

Sedgwick County

525 North Main Street 3rd Floor
Wichita, KS 67203



*Sedgwick County...
working for you*

Meeting Minutes

Wednesday, February 21, 2018

9:00 AM

BOCC Meeting Room

Board of Sedgwick County Commissioners

Pursuant to Resolution #007-2016, adopted by the Board of County Commissioners on January 20, 2016, members of the public are allowed to address the County Commission for a period of time limited to not more than five minutes or such time limits as may become necessary.

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 Crissy Magee, Sedgwick County ADA Coordinator, 510 N. Main, Suite 306, Wichita, Kansas 67203. Phone: 316-660-7056, TDD: Kansas Relay at 711 or 800-766-3777

Email: Crissy.Magee@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 February 21, 2018 in the County Commission Meeting Room in the Courthouse in Wichita, Kansas, by Chairman David T. Dennis, with the following present: Chair Pro-Tem Commissioner David M. Unruh; Commissioner Michael B. O'Donnell II; Commissioner Richard Ranzau; Commissioner James M. Howell; Mr. Michael Scholes, County Manager; Mr. Thomas Stolz, Deputy County Manager; Mr. Eric Yost, County Counselor; Mr. David Spears, Assistant County Manager of Public Works, Facilities Maintenance, Project Services and County Engineer; Colonel Richard Powell, Undersheriff, Sheriff Department; Ms. Talaya Schwartz, Contracts Administrative Manager, COMCARE; Mr. Michael Borchard, County Appraiser; Mr. Joe Thomas, Director, Purchasing Department; Mr. Will Deer, Assistant County Counselor; Ms. Kate Flavin, Public Information Officer; Ms. Heddie Page, Deputy County Clerk.

GUESTS

*Ms. Diana Greenwood
Mr. Jeff Fluhr, Greater Wichita Partnership, President*

INVOCATION: Reverend Randy Quinn, West Heights United Methodist Church.

FLAG SALUTE

ROLL CALL

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

PUBLIC AGENDA

Chairman Dennis said, "Thank you. We have one speaker this morning, Diane Greenwood. You may approach the podium. You have three minutes."

Ms. Diana Greenwood, greeted the Commissioners and said, "Thank you for you all not running for the mountains, for it is not the safest place to be, only it is safe when they do not track you through illegal means of a radio wave or speak with subliminal messages, which are noted and dotted by Washington D.C., good President's office standing of the Star Wars project of (inaudible) what's good for absolutely nothing.

"Clean farming land and clean water is a must to feed a nation that has been scarred for many moons within America, for those that who have died and are still alive, which is a right to be here on earth.

"Know, the pain and sorrow is our individual feelings so therefore, the ocean we have underneath us with the natural water waves that are created with this earth, not by anybody else's designs, shall be respected and the orders are coming out of Washington D.C., which I know [Chairman] Dennis will respect and [Commissioner] Richard [Ranzau] will respect and [Commissioner] Michael [O'Donnell] will respect and

so will [Commissioner] Jim [Howell] and many people here that are coming out from being brainwashed thinking their father house is going to rule America to rule the world to save us all.

“No matter what your faith is or your beliefs, in America all are welcome, for the freedom to be free is also the responsibility to forgive and help, them up well on wills their soles of the feet, to learn, to love their own again, and not to try to take what is not theirs and over-tax yourself and then say you have a national debt. America is not broke my, America United States bond certificates of good standing. I pay my taxes upstairs, sir. So whoever has a national debt, your restitution, I have recommended no jail time, so like Utah City, no single beds. I believe some of the rooms have hot tubs in it. Now, if you hid your favorite colors or you’re lacking of clothing, please don’t blame us. Look at yourselves.”

“Now, the national debt what I’ve recommended, as you write, do not do this. Do not do, you know, do this. Each time you write that with the national debt that is of theirs, whoever they may be, we will not judge them. Judge not less thee be judged. Our judges are pure at heart. They have had to listen to a byline that has been taken up to the highest court of America to set them free. Those that have already done their times and been executed, their families have received not guilty verdicts by hand of the Marine Corps or the Navy, for their family holding those precious papers that all evidence are in that their family member was innocent.”

Chairman Dennis said, “Excuse me, Ms. Greenwood, but your time is up.”

Ms. Greenwood said, “Now the farming land is set free from you all...”

Chairman Dennis said, “Excuse me.”

Ms. Greenwood said, “...because you all have no lien of taxes. We pay...”

Chairman Dennis said, “Excuse me, Ms. Greenwood.”

Ms. Greenwood said, “...green, our taxes and the Green Berets will continue...”

Chairman Dennis said, “Thank you, Ms. Greenwood.”

Ms. Greenwood said, “...keeping the waterways clean. Thank you, sir. Mr. Dennis.”

Chairman Dennis said, “Thank you, thank you very much.”

Ms. Greenwood said, “Remember you’re not on a time schedule on your life to live.”

Chairman Dennis said, “Thank you.”

Ms. Greenwood said, “I will not die. Not the way they kill (inaudible).”

Chairman Dennis said, “Is there anyone else in the audience wish to speak today. There is no one else that’s been on the agenda. But if anyone else that would like to speak. Thank you, seeing none, next item, please.”

NEW BUSINESS

A [18-160](#)

A JOINT ORDINANCE AND RESOLUTION NAMING THE TACTICAL TRAINING ROOM AT THE WICHITA/SEDGWICK COUNTY LAW ENFORCEMENT TRAINING CENTER THE HILL/LAMUNYON TACTICAL DEFENSE TRAINING ROOM.

Presented by: Jeff Easter, Sedgwick County Sheriff.

RECOMMENDED ACTION: Adopt the Resolution.

Chairman Dennis said, "Who is presenting, Sheriff Powell? Thank you and welcome."

Colonel Richard Powell, Undersheriff, greeted the Commissioners and said, "On behalf of Sheriff [Jeff] Easter, thank you for the opportunity to join you this morning in the acknowledgment of retired Police Chief Richard Lamunyon and retired Sheriff Michael Hill and the honorary naming of one of our classrooms at the new Law Enforcement Training Center (LETC) at the WSU (Wichita State University) Innovation Campus in their names. I really don't have a lot of notes to speak of today. I think your notes cover a lot of things. I could do that and simply repeat.

"We know that Chief Lamunyon served the citizens of Wichita for some 25 years as the longest running or sitting Chief with the Wichita Police Department (WPD). At the same time, retired Sheriff Mike Hill served the citizens of Sedgwick County both with the Wichita Police Department and the Sedgwick County Sheriff's Office for some 37 years. In their forward vision thinking and their innovative thoughts of joining together the training of the Wichita Police Department and the Sedgwick County Sheriff's Office in 1995, we've continued that practice up until today.

"As both first responders throughout our community, it has been most beneficial to have similar training, utilization of common resources and good quality of law enforcement practiced throughout both the city and county, and we owe a lot of gratitude to those two individuals, and again, we offer our thanks to you as the Board of County Commissioners in recognizing their forward thinking in past years."

Chairman Dennis said, "Thank you, Colonel Powell. I appreciate you being here this morning to recommend that we do name our room out at the new Law Enforcement Training Center after Chief Lamunyon and Sheriff Hill. Both individuals are very deserving of this. They're the ones that had the vision for what turned out to be our Law Enforcement Training Center that we just recently opened out there. I know both individuals. Mike Hill is a very good friend of mine, and I think it is just absolutely tremendous that we name some part of that facility after them. So with that, is there anyone else that would like to speak before I make a motion or would someone else like to make a motion?"

MOTION

Commissioner Dennis moved to adopt the resolution number 032-2018 naming the Law Enforcement Training Center the Hill/Lamunyon Tactical Defense Training Room.

Commissioner Howell seconded the motion.

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

VOTE

Commissioner O'Donnell II Aye
Commissioner Ranzau Aye
Commissioner Howell Aye
Commissioner Unruh Aye
Chairman Dennis Aye

Chairman Dennis said, "Thank you very much for being here today, Colonel Powell. We appreciate you."

Colonel Powell said, "I thank you, Commissioners."

Chairman Dennis said, "Thank you, next item, please."

Adopted

B [18-099](#)

ACCEPTANCE OF DONATIONS TOTALING \$710 FOR THE SUICIDE PREVENTION COALITION.

Presented by: Joan M. Tammany, LMLP, COMCARE Executive Director.

RECOMMENDED ACTION: Accept the donations and authorize the Chairman to sign the letters of appreciation.

Chairman Dennis said, "Good morning."

Ms. Talaya Schwartz, Contracts Administrative Manager, COMCARE, greeted the Commissioners and said, "Unfortunately, I'm here today because sometimes we have to come in order to accept donations for memorials that are given from community members. On September 4th, 2017, a 25-year-old male here in our community completed suicide.

"We have received 12 donations totaling \$710 that we move to ask the Commission to accept on behalf of the [Sedgwick County] Suicide Prevention Coalition."

Chairman Dennis said, "Outstanding. Well, we do appreciate you coming here, and we appreciate very much any donations that we receive from the community. I think it's fantastic that we have \$710 for suicide prevention to help other folks. Do I have any other comments we would like to make today? If not, do I have a motion?"

MOTION

Commissioner Unruh moved to accept the donation and authorize the Chair to sign letters of appreciation.

Commissioner O'Donnell seconded the motion.

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

VOTE

Commissioner O'Donnell II Aye
Commissioner Ranzau Aye
Commissioner Howell Aye
Commissioner Unruh Aye
Chairman Dennis Aye

Chairman Dennis said, "Next item, please."

Approved

C [18-050](#)

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

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

RECOMMENDED ACTION: Receive and file.

VISUAL PRESENTATION

Chairman Dennis said, "Good morning, Mr. Borchard."

Mr. Michael Borchard, County Appraiser, greeted the Commissioners and said, "Kate will give you a copy of the presentation there. So the purpose of the report this morning is to convey to you some of the real estate activity that occurred in 2017 and the impact it had on 2018 appraised values within Sedgwick County. The Appraisers' Office primary duties, is to one, to physically inspect each property in Sedgwick County every six years. This equates to about 37,000 parcels per year. We also need to discover, list and value all property that had significant changes. In 2017, there were over 9,000 building permits to review.

"To update appraisal each year to insure that all properties are valued at fair market value. This requires the inspection of thousands of sold properties, the recalibration of scores evaluation models, and a review of all parcels. I'd like to thank a dedicated staff for this accomplishment.

"Our appraisers are also required to assign the appropriate classification based on the use of the property. The Kansas Constitution defines the assessment rates based on the use of the property. The valuation approach and use determine the assessment rate to apply to the appraised value and to calculate assessed values. This slide shows the percent of assessed value by classification in Sedgwick County, residential at 56 percent, together with commercial at 32 percent make up 88 percent of the assessed value. When you include machinery and equipment and public utility, you'll see they make up 98 percent of the assessed value in the county. While we're still responsible for valuing the rest of the property types, they make up a very small fraction of the total.

"Parcel growth occurs when large parcels are subdivided into smaller parcels for development. There was an increase of over 1,100 parcels in 2017. This was mostly due to the platting of new residential subdivisions for future development. The number of property transfers increased slightly in 2017 but showed less than a one percent increase year-over-year. Now by classification, residential property represents about 56 percent of total assessed value in the county. In 2017, there were 1,275 new dwelling permits. This is about a 24 percent increase over last year.

"The median sale price of existing homes continues to increase at about two percent per year. In 2017, it was [\$]155,500. So when we compare what residential properties sold for in 2017, in the January 1, 2017 appraised values, at the mid-year, the median ratio of appraised value to sale price was around 91 percent. The reappraisal of residential property for 2018 resulted in 59 percent of the properties will see an increase in value, six percent will see a decrease in value, and 35 percent did not change in value.

“Commercial property represents about 32 percent of the total assessed value in Sedgwick County. The volume of commercial property sales has been stable for the last few years but saw a 16 percent increase in 2017. Commercial building permit activity was down about 10 percent in 2017. When compared with what commercial properties were selling for in the 2017 appraised values, the ratio was typically less than 90 percent. So the reappraisal of commercial property for 2018 resulted in 28 percent of the properties will see an increase in value, 17 percent will see a decrease in value, and 55 percent did not change in value.

“Sixty-seven percent of the land in Sedgwick County is devoted to agricultural use. That represents less than one percent of the total assessed value. The property valuation division sets the Ag (agriculture) use values for the state using an eight-year moving average formula. Our appraisers are responsible for determining the use of land and extracting out the number of acres dedicated to each use.

“Ag land is classified into the categories of dry cultivated land, irrigated land, tame grassland, and native grassland. The reappraisal of agricultural property for 2018 resulted in 65 percent of the properties will see an increase in value, three percent a decrease in value, and 32 percent did not change in value. So the 2018 valuation summary is shown on this slide. Of the 59 percent of increased residential properties, the increase typical change rate was five percent. The typical commercial change rate was four percent, and a typical agricultural increase was five percent.

“Look at some key dates on the property tax calendar that’s shown here. Value notices will be mailed out next Thursday, March 1. March through May, we will make adjustments to real property values through the appeal process and finalize personal property valuations. June 1, we will certify the appraisal roll to the [Sedgwick County] Clerk, and taxing authorities determine budget and tax rates are calculated. The Sedgwick County Appraiser’s Office will only mail value notices to property owners that experience a change in the appraised value or classification from 2017.

“Approximately 142,500 real property value notices will be mailed for 2018, which is about 64 percent of all properties in the county. Property owners who do not receive a notice in the mail can view the appraisal information for their property beginning March 1 online at the Sedgwick County website. After March 1, property owners can print a value notice from the website, which will include instructions on how to file an appeal. If property owners do not think their values reflect fair market value or would like an explanation of how the value was determined, they can fill out the back of the value notice and return it to our office within 30 days of the date indicated on the front of the notice. Once returned, this will be used to schedule a meeting with our office and these appeal meetings begin March 20th this year.

“It’s important to remember the County Appraiser is required by law to value property in a uniform and equal manner and should not be considered an adversary. The increase in value does not necessarily result in an increase in taxes. The revenue needed for local services is set during the budget hearings held in August. Increases or decreases in property values do not change the amount of tax dollars needed for local services. So for any information assistance, property owner’s representatives are welcome to call or stop by our office, and our website is a very good resource for researching information. That concludes our report, and I’ll be happy to answer any questions.”

Chairman Dennis said, "Thank you, Mr. Borchard. First of all, as far as the report, it looks like in the residential area the sale price, number of parcels, new construction, the number that went up in value is pretty good news for the economy. Looks like it's going, the commercial side didn't look quite as rosy as the residential area. Is this what you're looking at, as far as..."

Mr. Borchard said, "Yes, it's a supply and demand issue. The last two years, there's been a shortage of existing homes for sale, and it just continues to drive up the price of homes. Also the fact that there's a shortage means that there may be more new construction. You can see from the new dwelling permits that there was an increase in new permits this year."

Chairman Dennis said, "Okay. Well as far as our residents in Sedgwick County, after March 1st, they're going to be checking their mailboxes, I'm certain. Those that don't have anything in there, probably are going to be a little happier than those that do have something in there. But all of our residents can expect the possibility that there will be something in their mailbox sometime after the first of March. But we do have a process in place that if they don't agree with the figures that you all came up with that they can file a protest. You have procedures in place that they can go and talk with you about the process and how that you came up with those values, correct?"

Mr. Borchard said, "That is correct."

Chairman Dennis said, "Very good. Commissioner Unruh."

Commissioner Unruh thanked the Chairman and said, "Michael, I just had one question, I guess I'm not quite clear on. Will you send notices to everyone that's had a change, whether it went up or down or just only to those that had an increase?"

Mr. Borchard said, "Any property that changed value or classification will receive a notice, up or down."

Commissioner Unruh said, "Okay."

Mr. Borchard said, "Yes."

Commissioner Unruh said, "Okay, thank you. Then another question, you talked about market forces that changed the value and the value changes on residential. Does that also apply to the Ag parcels, because we had about two out of three of those increased in value. Is that market forces again?"

Mr. Borchard said, "Well, it is market forces, but its market forces from the past. So when they're using an eight-year average to determine the Ag land values, they're still looking at back when the market was better than it is today."

Commissioner Unruh said, "Okay."

Mr. Borchard said, "The fact that it's going up five percent may not be an indication of the current market."

Commissioner Unruh said, "Do you think most of the owners of Ag land understand that rolling average and that they might kind of be caught in a time lag?"

Mr. Borchard said, "Most of them do."

Commissioner Unruh said, "Okay."

Mr. Borchard said, "I mean, it was their idea to create the eight-year average to smooth out the increases and decreases over time. So they can expect that over the next several years that those values will start trending downward."

Commissioner Unruh said, "Okay, alright. Well, thank you. That's all I have, Mr. Chair."

Chairman Dennis said, "Thank you. Well, following along with agricultural part, it's important to understand that is kind of a rolling an average because I was surprised, I think you had on your briefing, it was only three percent of the agricultural land decreased in value. Crop prices are way down right now, and that's going to impact the value of that Ag land greatly in the future."

Mr. Borchard said, "That is correct, yes."

Chairman Dennis said, "Commissioner Howell."

Commissioner Howell thanked the Chairman and said, "So I want to, first of all, thank you for the presentation this morning. I always appreciate hearing from you. The first thing I would say is, when property values go up, I know people don't like to pay more property taxes, but I think it is a snapshot that the economy is moving in the right direction. There's a, it's certainly a seller's market. Housing prices are going up, and I think is an indication that our economy is improving. I just, I think that's actually from a policymaking perspective, it's actually good to see that."

"But of course, I know nobody likes to pay more property taxes, and again I do appreciate that there is a process where they can make an appeal should they feel like their values are incorrect. I just want to make sure I understand a couple of things. Your goal is to appraise their value at a, you're trying to determine a fair market value of their property; is that correct?"

Mr. Borchard said, "That is correct, yes."

Commissioner Howell said, "Okay. So as sale prices go up, is that something you watch and that somehow feeds into your formula, or how do you do that?"

Mr. Borchard said, "Well each year we'll add the following year's sales to the analysis. When we compared that new year of sales to our older prior year values, the ratios were less than 90 percent in many cases. So that's a pretty good indication that overall our appraisals needed to increase."

Commissioner Howell said, "Okay. Let me just ask you a very basic question, and that is, do you sense any pressure from elected officials, Board of County Commissioners, to change the value of property taxes up or down in either case? In other words, are you feeling pressure from us to change the way you do your job? The reason I ask the question is because it was insinuated on Saturday, I will explain this in just a minute. But it was insinuated on Saturday, at a local event that basically County Appraisers increase property values, because the County Commissioners, if you will, encourage them or pressure them to do so. So I would like to ask you to respond to that."

Mr. Borchard said, "We're strictly making our appraisal decisions based on market data."

Commissioner Howell said, "Okay. I appreciate that, and I knew that was the answer, but I wanted you to clarify that. There was a Republican Convention this weekend, and there was a gubernatorial debate. It happened Saturday night, and it was interesting to me. I don't remember seeing any of this in the news, any news stories that came out to clarify the accuracy of their answers, but one of the questions came up about property taxes. I think that we would all probably agree or most of us probably would agree that property taxes are one of the least popular taxes of all the different types of taxes we might pay. In that regard, the question was about what are the candidates going to do if they're elected Governor to reduce the increases in property taxes."

"One of the candidates mentioned something about a stealth tax, and I think what he was implying and I think he kind of explained it, he talked about when property values go up, it just creates more dollars for local government, and that the Appraisers are being pressured to do so. In other words, increase the values arbitrarily to create more dollars for county budgets. So I find that to be completely not based on what's really going on in Kansas. Back in 2015, the legislature passed what we call the tax lid, and it was legislation that passed in the middle of the night without a hearing, but it was a bi-partisan supported piece of legislation, but it did have some problems, and so in 2016, Sedgwick County leaned forward and we provided some solutions, but we did go up to Topeka and advocate for some solutions in terms of the dates and things like that, and those were adopted by the state."

"They also exempted public safety, they also implemented I think, rolling averages. But what this does is, if property valuations increase faster than consumer price index (CPI), essentially we've got to lower our mill levy so we can stay under the consumer price index growth rate, otherwise we've got to go to the voters and ask them to approve any increases that would exceed consumer price index. I was surprised that the candidates did not seem to understand that this has already been dealt with, and then they also advocated for an exception for public safety, which of course again, has already been implemented in state law."

"So to the extent that the public may have seen that debate and may have heard those answers and may have a misconception in exactly how the County Commissioners, you know, connect to the County Appraiser. I want it to be clear that you are independent, independent office that does not take your marching orders from the County Commission."

"That the stealth tax, if there was one that has been dealt with by state law and the public safety has been exempted out, and we are required by law to keep our growth rate under the CPI (Consumer Price Index) on a rolling average basis. Having said that, I think we've done a good job at that, and I expect we'll continue to do a good job at that. But anyway, to the extent that that information got out and it was inaccurate, I wanted to speak to that issue. So anyway, I appreciate the fact that you are an independent organization. We don't have control over how you do your job, that you do this according to state law. That's the way it needs to be. So with that, Mr. Chairman, I have no other questions."

MOTION

Commissioner Howell moved to receive and file.

Commissioner O'Donnell seconded the motion.

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

VOTE

Commissioner O'Donnell II	Aye
Commissioner Ranzau	Aye
Commissioner Howell	Aye
Commissioner Unruh	Aye
Chairman Dennis	Aye

Chairman Dennis said, "Thank you Mike, appreciate it. Next item, please."

Received and Filed

D [18-170](#)

REPORT OF THE BOARD OF BIDS AND CONTRACTS' SPECIAL MEETING ON FEBRUARY 13, 2018.

Presented by: Joe Thomas, Director, Purchasing.

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

Mr. Joe Thomas, Director of Purchasing Department, greeted the Commissioners and said, "The meeting of the Board of Bids and Contracts on February 13th, we have three items to present to you this morning."

1. BUSINESS BYDESIGN TEST SYSTEM – ENTERPRISE RESOURCE PLANNING (ERP)
FUNDING – ENTERPRISE RESOURCE PLANNING

"This recommendation is to accept the quote from SAP Public Services, Inc. for a total three (3) year cost of \$95,400.90.

2. KRONOS WORKFORCE MAINTENANCE AND SUPPORT – INFORMATION TECHNOLOGY AND SUPPORT SERVICES (ITSS)
FUNDING – ENTERPRISE RESOURCE

"This recommendation is to accept the quote from Kronos Incorporated in the amount of \$92,485.90.

3. COMMUNITY E-WASTE COLLECTION EVENT – ENVIRONMENTAL RESOURCES
FUNDING – ENVIRONMENTAL RESOURCES

"This recommendation is to accept the proposal from Dynamic Recycling, Inc. with a negotiated lump sum event cost of \$153,660 and a collection rate of \$0.24 per pound for the duration of the event."

Mr. Thomas said, "I'll be happy to answer any questions that you may have, and I recommend approval of these three items."

Chairman Dennis said, "Thank you. Well first of all, we have all had a chance to review these in the past before the meeting. One that really stands out in my mind is the

e-waste. I remember just a few years ago we had a collection out at [Kansas] Coliseum and took in something like a million pounds of e-waste, had traffic backed up down [Interstate] 135 trying to get in there to get rid of that. The Commission here several months ago added a small fee so that we could make sure that we could get rid of this e-waste and also do some stream maintenance. This is a culmination of those efforts that have gone into it. I appreciate Public Works and Susan Erlenwein and her folks from leading this effort to make sure that we do have the opportunity to do some e-waste collection.

“Though I understand that they’re probably going to do this out at the west yard of our Public Works here in the near future. Things are in place. We’re moving towards getting the chance that folks that have old computers, TV’s (televisions), even down to cell phones, if they want to get rid of those. So we will make sure that if you turn in a computer that we’ll destroy that hard drive and personal information. If it’s not already removed from that hard drive, no personal information will be available after we get ahold of it, because we will destroy that immediately. So I think this is just kind of a culmination of a great project that we’ve got working for our citizens. Anyway, I think that all three projects are very worthwhile.”

MOTION

Commissioner Dennis moved to approve the recommendations of the Board of Bids and Contracts.

Commissioner O'Donnell seconded the motion.

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

VOTE

Commissioner O'Donnell II	Aye
Commissioner Ranzau	Aye
Commissioner Howell	Aye
Commissioner Unruh	Aye
Chairman Dennis	Aye

Mr. Thomas said, “Thank you, Commissioners.”

Chairman Dennis said, “Next item, please.”

Approved

CONSENT

Mr. Mike Scholes, County Manager, greeted the Commissioners said, “Commissioners, I recommend you approve consent agenda items Echo (E) through Juliet (J).”

MOTION

Commissioner Ranzau moved to approve consent agenda items Foxtrot (F) through Juliet (J).

Commissioner O'Donnell seconded the motion.

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

VOTE

Commissioner O'Donnell II	Aye
Commissioner Ranzau	Aye
Commissioner Howell	Aye
Commissioner Unruh	Aye
Chairman Dennis	Aye

Chairman Dennis said, "Next item is item E on the consent agenda."

MOTION

Commissioner Dennis moved to approve item E on the consent agenda.

Commissioner Unruh seconded the motion.

Chairman Dennis said, "We have a motion and a second by Commissioner Unruh. Discussion? Commission Ranzau."

Commissioner Ranzau thanked the Chairman and said, "This item is to give the Greater Wichita Partnership (GWP) \$45,000 to hire a consultant to develop a Comprehensive Economic [Development] Strategy (CEDS). Evidently there is going to be a total of \$135,000 put into this. I guess, I have some concerns about this. The back-up material says they're going to hire a consultant to bring more focus to the partnership's economic development efforts. They're going to establish an organizational structure that optimizes economic development. They're going to bring clarity in innovative ways to BREG (Blueprint for Regional Economic Growth) and they're going to develop strategies to work together.

"These are all good things, but these things should have already been done at the very beginning. We've been giving \$300,000 of taxpayer money to this organization for three years. That's almost a million dollars, that's \$900,000, and these basic things have not been accomplished. That's very troubling. I don't think the answer is just to throw more taxpayer dollars at it. I think if something needs to be done, first of all, we need answers as a Commission as to why these things haven't already been done. We need some accountability for \$900,000. If they lack focus, they lack an effective organizational structure to optimize and coordinate economic development efforts, they lack clarity, they lack innovation, they lack strategies to work together, I mean these are things that are supposed to have been happening all along. We need some accountability.

"I would prefer that resources be taken out of, or the money be taken out of existing resources that they've already been given if this is a priority. Before that, I think this Commission, [Wichita] City Council, everyone involved should, we should have some accountability as to why this organization has failed to do these things already. Who is being held responsible? What is the accountability? We need something in writing from the [Greater Wichita] Partnership as to why these things haven't been done.

"This is very troubling. Rather than giving them, you know the partnership was started to replace GWEDC (Greater Wichita Economic Development Coalition), because GWEDC after years of everybody saying it was great and wonderful, evidently, wasn't doing as good of a job as we were told, so we started this partnership. Been giving \$300,000 a year and now we're being told they need more money because they're not doing the basics. Rather than throwing more taxpayer money at it, we need accountability and we need to question going forward if we're going to continue to give them money if they can't do these things, accomplish these things within three years."

SUBSTITUTE MOTION

Commissioner Ranzau moved to table this motion until we receive something in writing with respect to the accountability and what's been going wrong in the [Greater] Wichita Partnership and why this hasn't already been done.

Chairman Dennis said, "Thank you, Commissioner Ranzau. We have a substitute motion. Do I have a second?"

Audience Member said, "I agree."

Chairman Dennis said, "Do I have a second? Do I have a second? Motion fails due to the lack of a second."

Motion fails due to the lack of a second.

Chairman Dennis said, "We're back to Commissioner Ranzau."

Commissioner Ranzau said, "Thank you, Mr. Chairman. Well, I'm disappointed that a motion for accountability with respects to taxpayer dollars didn't even get a second."

Audience Member said, "Oh, it did by the people."

Chairman Dennis said, "Ma'am, I'm going to have you removed from the room."

Audience Member said, "Do you want me to walk sir, on that good note? I will be glad to because I will not disturb his time."

Chairman Dennis said, "Ma'am."

Audience Member said, "Thank you, Richard for speaking up for..."

Chairman Dennis said, "Ma'am, please leave."

Audience Member said, "...and as you guys do not collect a retirement check. Well, you guys might."

Chairman Dennis said, "Ma'am."

Audience Member said, "But let's walk with..."

Chairman Dennis said, "We're conducting a business meeting."

Audience Member said, "...we the people of America believe in free enterprise and not

just our freedom but the right...

Chairman Dennis said, "Good day, ma'am."

Audience Member said, "...to live with clean water. Again, with farmland, which you guys are trying possess illegally."

Chairman Dennis said, "Chief Haynes, can you remove her from the room, please?"

Audience Member said, "Thank you, sir. I'm glad I was heard clearly by your servants, sir. Thank you."

Chairman Dennis said, "Commissioner Ranzau, I apologize. You may speak."

Commissioner Ranzau said, "Well, thank you, Mr. Chairman. I'll just say I'm disappointed that we're not going to demand accountability for the failures of the partnership to perform these basic functions. The fact that we couldn't even get a second was very disappointing as well. So as such, I'm going to have to oppose this, and I'll continue to have the position that if these things haven't gotten done already, I think the taxpayers deserve some answers and there needs to be some accountability as to why this stuff hasn't already been done. So thank you, Mr. Chairman."

Chairman Dennis said, "Commissioner Unruh."

Commissioner Unruh said, "Thank you, Mr. Chairman. I just want to express my support for the Greater Wichita Partnership and for the, in my opinion, the great work that they have accomplished so far. I believe there's significant momentum in our community and in our region that most of our citizens not only perceive but support.

"So in light of the fact that progress is being made, results are being achieved, and that in the collective wisdom of all the members of the partnership, which is not just government folks but business members in our community. The majority of the leadership committee of the Greater Wichita Partnership is citizens in the community who have put in not only their tax money to local government, but they have contributed out of their earnings directly to the partnership in a multiple of what our local governments contribute.

"So I think the accountability is there. I think the results have clearly been exhibited, illustrated to us, what's been going on. The partnership produces on a regular basis a summary of their results over the last timeframe. So we are not unapprised of the progress they've made. But without being able to clearly, to clearly quantify what this momentum is, I think it's clear to me and it's clear to others in our community, and I think our citizens want us to do what the leadership group, mostly business folks, perceived to be the right thing to do at this time to capitalize on that momentum and move us forward. So it's just in kind of, counterpoint to the comments of my colleague, but I think results are being achieved. I'm proud of the work that's being accomplished, and I'm going to be supportive of the motion that we have. Thank you, Mr. Chair."

Chairman Dennis said, "Commissioner O'Donnell."

Commissioner O'Donnell thanked the Chairman and said, "I see that we have both Mr. Fluhr and Mr. Nave from the partnership here. Since this is such a well-developed discussion right now, if we could have Mr. Fluhr come up and talk about kind of what

this comprehensive strategy is and why this is so important for the county to be a partner, if that's all right with you Mr. Chairman."

Chairman Dennis said, "That's quite alright. Thank you."

Commissioner O'Donnell said, "Do you mind, Jeff (Fluhr)?"

Mr. Jeff Fluhr, President, Greater Wichita Partnership, greeted the Commissioners and said, "First of all, I want to say thank you for the partnership we do have with you, because through this public/private partnership, we are seeing great results. I mean, if you look back at last year, the number of jobs created, the capital investment, and you all are very much involved in that process. One of the things that we did that was mentioned, it will be three years ago this coming April, was the creation of the Great Wichita Partnership, and it was really, I think it was a bold move by our community to look at downtown development to 10 counties holistically.

"If you've looked at other cities that have really seen progress in the development of not only their cities but their regions, they have taken similar steps, and those results are proven and are there. So in the three years that our community has done that, you have been at the table. You have served on the partnership executive boards, you have all been involved. We do quarterly investor meetings where reports are given to say here's how we're seeing progress, here are the strategies.

"I would say that we focus in on six areas, as you well know. We work on primary jobs, entrepreneurship, workforce and development. By that I mean, how is it that we tie education to what business is saying we need in graduates, whether it's through high school, technical college, post-graduate degrees, perceptions. How is it that our city is being perceived internally but also externally? How is it that we work with downtown vitality and then talent? Because I will tell you in economic development, Andrew Nave was with you I think last week, talking about all the different aspects of economic development. Talent is extremely important, so we work in that area as well. So each of these are key focus points, if you will.

"As you develop an organization, you learn things as you move forward. There's new opportunities, there's different dynamics in the marketplace. So one of the things in particular why we are at this moment on this particular item is that the Blueprint for Regional Economic Growth (BREG) has been in place now for a little over two years. So we've learned a lot in how that is being implemented and working with the County Manager and the Assistant County Manager, we have actually formed what we call a strategic advisory unit, works with Andrew Nave's team to very purposeful in what we do, because we always want to have deliberate strategies for intended outcomes, and so if we're not seeing those intended outcomes, then why aren't we?

"But one of the things that became apparent as two and a half years into BREG, is that how is it that we really position those clusters that are really positioned for growth today? So how is it that we make sure that we're really sightful and purposeful in what we're doing? So we've gone through a process with that advisory team, which the county has been at the table at those meetings, and those are typically monthly meetings, along with the city, along with the private sector. What was proposed, is that this was the moment to really take a look at BREG. What's been the progress to date? How has that worked? What has it yielded for us? We know those answers, but how is it that we increase those opportunities and move forward very tactically?

“What resources as your economic development arm, because that’s what we do is serve on your behalf to work forward with economic development, how is it we continue to make our organization more efficient, but also in that way, I mean as far as he the resources. How is it, what’s the information we need to make sure that we’re producing? What is it that we need to be tactically doing as a team? That will change. I know that you’ve done the exact same thing where you kind of looked at yourself to say with the county, how is it that we move forward knowing today what we may not have known a couple of years ago.”

“So that’s where we are in this process. Market Street [Services], the group that’s being engaged to do this, is a very reputable company. If you look at the cities they’ve worked with, it’s a who’s who list of cities that have really moved forward in tough economic times. They went through a very rigorous interview process. You all were involved in that interview process. So again, we feel very confident with the group we want to move forward with. We as a partnership from the private sector side are going to be putting in a little over a third of the money. So we firmly believe that any time we come to you, it’s a partnership. We’re leveraging private dollars, and we want to leverage your dollars as well to get a maximum return on that investment. So Commissioner, hopefully that kind of gives you an overview of where we’ve come from, where we are today, but importantly, I think where we want to be able to go in the future.”

Commissioner O’Donnell said, “Absolutely, thank you, sir.”

Chairman Dennis said, “Thank you, Mr. Fluhr. A couple other points to go along with what Mr. Fluhr already said is that, first of all, county staff had been sitting in in meetings all along step-by-step as they went through. I know at least two companies, because I saw the final two presentations where Market Street was one of the two. The county staff along with the Commissioners were looking at what we needed. I’ve talked about this a number of times in the past, that we need to take a look at what our strategic plan is going forward, making sure that we understand exactly the direction that we need to go, so we are focusing our taxpayer dollars in the right place. We’re doing things that’s going to enhance the economy, we’re going to grow this area, not just Sedgwick County, but the entire region. So that’s the reason that we’re looking at this project. So I will be looking favorably to voting for this. Commissioner Howell.”

Commissioner Howell said, “Thank you, Mr. Chairman. I just want to ask a couple of questions and make a couple of statements. First of all, I would like to say, Jeff Fluhr, thank you for the presentation this morning. First question I think is going to be for Mr. Manager. Do we have a budget item that would cover this expenditure?”

Mr. Scholes said, “This [\$]45,000 will come out of the Economic Development Fund that we have that’s adopted in the budget.”

Commissioner Howell said, “So in your opinion, there is money to do this?”

Mr. Scholes said, “Yes.”

Commissioner Howell said, “Alright. We did have staff meetings awhile back, and I think Jeff Fluhr did come to that and present at that meeting if I remember correctly. I would say over the last year and a half or so, Commissioner Dennis has raised an issue. I think I felt the same way. But he articulated it much better than I did. So the frustration that we’ve got many arms of economic development effort, we’re connected

to.

“Some of them more so than others. Let me just mention a few of these that are out there in the community. We have of course, Wichita Chamber [of Commerce] does a good job, WIBA (Wichita Independent Business Association) focusing more on local small business. We have GWP, which is obviously completely focused on economic development, bringing in jobs and retaining jobs. We have BREG, which is another economic arm. We have SCKEDD (South Central Kansas Economic Development District) another economic arm, we have Kansas Global [Trade Services], we also have REAP (Regional Economic Area Partnership of South Central Kansas). I’m probably missing some. I don’t even know if I’ve got them all. But that’s at least a number of different ways we try to impact economic development through the different agencies and a lot of different personalities.

“I think, it’s a little bit frustrating from a policymaking perspective to see everybody out there kind of doing their own thing. So what this does is a comprehensive economic strategy, and I think that’s what you articulated, Mr. Chairman, that what we don’t have is an overall strategy on how we’re going to do economic development in relation to all of these different organizations and arms of effort. So I think this is solely needed. We did have a staff meeting, we’ve been briefed on this in the past. I would imagine, I don’t know if this is the way you plan on going forward, but the consultants, I would assume, would start off with strategy and goals, that they would develop that and would probably speak back to us along the way. So in terms of accountability, I have no doubt we’re going to see results out of this effort, and so I do not think we’re just going to hand over money and not have any feedback as to what’s going on and a solution to this problem.

“So I do think at some point we have to trust them. But GWP by themselves is not the right organization out of all of those I just listed to provide, if you will, a front end list of mission goals and accountability strategy. I think that’s what the consultant is supposed to do. So I guess my opinion is we need to move forward. This is also one-time funding. It’s a \$45,000 one-time, and again, we’re one of several funding portions for this. It’s not solely Sedgwick County. It’s us and others. So I would say this is something we sorely need, and I would be willing to support this. In fact, I need to make a motion to approve the resolution.”

Chairman Dennis said, “Thank you. I think, don’t we have a motion?”

Commissioner Howell said, “I guess we already do.”

Ms. Heddie Page, Deputy County Clerk, greeted the Commissioners and said, “Yes, Chairman we do.”

Commissioner Howell said, “Nevermind, we don’t need that. I apologize, the motion has been made already.”

Chairman Dennis said, “Thank you. Commissioner Ranzau.”

Commissioner Ranzau said, “Thank you, Mr. Chairman. Well I appreciate all the comments from everyone. I’ll just simply say we’ve had a lot of nice words and comments and flowery sentences, but no answer as far as accountability. This reminds me of how things went on back when we had GWEDC. We had presentations all the time.

“Everybody saying this is great and wonderful, we’re doing all of these great things, and then all of a sudden, boom, well we have to create a whole new organization, because GWEDC wasn’t doing as good of a job as what we thought. Now it’s interesting that, I agree all these comments about it, we have all of these organizations and we need to have a comprehensive plan and everybody working together. Well, that was exactly what we were told was going to happen when GWP was formed. I’ve seen charts with all of these organizations listed up there, and that was exactly what we were told. We were going to get all of these organizations together and work together.”

“Now we’re being told that three years later that we don’t have a strategic plan. We talk about momentum and progress and results. Well, obviously there’s being jobs created, but I don’t have any evidence or any reason to believe that it’s a result of the partnership. I think it’s a result of natural occurring in the economy. Things are happening at the federal level are having more of an impact as far as our economy than apparently the partnership is. Look at one of these. It says we need strategies to maintain and grow the aerospace clusters while working to attract and grow businesses and other industries that will strengthen and diversify the regional economy. Strategies to grow the aerospace and yet diversify the economy. We’ve been talking about that for years. I thought that’s what we were doing.”

“Is that not what we’ve been told for years? We’ve been and talking about that’s what we need to do and that’s what this organization is going to do. But now we need more money to hire a consultant to tell us how to do that three years in. I mean, I’m just saying we should have already been there. I’m troubled that we’re not doing that already. We don’t already have strategies to grow aerospace clusters as well as other industries that will strengthen and diversify our economy? We’re not already doing that? So today we’ll spend another \$45,000, and there will be no accountability. We’ll spend more money to do what we said we have been doing for year’s already.”

Chairman Dennis said, “Thank you, Commissioner Ranzau. Well first of all, I think we have had accountability as we’ve been building this at least from the Sedgwick County portion, because we’ve had people that are involved in the process each step of the way, Tom Stoltz, Mike Scholes. I sat on the final decision making board that helped choose Market Street. As long as we have our people that we have tasked here within Sedgwick County to be looking at this project as it moves forward, we do have accountability. Any further comments? Commissioner Ranzau.”

Commissioner Ranzau said, “I’m sorry, attending meetings is not accountability. I’m talking about we have a partnership that we’ve put in \$300,000 a year I think for three years. Correct me if I’m wrong. About \$900,000 to do these fundamental things and no one is doing it. Who fails?

“What failed and why? That’s accountable. Not attending meetings. But we don’t want to really have accountability because that’s a tough question, because that means you’ve really got to take an honest look at that and say why don’t we already have these things that we said we were going to do for three years and who is going to be held accountability. In the end, it’s the taxpayers that are going to be held accountability evidently. Thank you, Mr. Chairman.”

Chairman Dennis said, “Thank you. Manager.”

Mr. Scholes said, “Yeah, I have a comment about this. You know, first off I would say that you know having Jeff Fluhr and Andrew [Nave] in their positions right now, you know the leadership that they provide has been tremendous. If you look at the activity

that we have just completed this year as compared to last year, you can see nothing but growth, including in the amount of interest and deals that have been closed this year compared to last year is just, you know, I can't even tell you the percentage of it, but it's definitely increased tremendously.

"The second is, the previous commitment, there is a BREG framework in place as Jeff talked about. There is coalitions and associations that are part of the GWP that we could never replicate in our government. If we created our own economic development cell, we would need the same players that are in SAT (Strategic Advisory Team), that are in GWP, we'd have to go to them and include the same ones and put them around the table. I would say the third thing is clearly the economy right now in terms of, you know, the South Central Region and Kansas, is very fluid. You're going to have to do these strategic plans and especially create a regional economic implementation plan regularly. This is not something that we could replicate, having somebody with Market Street Services pedigree come in here and look at what we do have and be able to put some meat on the skeleton that's already there and the framework that's already there is going to be priceless.

"You know, in attending these meetings and looking at the ingredients that we have in the pot right now, we can do nothing but improve what we have right now, and I've been a member of this for over two and a half years. It has done nothing but get better. I think we've got a lot of great leadership in place. I think this can do nothing but help cement what we already have. I wouldn't be surprised in a few years we'd have to get another firm out here just to continue to learn it from an unbiased viewpoint. It's hard to make change when you're inside the pot, but when you're outside and you're coming in, especially with Market Street Services and look at what you do have, you can do nothing but improve. So I would say that there has been a lot that's been done based off the investment that this county has already made, and we can do nothing but improve on that by bringing Market Street Services in here. That's all I have to say."

Chairman Dennis said, "Thank you, Mr. Manager. Commissioner Ranzau."

Commissioner Ranzau said, "Well, Market Street is so good and we don't have those resources here, maybe we need to hire somebody from Market Street and put them in GWP then. If we don't have the expertise to do the basic fundamentals of what we've been talking about, there's a problem. I know we don't want to have this discussion, but we need to have a discussion. But I guess today is not the time. We're just, you just can't keep throwing money at it, you know. This is, let's just vote, I guess."

Chairman Dennis said, "Thank you, Commissioner Ranzau. Seeing no further comments, Madam Clerk, call the roll."

VOTE

<i>Commissioner O'Donnell II</i>	<i>Aye</i>
<i>Commissioner Ranzau</i>	<i>No</i>
<i>Commissioner Howell</i>	<i>Aye</i>
<i>Commissioner Unruh</i>	<i>Aye</i>
<i>Chairman Dennis</i>	<i>Aye</i>

The Board of County Commissioners recessed into Fire District Number 1 from 10:04 a.m. and returned at 10:07 a.m.

Chairman Dennis said, "Next item."

- E** [18-166](#) A Resolution providing funding to the Greater Wichita Partnership in the amount of \$45,000 to hire a consultant to develop a comprehensive economic strategy.
Discussion for this item will be added after minutes for this meeting are adopted.
Approved
- F** [18-147](#) Appointment of Special Counsel.
Discussion for this item will be added after minutes for this meeting are adopted.
Approved As Amended
- G** [18-162](#) First Amendment to Agreement for Environmental Art Park.
Approved As Amended
- H** [18-164](#) 2017 Annual Expense Report of Sedgwick County Townships.
Approved As Amended
- I** [18-145](#) Order dated 1/29/2018 to correct tax roll for change of assessment.
Approved As Amended
- J** [18-124](#) General Bill Check Register for February 14, 2018 - February 20, 2018.
Approved As Amended

LEGISLATIVE ISSUES

Chairman Dennis said, "Good morning, Will."

Mr. Will Deer, Assistant County Counselor, greeted the Commissioners and said, "Got a couple updates. House Bill 2597, which was the urban area designation bill, passed on general orders yesterday on the house floor, so it will be on final action this morning. The Election Commissioner Bill, which was House Bill 2509, which is the bill we were supporting relating to the budget Election Commissioner, that will be on general orders today on the house floor, and that's also above the line. So I would expect to see debate on that bill today.

"The two senate bills which were Senate Bill 299, which was the companion bill of 2509 and then Senate Bill 229, which was another bill that would have also given the power to the County Commissioner body to appoint the Election Commissioner, those are both still pending in committee, and I don't think they're going to be worked. So I think this Election Commissioner Bill is going to come out of the house at this point.

"The other update I have on the cybersecurity bill, there was a substitute for that, which was House Bill 2539, which removed all the references to charging fees on a per employee basis, kind of cleaned that bill up and got everybody on board with that. That bill is also on general orders today, and that would create a cybersecurity kind of

mechanism or, you know, policy level for the state. But it was not going to, you know charge our employee's the [\$]350 or \$700 per year."

Chairman Dennis said, "Clarify the cybersecurity, is not going to cost Sedgwick County anything..."

Mr. Deer said, "Not on the substitute bill. The Bill 2560, which is the one that we opposed and wrote a couple of letters, that has been substituted out for House Bill 2539. There is no references to a per employee fee, Sheriff's association and some of the other folks that are up there, more involved in it seem okay with it and it's on general orders today."

Chairman Dennis said, "Okay, do I have questions? Seeing none. Thank you, Will."

Mr. Deer said, "You're welcome."

Chairman Dennis said, "Appreciate it. Next item."

OTHER

Chairman Dennis said, "Do I have anything from the Commissioners on 'other' agenda?. Seeing nothing. We have no executive session scheduled for today."

EXECUTIVE SESSION

ADJOURNMENT

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