR METROPOLITAN AREA BUILDING AND CONSTRUCTION DEPARTMENT

"Recommendation is to accept the proposal from Avolve Software Corp. for a total first year cost of \$259,384.10 and establish contract pricing for maintenance and support at \$27,210.10 per year for four additional years for a total five year cost of \$368,224.50.

2. HARDWARE AND SOFTWARE MAINTENANCE AND SUPPORT FOR THE ELECTION OFFICE

"Recommendation is to accept the quote from Election Systems & Software, LLC in the amount of \$62,355.00.

"I'll be happy to answer any questions you may have, and I recommend approval of both items."

Chairman Howell said, "Thank you for presenting that. Is there anybody from the public that would like to speak to this item? Seeing none, are there any comments or questions from the Board? Commissioner Peterjohn."

Commissioner Peterjohn thanked the Chairman and said, "Mr. Stolz, if you wouldn't mind a quick question. Since this looks like it's strictly to benefit your department, is this strictly going to be paid for entirely out of fees that your office generates from people as part of their plans and getting their building permits?"

Mr. Stolz said, "Correct, sir. We'll take from the special revenue fund on the City of Wichita side of the budget."

Commissioner Peterjohn said, "Is this basically going to get us past kind of the transition between the city software side that's been different from what the counties used in the past? I'm asking, in terms of I know software upgrades are always a challenge."

Mr. Stolz said, "It's part of the transition from the City of Wichita maintaining, paying for software, expense for this department and migrating that responsibility over to the county, using funding that both entities gather through user fees. When we move into the new building, all of that will be done, we've got the groundwork laid for it, but

we're going to wait until the physical move of the building to finally finish that. This purchase of electronic plan review software will not be implemented until we move to the new building, and we'll roll all of that out time."

Commissioner Peterjohn said, "I appreciate the clarification. I do plan to be supportive. Thank you, Mr. Chairman."

Chairman Howell said, "Thank you, Commissioner Peterjohn. That was exactly my question as well. So I don't have that one anymore. But Mr. Thomas, can you talk about the solo source bid for the maintenance? Is this the only company that can provide this type of maintenance?"

Mr. Thomas said, "This is the one who provided it last time, and generally when you have the software, you generally have the maintenance by the software company, and this election system software, I believe, was the last two times. They were the only ones."

Chairman Howell said, "Is this approximately the same amount of dollars?"

Mr. Thomas said, "I believe it's slightly more than the last time. I don't see anyone from the election office here. But I believe from talking to the buyer that was involved in this, it was slightly more. I can get you those figures later sir, if you'd like."

Chairman Howell said, "Do you know whether or not it's our intention to replace this equipment in 2017? I believe that's what I've heard, intending to get some new election equipment once the election is complete in 2016. So this is probably the last time we'll have to do this type of maintenance?"

Mr. Thomas said, "I would hate to answer definitively. I'll get that information."

Chairman Howell said, "Well, it's my understanding this is the older equipment we're going to use for the presidential elections through the year of 2016, and then 2017, we have the intention of replacing this with different equipment that would be much more reliable, so we hopefully would not have such a maintenance expense going forward. This is something I'll be supportive of."

MOTION

Chairman Howell moved approve the recommendations of the Board of Bids and Contracts.

Commissioner Unruh seconded the motion.

Chairman Howell said, "Madam Clerk, please call the vote."

VOTE

*Commissioner Unruh Aye
Commissioner Norton Aye
Commissioner Peterjohn Aye
Commissioner Ranzau Aye
Chairman Howell Aye*

Chairman Howell said, "Next item, please."

Approved

CONSENT

- H [16-0008](#) Supplemental Agreement No. 1 to an Agreement with KDOT for Funding and Construction of Phase 1 of the Aviation Pathway (CIP Project R-330). District 5.
- I [15-0878](#) Island Annexation Request for City of Clearwater Pursuant to City of Clearwater Resolution No. 14-2015.
- J [16-0007](#) Agreement with EmberHope, Inc. for" Youthville Tough Roads 4 Mile Race".
- K 16-0011 Order dated 12/24/2015 to correct tax roll for change of assessment.
- L 16-0010 Order dated 12/31/2015 to correct tax roll for change of assessment.
- M [16-0017](#) General Bill Check Register for January 13, 2016 - January 19, 2016.
- N 16-0018 Payroll Check Register for the January 9, 2016 payroll certification.

Mr. Mike Scholes, County Manager, greeted the Commissioners and said, "I recommend you approve the consent agenda Items Hotel through November."

Chairman Howell said, "Commissioner Peterjohn."

MOTION

Commissioner Peterjohn moved to adopt the Consent Agenda with the exception of Item I.

Commissioner Ranzau seconded the motion.

Chairman Howell said, "Please call the vote."

VOTE

*Commissioner Unruh Aye
Commissioner Norton Aye
Commissioner Peterjohn Aye
Commissioner Ranzau Aye
Chairman Howell Aye*

Chairman Howell said, "We have Item I still to work through. We're on that now. So let's go ahead and go forward."

VISUAL PRESENTATION

Mr. Justin Waggoner, Assistant County Counselor, greeted the Commissioners and said, "Item I is an island annexation request for the City of Clearwater. As you know, an island annexation is when an annexed piece of property does not actually adjoin

the city's boundaries.

"There's a map here on the screen, if you look at the top of that map, which is just north of the City of Clearwater, there is a subdivision, and the blue piece of property is the property that's proposed to be annexed. The City of Clearwater city limits are in yellow, and in this case, the City of Clearwater approved the annexation on this property. The property owner's petition requested to be annexed. The reason behind that, I understand, is to connect to the City of Clearwater's water supply. The subdivision, as homes have been being built, they've been requesting to annex into the City of Clearwater and I believe that is the case for this one, as well.

"The Metropolitan Area Planning Department has reviewed this and they recommend the annexation be approved. Under the annexation, the city would provide police services that are currently being provided by the Sheriff's Office, also the city does not have plans to extend any sewer services to the area, however, the property owners could pay for and request to have those services extended.

"Also the city and the Ninnescah Township have an interlocal agreement regarding road maintenance within the subdivision. Since the actual property falls within the Clearwater Fire District already, there has not been any change in who provides those services.

"The property is within the urban growth area for the City of Clearwater and the Community Investments Plan that you approved earlier today. No other city in Sedgwick County has indicated this parcel is within their urban growth area. State statute outlines three requirements for these island annexations.

"First, the land is required to be located in the same county as the city. Second, the owners of the property must either petition or consent to the annexation. And then third, you as a Board of County Commissioners would have to find by a two-thirds vote that the annexation will not hinder and prevent proper growth and development of the area or that of any other city within Sedgwick County.

"I'd be happy to answer any questions that you might have. It's also my understanding that the city's Administrator is present today as well."

Chairman Howell said, "Very good. Commissioner Peterjohn."

Commissioner Peterjohn thanked the Chairman and said, "Since I made the motion, I mean, we've had these come up in the past from Clearwater, and in my view, there's nothing different here than we haven't had in the past, and we've approved them, but annexations are very important situation under state law in terms of the county's role in this.

"My reason for requesting to get this off the consent agenda was strictly because I think it's important that we provide the opportunity, if anyone from the public wanted to speak on this. I don't think that's the case, but if they do, I'd like to give them that opportunity. That's point one. And point two, I don't want this to become so routine, because we may get in a situation down the line where we have another island annexation case come before us where it would be more controversial than what we have before us today.

"I do plan to be supportive of this, but I did think it was worth the public attention and discussion. Thank you, Mr. Chairman."

Chairman Howell said, "Thank you, Commissioner Peterjohn. Just for clarity, if we

didn't have any opponents that we're aware of, there's no one that has ever spoken in opposition of this that we have record of?"

Mr. Waggoner said, "Correct and we have not received feedback from anyone that wishes to oppose this."

Chairman Howell said, "With an island annexation, there is no requirement for us to provide a service plan, is that true?"

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

Chairman Howell said, "And curiously, is there any post-annexation review that happens in the future from the County Commission?"

Mr. Waggoner said, "There is not on an island annexation."

Chairman Howell said, "This is a final action, so to speak, no review, no service plan?"

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

Chairman Howell said, "Is there anybody from the public that wants to speak on this agenda item? I don't think so. I just wanted to ask anyway. Madam Clerk, we don't have a motion."

MOTION

Chairman Howell moved to make a finding that the proposed annexation will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located in Sedgwick County, and therefore, approve the annexation request.

Commissioner Peterjohn seconded the motion.

Chairman Howell said, "Madam Clerk, please call the vote."

VOTE

*Commissioner Unruh Aye
Commissioner Norton Aye
Commissioner Peterjohn Aye
Commissioner Ranzau Aye
Chairman Howell Aye*

OTHER

Commissioner Peterjohn thanked the Chairman and said, "I would be remiss if I didn't point out that January 20th is an important day in American history and it's important in the sense that this is a date when under the current constitution we will inaugurate a President, every four years. Of course, this year we don't do that, but what's interesting is that was not always the case. In 1933, the 20th Amendment was adopted to change that date from what had been March 4th to January 20th. So on this date in 1937, Franklin Roosevelt became the first President inaugurated January 20th. Twelve years later, Harry Truman was the first President to be inaugurated and have the event televised.

"In 1981, on this date, Iran released 52 American hostages that they had held for 444 days.

"On January 20th, and I think this would be a positive note for everybody who is a sports fan, our first official basketball game takes place in a YMCA gymnasium in Springfield, Massachusetts.

"So Mr. Chairman, I just wanted to get on the record on how important January 20th has been in American history. Thank you."

Chairman Howell said, "Thank you, Commissioner Peterjohn. Commissioner Unruh."

Commissioner Unruh thanked the Chairman and said, "I just want to let the community know that I had the opportunity to attend the Wichita Independent Business Association (WIBA) annual meeting last evening. And Phil Ruffin was the speaker for that event. He is a substantial property owner in our community and a famous Wichitan, North High grad, but anyway, a very good meeting. I want to congratulate WIBA and the great presentation from Mr. Ruffin.

"I might also say that I think we're all aware that yesterday on the City of Wichita's agenda, they approved a grant, WIBA, in the amount of \$125,000 to support their activities in creating jobs and supporting small businesses in our community. And so I would commend them from that, and I think part of that grant requires WIBA to work through an ombudsman for the City of Wichita, which I think is a step in the right direction.

"Lastly, out of the office. I'll be in Topeka at the Kansas Work State Board. I was appointed to that board to oversee the administration of the Workforce Administration and Opportunities Act and those monies that come to Kansas for the purpose of training and helping employers find good employees and helping train employees to be trained for their job opportunities. That's all I have, Mr. Chair."

Chairman Howell said, "Thank you, Commissioner Unruh. Any other comments from Commissioners? I would just say a number of us did attend the Martin Luther King Memorial Celebration on at the Wichita State University Metroplex. It was a very good event with some great speakers, and I'm glad we had the chance to do that.

"This is where I mention we have a Fire Academy graduation this Friday at the Zoo. It's the Cargill Learning Center, on January 22nd. I think most of the Commissioners probably will be there. I know I will be there, and I'm excited to see the graduates from the Fire Academy.

"I don't see anything else on the agenda today other than the Executive Session."

MOTION

Commissioner Ranzau moved that the Board of County Commissioners recess into Executive Session for 30 minutes to consider consultation with an attorney for the public body or agency which would be deemed privileged in the attorney-client relationship and that the Board of County Commissioners return to this room from Executive Session no sooner than 11:54 a.m. The Executive Session is required to protect attorney-client privilege and the public interest.

Chairman Howell seconded the motion.

Chairman Howell said, "Madam Clerk, please call the vote."

VOTE

Commissioner Unruh Aye
Commissioner Norton Aye
Commissioner Peterjohn Aye
Commissioner Ranzau Aye
Chairman Howell Aye

EXECUTIVE SESSION

The Board of County Commissioners recessed into Executive Session from 11:24 a.m. until 11:58 a.m.

Chairman Howell said, "We are back from Executive Session. No binding action was taken. Mr. Manager, is there anything else before we adjourn?"

Mr. Scholes said "That's it."

Chairman Howell said, "Alright. We are adjourned."

ADJOURNMENT

There being no other business to come before the Board, the Meeting was adjourned at 11:59 a.m.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

JAMES M. HOWELL, Chairman
Fifth District

RICHARD RANZAU, Chair Pro Tem
Fourth District

DAVID M. UNRUH, Commissioner
First District

TIM R. NORTON, Commissioner
Second District

KARL PETERJOHN, Commissioner
Third District

ATTEST:

Kelly B. Arnold, County Clerk

APPROVED:
