

Sedgwick County

525 North Main Street 3rd Floor
Wichita, KS 67203



*Sedgwick County...
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Meeting Minutes

Wednesday, May 23, 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 MAY 23, 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. James Weber, Deputy Director, Public Works; Mr. Scott Hadley, Director, Emergency Medical Services; Mr. Kelly Arnold, County Clerk; Ms. Lindsay Poe Rousseau, Chief Financial Officer; Mr. William Deer, Assistant County Counselor; Fire Marshal Daniel Wegner, Sedgwick County Fire District No. 1; Mr. Joe Thomas, Director, Purchasing Department; Ms. Tania Cole, Director, Facilities Management and Project Services; Mr. Marc Bennett, District Attorney; Ms. Tonya Buckingham, Register of Deeds; Ms. Linda Kizzire, County Treasurer; Ms. Kate Flavin, Public Information Officer; Ms. Lynda Baker, Deputy County Clerk.

GUESTS

*Mr. George Theoharis, 2115 S. Chautauqua, Wichita
Ms. Peggy O'Donnell, appointee
Mr. Joe Norton, Bond Counsel, Gilmore and Bell, P.C.
Judge James Fleetwood, Chief Judge, 18th Judicial District Court
Mr. Basil Hourani, 150 N Main, Wichita
Mr. Tony Utter, Utter Commercial Real Estate*

INVOCATION: Pastor Michael Thorne, Central Christian Church.

FLAG SALUTE

ROLL CALL

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

PUBLIC AGENDA

Chairman Dennis said, "We have one person signed up to speak on the public agenda this morning, Mr. George Theoharis. Please approach the podium and you have three minutes, sir."

Mr. George Theoharis, 2115 S. Chautauqua, Wichita greeted the Commissioners and said, "I'm not here as a sore loser. The county citizens are losers in this. I asked for a KORA (Kansas Open Records Act) request to see what the six person clique on the [Sedgwick County] Animal [Care Advisory] Board were actually saying to sway five County Commissioners. This group were six out of eight had said that it was okay for 10 to 20 feral cats living next door to them.

"I was first told that it was 105 pages. When I told them to weed out the agendas,

minutes and proposed changes to the audits, it went down to five pages. Only one from a member of the Animal Board, and she missed five out of 12 meetings. I've been told the majority the board sent e-mail feeds to County Commissioners. Last time I went to school, five time six equals 30, and I see none from the supervisor of animal care. Mr. Ranzau turned over a page to legal two weeks ago at the [Board of County] Commissioners meeting that wasn't in my KORA request. I'm not into conspiracy theories, but all of this doesn't add up.

"I asked Mr. Unruh about a potential Commissioner working full-time to which I almost quote, the City Counselor is more like full-time and the County Commissioners more like part-time. If he believes that to be true, then how for this many years as a County Commissioner has he accepted a full-time paycheck. If that is true of all the Commissioners, then when there was a tale of dysfunction on the Animal Board, did not one County Commissioner come and view for themselves this true dysfunction for themselves other than a 15 minute token appearance by Jim Howell. They took the word of this little clique of people spewing about George. Could they all be wrong and George be right? That question doesn't have to be mutually exclusive. Remember, six out of eight believe 10 to 20 feral cats next door to them is acceptable.

"Speaking of dysfunction, I've never raised my voice to anyone on the Animal Care Board, yet Mr. Ranzau's nominated appointee yelled I'm tired of talking about dangerous dogs in the county. We don't have dangerous dogs in the county. Yet her Commissioner has been seen raising his voice at televised meetings about another Commissioner for all to see. Now, that is dysfunctional.

"In November, the citizens of the county will get to voice their opinion like most of you when you did four out of five and fired me. I will do everything in my limited power to see we get an almost complete new County Commission at that time. The baiter, Mr. Dennis, will remain unless he would like to resign as he wanted me to do. In a side note, there was a dog attack several days ago outside Derby, a Potentially Dangerous Dog might have been a great tool to use if my idea had been accepted. Thanks for my time."

Chairman Dennis said, "Thank you. That's the only person that we have signed up to speak on the public agenda. Does is anyone else in the audience wish to speak today on the public agenda? Seeing none, Madam Clerk, next item."

PROCLAMATIONS

A [18-428](#)

PROCLAMATION DECLARING EMS WEEK.

Read by: Chairman David Dennis or his designee.

RECOMMENDED ACTION: Adopt the proclamation.

Chairman Dennis said, "Thank you. I have a proclamation. It says,

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the dedicated Paramedics and Emergency Medical Technicians of Sedgwick County Emergency Medical Services are committed to provide exemplary medical care and ambulance transportation to the citizens of Sedgwick County; and

WHEREAS, Sedgwick County EMS is ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency health care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, the emergency medical services system consists of emergency physicians, emergency nurses, emergency medical technicians, paramedics, firefighters, educators, administrators and other health care professionals; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week.

NOW, THEREFORE BE IT RESOLVED that I, David Dennis, Chairman of the Board of Sedgwick County Commissioners, do hereby proclaim the week of May 20 – 26, 2016 as

EMERGENCY MEDICAL SERVICES WEEK

The 2018 theme for EMS Week is “Stronger Together.” I encourage the community to observe this week with appropriate programs, ceremonies, and activities.

MOTION

Commissioner Dennis moved to adopt the proclamation.

Commissioner Unruh seconded the motion.

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

VOTE

<i>Commissioner O'Donnell II</i>	<i>Aye</i>
<i>Commissioner Ranzau</i>	<i>Aye</i>
<i>Commissioner Howell</i>	<i>Aye</i>
<i>Commissioner Unruh</i>	<i>Aye</i>
<i>Chairman Dennis</i>	<i>Aye</i>

Chairman Dennis said, “Mr. Hadley, welcome.”

Mr. Scott Hadley, Director, Emergency Medical Services, greeted the Commissioners and said, “Thank you very much for that proclamation. I’ve had a chance to reflect over the past three decades that I’ve been here and see the good work that our folks do, and one thing that remains steadfast, even though things have changed and evolved over the past three decades in EMS (Emergency Medical Services), one thing that’s remained unwavering is our staff’s commitment and dedication to the citizens and

visitors of Sedgwick County to provide that safety net and safeguard their well-being. I'm very proud of what they've accomplished over those years and the support that we've had from a variety of folks, including yourself, the other first responders, our Emergency Communications folks, law enforcement and firefighters that help us give that type of support to our community. I humbly and proudly accept this proclamation on my staff's behalf, and I want to thank you for that."

Chairman Dennis said, "Thanks, Scott. On behalf of the Board of County Commissioners, we're very proud of our EMS in Sedgwick County, but we have other EMS providers throughout Sedgwick County that we're just as proud of. In addition, you mentioned in the proclamation folks like our firefighters and emergency room technicians, and everyone else that's involved in the entire process. It's critical that we provide services like that to our citizens, and I think you do an outstanding job. I appreciate it."

Mr. Hadley said, "Thank you very much."

Chairman Dennis said, "Thank you, sir. Next item, please."

Adopted

APPOINTMENTS

- B** [18-426](#) RESOLUTION APPOINTING PEGGY O'DONNELL (COMMISSIONER DAVE UNRUH'S APPOINTMENT) TO THE SEDGWICK COUNTY INTELLECTUAL AND DEVELOPMENTAL DISABILITIES ADVISORY BOARD.

Presented by: Eric Yost, County Counselor.

RECOMMENDED ACTION: Adopt the Resolution.

Mr. Eric Yost, County Counselor, greeted the Commissioners and said, "Item B is a resolution appointing Peggy O'Donnell to the Sedgwick County Intellectual and Developmental Disabilities Advisory Board.

"This position had been filled by Judy Wiley, who resigned her position. Commissioner Dave Unruh is recommending that Mrs. O'Donnell be appointed to fill the remainder of that term, which expires on February 9th of 2020. The paperwork is in order. Mrs. O'Donnell is present to be sworn, and I would urge adoption of the resolution."

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

MOTION

Commissioner Unruh moved to adopt the resolution appointing Peggy O'Donnell to the Sedgwick County Intellectual and Developmental Disabilities Advisory Board.

Commissioner Dennis 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. Kelly Arnold, County Clerk, thanked the Commissioners and said, "Please raise your right hand. I do solemnly swear that I'll support the Constitution of the United States, the Constitution of the State of Kansas and faithfully discharge the duties of the office of Sedgwick County Intellectual and Developmental Disabilities Advisory Board, so help me God."

Ms. Peggy O'Donnell, Appointee, greeted the Commissioners and said, "I do"

Mr. Arnold said, "Congratulations."

Ms. O'Donnell, said, "Thank you. Well, I will just take a moment to thank Commissioner Unruh for this appointment. It is a honor and I appreciate it. After serving 12 years on the City Council at Bel Aire, my husband and I recently moved to Wichita, and we both believe it's very important to be civically minded, so I appreciate this. It's something near and dear to my heart as personally I have two girls that I am the payee for that are mentally disabled. Also, my husband is a guardian of a severely autistic man. We have a group even at our church that we minister to that have developmental disabilities, so I want to thank you Commissioner Unruh and the rest of you for this privilege and thank you. "

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

Commissioner Unruh thanked the Chairman and said, "Ms. O'Donnell, I just want to express my appreciation for your willingness to serve. As you explained, you clearly have a background that will be helpful to this advisory board and it does take time and energy and expertize, so we're grateful for your willingness to serve."

Ms. O'Donnell said, "Well, thank you for the appointment. Thank you, it will be an honor."

Chairman Dennis said, "Thank you very much. Madam Clerk, next item."

Adopted

NEW BUSINESS

[18-452](#)

TRANSFER \$7,009,061 FROM THE 2018 GENERAL FUND RESERVE TO THE ECONOMIC DEVELOPMENT PROGRAM.
Presented by: Lindsay Poe Rousseau, Chief Financial Officer.

RECOMMENDED ACTION: Approve the transfer.

Chairman Dennis said, "Thank you, we have one off agenda item."

MOTION

Commissioner Dennis moved to add an off-agenda item to the agenda.

Commissioner Unruh seconded the motion.

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

VOTE

<i>Commissioner O'Donnell II</i>	<i>Aye</i>
<i>Commissioner Ranzau</i>	<i>Aye</i>
<i>Commissioner Howell</i>	<i>Aye</i>
<i>Commissioner Unruh</i>	<i>Aye</i>
<i>Chairman Dennis</i>	<i>Aye</i>

Chairman Dennis said, "Thank you, Lindsay [Poe Rousseau] you're going to tell us what our off agenda item is."

Ms. Lindsay Poe Rousseau, Chief Financial Officer, greeted the Commissioners and said, "I am, sir. Thank you for allowing me to bring this off agenda item to you this morning. As you know, last month the Commission voted to approve a development agreement and an interlocal cooperation agreement, excuse me, with the City of Wichita and with Spirit [AeroSystems]. As a part of that agreement, the Commission did commit to \$7 million toward a structure at Spirit AeroSystems. That agreement has now been approved by the State Attorney General, has been filed with the Secretary of State and also with the Sedgwick County Register of Deeds.

"So on Monday, the county received an invoice for that \$7,009,061, which includes some of the fees to file those documents, with a request of that payment be made today by 1 p.m. So in order to process that payment we need to have adequate spending authority in the budget from which we want to make that payment, so in this case that's the Economic Development Program in the general fund. So the request today is to transfer \$7,009,061 from our general fund reserve in the contingencies to that Economic Development Program budget.

"The reason that I am asking you for that permission is because the county's budget and allotment adjustment policy requires that anytime we move budget authority greater than \$250,000 between programs, the Commission must approve it. So we're making that request to allow us to process that payment and get it delivered by today at 1 p.m. as requested. We do have adequate cash in the general fund to support this payment today. Of course, we do want to talk long term about potential long term funding, but that decision does not need to be made today. We'll want to get that settled before the County Manager brings his 2019 recommended budget to you because the extent we do any bond funding for this obviously we'll want to make the plans to do the debt service payments on that from our debt service fund next year. So with that Commissioners, I am happy to answer any questions. If not, then I would recommend that you approve the transfer so we can get that processed started."

Chairman Dennis said, "Thank you, do we have any questions for Lindsay? Commissioner Howell."

Commissioner Howell thanked the Chairman and said, "I'm just curious. So the intent is that we would essentially I guess, the intent is that we would likely bond out the \$7 million and essentially restore this budget before the Manager's budget is presented to us?"

Ms. Poe Rousseau said, "We wouldn't necessarily want to do the bonding before that, but we would want know that that is the plan and approximately how much so we can plan for that debt service. Then, what we would likely propose to do is do that bond

issuance at the same time we do the four bridge products that you approved earlier this year, which would probably be around the fall."

Commissioner Howell said, "So again, so I've heard some discussion about the length of, the length of term for those bond, somewhere between 10 [years] to 20 [years]. Assuming it's around 10 [years], that would be like \$790,000 a year for principal and interest..."

Ms. Poe Rousseau said, "Yes, sir."

Commissioner Howell said, "...starting in fiscal [year] '19?"

Ms. Poe Rousseau said, "That would be based on the timing right now, yes, that's what we would recommend."

Commissioner Howell said, "Okay, so once this is managed in the '18 budget, this is basically going to be, you won't see any effect of this at the end of the year likely in 2018 fiscal year budget."

Ms. Poe Rousseau said, "Assuming that we do do the bond proceeds and get that reimbursement back, then yes that's correct, we wouldn't expect to see any overall impact other than the expense, which would be reimbursed."

Commissioner Howell said, "Okay, I guess, I wasn't really expecting this action today. I thought we were going to probably, I assumed we probably would do the bonds when they were needed. But I'm a little surprised to see that we need to front load this. But that's fine I guess, but I didn't expect to see this action today. Did we know about this very long ago?"

Ms. Poe Rousseau said, "I think this, the approval that was done basically said the request would be to make that payment within 30 days, and so there had been some communication between the Finance [Department] and Manager's Office that we had adequate cash, but that we would still need to have action with you to figure out how exactly to fund that, whether it be cash or bond."

Commissioner Howell said, "Do we know whether Wichita is going to do their [\$] 3.5 million the same way?"

Ms. Poe Rousseau said, "Tom [Stolz], do you know?"

Commissioner Howell said, "Any idea on that?"

Mr. Tom Stolz, Deputy County Manager, greeted the Commissioners and said, "Yes, sir. They have the same timing and the same issue, invoice at the same point."

Commissioner Howell said, "Very good. Alright. Thank you. That's all my questions. Thank you, Mr. Chairman."

Chairman Dennis said, "Thank you. Further questions? Commissioner Ranzau."

Commissioner Ranzau thanked the Chairman and said, "Well, this just kind of pains me today to see this \$7 million taken from our General Fund Reserve. It's going to hurt our ability, I know we're going to pay it back. I have talked about this in the past, that

it will hurt our ability to provide core services in the future. With all due respect to my colleagues, I just think that \$93 million worth of taxpayer subsidies should be enough, and this is just a bridge too far for me. Thank you."

Chairman Dennis said, "Commissioner Unruh."

MOTION

Commissioner Unruh moved to approve the transfer of \$7,009,061 from the General Fund Reserve the Economic Development Program budget.

Commissioner O'Donnell seconded the motion.

Chairman Dennis said, "We have a motion and a second. Further discussion? I will vote in favor of the motion. I was a little surprised when I heard that we had to do this today, and it had to be added as an off agenda item, but I understand the need for it, and so therefore, I will be supportive of the motion. I see no further discussion. 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>

Ms. Poe Rousseau said, "Thank you."

Chairman Dennis said, "Thank you, Lindsay. Madam Clerk, next item."

Approved

C [18-413](#)

PUBLIC HEARING TO CONSIDER THE PETITION FROM LANDOWNER, JOAN C. DAVIS, FOR THE INCLUSION OF HER PROPERTY WITHIN THE BOUNDARIES OF SEDGWICK COUNTY FIRE DISTRICT NUMBER ONE.

Presented by: William F. Deer, Assistant County Counselor.

RECOMMENDED ACTION: Open the public hearing, accept comments, close the public hearing, adopt the resolution and instruct the County Clerk to publish the same according to law.

VISUAL PRESENTATION

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

Mr. William Deer, Assistant County Counselor, greeted the Commissioners and said, "We've actually got three items before you today. We'll take them each individually. The first one is a petition from landowner Joan C. Davis for the inclusion of her property within the boundaries of Sedgwick County Fire District No. 1. I believe the map is up there. You'll see the area that is in kind of tan there is in Union Township. The areas in red are folks that have already petitioned to be the [Sedgwick County]"

Fire District [No. 1]. So there's two or three different parcels already in that kind of subdivision up there at 69th and 151st, and then so this is a petition to be included within the Fire District."

Chairman Dennis said, "Okay. Do you have anything else to add?"

Mr. Deer said, "I don't. The financial impact would be \$851.24."

Chairman Dennis said, "Okay, and this landowner is petitioning to be included?"

Mr. Deer said, "Included, right. So we would need at this time, we would need to open the public hearing and see if there is any public comment on this and then close the public hearing and..."

Chairman Dennis said, "Okay."

Mr. Deer said, "...proceed accordingly."

Chairman Dennis said, "Thank you. Do we have any questions for Mr. Deer before we open the public hearing? Seeing none, thank you. At this time, I'd like to open the public hearing for anyone that would like to discuss the consideration of petition from Joan C. Davis for inclusion of her property within the boundaries of the Sedgwick County Fire District No. 1. Do I have anyone that would like to speak on this issue? Seeing none, I'd like to close the hearing and bring it back to the Commission. What is the will of the Commission?"

MOTION

Commissioner Unruh moved to adopt the resolution and instruct the County Clerk to publish the same according to law.

Commissioner O'Donnell seconded the motion.

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

VOTE

<i>Commissioner O'Donnell II</i>	<i>Aye</i>
<i>Commissioner Ranzau</i>	<i>Aye</i>
<i>Commissioner Howell</i>	<i>Aye</i>
<i>Commissioner Unruh</i>	<i>Aye</i>
<i>Chairman Dennis</i>	<i>Aye</i>

Chairman Dennis said, "Thank you, Will. Madam Clerk, next item."

Adopted

D [18-417](#)

PUBLIC HEARING TO CONSIDER PETITION FROM LANDOWNER, OCCIDENTAL CHEMICAL CORPORATION, FOR THE INCLUSION OF CERTAIN LANDS WITHIN THE BOUNDARIES OF SEDGWICK COUNTY FIRE DISTRICT NUMBER ONE.

Presented By: William F. Deer, Assistant County Counselor.

RECOMMENDED ACTION: Open the public hearing, accept comments, close the public hearing, adopt the resolution and instruct the County Clerk to publish the same according to law.

VISUAL PRESENTATION

Mr. Deer said, "Commissioners, this is similar to the last action. This property is down in the south area of the county located near 71st South, 71st and, or 63rd and Ridge Road, I'm sorry, and this includes six different parcels. This is part of the former Vulcan [Materials, Co.], now Occidental Chemical Corporation. There is a total of six parcels, the impact to the Fire District would be \$215.11."

Chairman Dennis said, "Okay, and we need a public hearing on this."

Mr. Deer said, "We do."

Chairman Dennis said, "Okay. Is there anything, any of the Commissioners have questions for Mr. Deer before I open it up to a public hearing? Seeing none, at this time I would like to open up the public hearing to consider a petition from Occidental Chemical Corporation for the inclusion of their land within the boundaries of Sedgwick County Fire District No. 1. Does anyone in the audience wish to speak for or against this item? Seeing none, I'm going to close the public agenda, public hearing rather, and bring it back to the Commission. Commissioner O'Donnell."

MOTION

Commissioner O'Donnell moved to adopt the resolution and instruct the County Clerk to publish the same according to law.

Commissioner Unruh seconded the motion.

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

VOTE

<i>Commissioner O'Donnell II</i>	<i>Aye</i>
<i>Commissioner Ranzau</i>	<i>Aye</i>
<i>Commissioner Howell</i>	<i>Aye</i>
<i>Commissioner Unruh</i>	<i>Aye</i>
<i>Chairman Dennis</i>	<i>Aye</i>

Chairman Dennis said, "Next item, please."

Adopted

E [18-416](#)

PUBLIC HEARING TO CONSIDER PETITION FROM LANDOWNERS, PAUL J. AND DANI RAO, III, FOR THE EXCLUSION OF THEIR PROPERTY FROM THE BOUNDARIES OF SEDGWICK COUNTY FIRE DISTRICT NUMBER ONE.

Presented by: William F. Deer, Assistant County Counselor

RECOMMENDED ACTION: Open the public hearing, accept comments, close the public hearing, adopt the resolution and instruct the County

Clerk to publish the same according to law.

VISUAL PRESENTATION

Mr. Deer said, "This one is a little bit different obviously, because this is a landowner looking to be excluded from the Fire District, and you can see the property right there is in yellow, just right on the outskirts of the Colwich city limits. In this particular case the Fire District impact would be a negative \$507.75."

Chairman Dennis said, "Okay, do we have any questions from the Commission on this item? Seeing none, I'd like to open the public hearing to consider a petition for exclusion of their property within the boundaries of the Sedgwick County Fire District No. 1. Does anyone in the audience wish to speak for or against this item? Seeing none, I'd like to close the public hearing and bring it back to the Board. What's the will of the board? Commissioner Howell."

MOTION

Commissioner Howell moved to adopt the resolution and instruct the County Clerk to publish the same according to law.

Commissioner Howell said, "But I would just like to make a comment, that is I understand that these landowners, we tend to want to respect them and their desires to be in or out of the Fire District, but it's disappointing to see a map checker boarded the way it is. I think it creates confusion, and essentially there is a lot of people who are receiving benefits from Fire District No. 1 that are not paying into the Fire District. We talked about that before.

"Again, I want to respect the will of the property owners and allow them to be in or out, at least that's what we've been doing up to this point, but I am disappointed as we continue to see the checkerboard effect on our fire district map, and I think it does, it's a little bit unfair to the taxpayers of the Fire District to continue to provide automatic response aid services to people who are not paying into the service. So just wanted to make that comment. Thank you."

Chairman Dennis said, "Thank you. We have a motion to take the recommended action. Do I have a second?"

Commissioner O'Donnell seconded the motion.

Chairman Dennis said, "We have a motion and a second. Any further discussion?"

Commissioner Unruh said, "I have one question."

Chairman Dennis said, "Commissioner Unruh."

Commissioner Unruh said, "Thank you, Mr. Chairman. I don't know if Counselor or someone from the Fire District might be able to answer a question, but have we ever denied a request to be excluded from the Fire District? I mean, as been stated by one of my colleagues, you know, we want to support the will of our folks, but this affects the whole Fire District budget."

Mr. Deer said, "Commissioner Unruh."

Commissioner Unruh said, "I just wonder if that has ever happened."

Mr. Deer said, "I did a little bit of research on that and not recently. I went back the last two or three meetings where these were presented, and this same type of discussion took place, but ultimately the board approved the exclusion."

Commissioner Unruh said, "Okay, well."

Mr. Deer said, "You're definitely not bound by what happened in the past, but that's, that's what's gone on the last four or five years anyway."

Commissioner Unruh said, "Alright. Well, thank you. That's just a question. That's all I had, Mr. Chair."

Chairman Dennis said, "Thank you, one question. Is this property owner in a mutual aid or automatic aid area?"

Mr. Deer said, "The Colwich Union Township would be mutual aid."

Chairman Dennis said, "We would not respond unless we're called."

Mr. Deer said, "Correct."

Chairman Dennis said, "Our 911 and our Fire Department understands that from this point forward, if there is a fire at that location, we will not respond unless we're called for mutual aid?"

Mr. Deer said, "That's my understanding, sir."

Chairman Dennis said, "Okay, and 911 and our Fire Department can handle that, there is procedure, that they know that they will not respond?"

Mr. Deer said, "That's my understanding is the properties are loaded into the map based on where the Fire District boundaries are."

Chairman Dennis said, "Okay. Commissioner Howell."

Commissioner Howell said, "Well thank you, Mr. Chairman. I may just repeat the same question. But it seems to me that our 911 then has to, has to look at a map. How does 911 know when a property is in the Fire District or out of the Fire District? I mean, do they actually make that determination before they make the call?"

Mr. Deer said, "I'm going to defer on this question."

Commissioner Howell said, "My previous comment was, it adds a lot of confusion, and looking at the checkerboard nature of this district, I think that I would find it hard to believe that we somehow track each individual property somehow, that there is 911 is taking the time to figure out that out, but go ahead."

Mr. Dan Wegner, Fire Marshal, Sedgwick County Fire District No. 1, greeted the Commissioners and said, "To answer your question, when we have these properties whether they petition in or petition out, since they're not part of the normal Fire District by Union Township, there is a premise notice that is put into 911. So when that alarm comes in, the dispatchers are automatically notified of which agency is responsible for

the response to that residence.”

Commissioner Howell said, “So if someone calls in, I’m trying to understand, they know to call the right agency.”

Mr. Wegner said, “Correct.”

Commissioner Howell said, “They only call the one...”

Mr. Wegner said, “Correct, there is a premise notice on there, so whatever the address is in there, it will identify whether it’s Sedgwick County Fire District, Colwich Fire District, or whatever responding agency is responsible for responding to that property.”

Commissioner Howell said, “Okay.”

Mr. Wegner said, “So when they petition in, they’re added into the premise notice that it is within Sedgwick County Fire District. When they petition out in these areas, then the premise notice is changed back, and it becomes a normal response to that jurisdiction that has authority there.”

Commissioner Howell said, “Okay. Alright, I accept that answer. Thank you very much.”

Mr. Wegner said, “Thank you, sir.”

Commissioner Howell said, “Thank you, Mr. Chairman.”

Chairman Dennis said, “But by the same token, we do have a mutual aid agreement there, and if Colwich calls, we will respond.”

Mr. Wegner said, “If Colwich responds, yeah, there is a state mutual aid agreement, so they request, and if we have available resources and we can dispatch to those, we will do that.”

Chairman Dennis said, “Very good, because we do not want to jeopardize safety of any of our citizens either...”

Mr. Wegner said, “No, sir.”

Chairman Dennis said, “...by the same token.”

Mr. Wegner said, “I would agree.”

Chairman Dennis said, “Okay, thank you. Any other comments? I believe we have a motion and a second on this. We have nothing else. Madam Clerk, call the roll.”

VOTE

<i>Commissioner O’Donnell II</i>	<i>Aye</i>
<i>Commissioner Ranzau</i>	<i>Aye</i>
<i>Commissioner Howell</i>	<i>Aye</i>
<i>Commissioner Unruh</i>	<i>Aye</i>
<i>Chairman Dennis</i>	<i>Aye</i>

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

Adopted

F [18-429](#)

RESOLUTION CREATING A BENEFIT DISTRICT IN SEDGWICK COUNTY, KANSAS AND AUTHORIZING ROAD IMPROVEMENTS THEREIN (CHERESE WOODS ADDITION-PHASE 1). (DISTRICT 2). Presented by: Joe L. Norton, Gilmore and Bell, P.C., Bond Counsel and James Weber, Deputy Director of Public Works.

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

VISUAL PRESENTATION

Mr. Joe Norton, Bond Counsel, Gilmore and Bell, P.C., greeted the Commissioners and said, "For your consideration this morning is a resolution resulting from the filing of a petition signed by 100 percent of the property owners of a new subdivision called Chereese Woods Addition. On the map before you, down in the lower left-hand corner is a small diamond shape. That is the location of the proposed Road Improvement District. This is a more detailed map in the lower portion there the shaded area. There are 15 platted lots within this proposed, within this subdivision requesting that road improvements be made.

"Public Works has prepared an estimated cost of this project of approximately \$333,000. The petition requests that each of the properties equally share the cost of that improvement, that no cost be borne by the county at large, and so if you divide that estimated cost by 15, we have approximately \$22,200 principle, which is spread over 15 years at a four percent assumed interest rate would result in approximately a \$2,000 a year assessment to these property owners. Jim Weber, Public Works is here, and can address any questions we have about the technical aspects of the project themselves or I would happy to respond to any of the questions you may have. There is a resolution that has been prepared and approved by the County Counselor's Office as to form, and we would recommend you adopt that resolution, if you want to create this district."

Chairman Dennis said, "Thank you. Questions? Commissioner Howell."

Commissioner Howell said, "Thank you, Mr. Chairman. We don't do this very often in the county, so I have a couple of questions. Just want to make sure I understand. Who carries the debt for the project, the county?"

Mr. Norton said, "Ultimately, the county would issue general obligation bonds payable from those special assessments."

Commissioner Howell said, "So that shows up on our debt ledger, so to speak? We carry that as a special assessment tax, but it's on our debt ledger so to speak."

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

Commissioner Howell said, "Okay, and then how many of these platted lots actually have homes on them currently?"

Mr. Jim Weber, Deputy Director, Public Works, greeted the Commissioners and said, "At this point, none of them have homes on them, but in accordance with the county's debt policy, this developer has posted a 35 percent letter of credit, 35 percent amount of this bond to be held until 35 percent of the homes have been completed."

Commissioner Howell said, "So we'll improve the roads. Then we'll hold that debt and no payments are due until 35 percent of the lots are built?"

Mr. Weber said, "No. We won't release there, okay, they're guaranteeing payment of the special assessments on these bonds with a letter of credit that they posted. The letter of credit is in the amount of 35 percent of the total bond issue."

Commissioner Howell said, "Okay."

Mr. Weber said, "We hold it until 35 percent of the lots have homes completed on them. Historically..."

Commissioner Howell said, "I see."

Mr. Weber said, "...at that point, a subdivision has made it over the hump, so to speak, and they tend to move forward. A long time ago, there were problems with getting people to pay the special assessments if they weren't able to get the lot sold. They're doing this in phases, so this is only part of the subdivision. That's another thing that's happened in the marketplace is they've done smaller chunks so that we don't get, we used to get 80-acre parcels that were all platted out, go build everything, and then if the economy went south, we had a problem, so."

Commissioner Howell said, "How much of our debt, it's going to be a hard question, and if you don't have the answer right now, that's fine. But how much of our current debt is special assessment of this type, special assessment?"

Mr. Weber said, "I do not know the answer to that question."

Commissioner Howell said, "Okay, it might be good for us to have a report on that later. I don't think very much of our debt is."

Mr. Norton said, "Finance [Department] could provide that. My understanding is it's a fairly small percentage. As you may know, the county used to do a fair number of these when it still had the Sewer Improvement District. We did these very regularly, but since that Sewer District facility has been sold to the City [of Wichita], we'll occasionally do one of these projects, maybe one or two a year."

Commissioner Howell said, "Are these, are these, is this a 10-year bond?"

Mr. Norton said, "Assuming a 15 year amortization."

Commissioner Howell said, "Fifteen years. Okay, so if these lots are not sold, is the developer that owns the lots now, do they make the payments starting year one or is that held up?"

Mr. Norton said, "Correct. Once the project is complete, we'll go through the process to levy the special assessments. It will come back to the Commission, you'll levy the assessments, and then that project will be included in the next regular county bond issue. The assessment will go on the property tax rolls and the owner of the property

would be responsible. So if the developer still owns the property they would, if the property has been sold to someone else, then assessments go with the land.”

Commissioner Howell said, “That’s whether there is a structure on the property or not.”

Mr. Norton said, “That is correct.”

Commissioner Howell said, “Okay. Alright. That’s all my questions. Thank you, Mr. Chairman.”

Chairman Dennis said, “Thank you. Any other questions? Commissioner O’Donnell.”

MOTION

Commissioner O’Donnell moved to adopt the resolution and authorize the Chairman to sign.

Commissioner Unruh 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. Norton said, “Thank you.”

Chairman Dennis said, “Before we go on to the next item on the county building, that’s going to be a fairly lengthy item, I believe. We do have some folks that are in the room I think for the Report on Bids and Contracts and special. We may want to change the order of those two so that they don’t have to remain through that unless they wish to. What’s the will of the Commission?”

Commissioner O’Donnell said, “I think that’d be nice.”

Chairman Dennis said, “Okay. We have a motion by Commissioner O’Donnell.”

Commissioner O’Donnell said, “Oh yes, I’ll make a motion for that.”

MOTION

Commissioner O’Donnell moved to switch items Golf (G) and Hotel (H) on the agenda.

Commissioner Dennis seconded the motion.

Chairman Dennis said, “Mr. Attorney, do we have any problem with that?”

Mr. Yost said, “I don’t know that you even need to take a vote for that, Mr. Chairman. I mean, you’re the Chairman, if you want to move to the next item and then come

back...

Chairman Dennis said, "We've already got a motion and a second."

Mr. Yost said, "That's fine."

Chairman Dennis said, "Alright, we have a motion and a second. Madam Clerk, call the roll."

VOTE

<i>Commissioner O'Donnell II</i>	<i>Aye</i>
<i>Commissioner Ranzau</i>	<i>Aye</i>
<i>Commissioner Howell</i>	<i>Aye</i>
<i>Commissioner Unruh</i>	<i>Aye</i>
<i>Chairman Dennis</i>	<i>Aye</i>

Chairman Dennis said, "Next item, please."

Adopted

H [18-427](#)

REPORT OF THE BOARD OF BIDS AND CONTRACTS' SPECIAL MEETING ON MAY 17, 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, "First I'd like to say thank you Commissioners. The meeting of the Board of Bids and Contracts of May 17th results in six items that we'd like to present to you at this time."

1. ROAD IMPROVEMENTS-PUBLIC WORKS
FUNDING-R175 PREVENTIVE-MX-16+

"This recommendation is to accept the bid from Andale Construction, Inc. in the amount of \$223,337.18.

2. JAIL ANNEX-PROJECT SERVICES
FUNDING-JAIL ANNEX

"This recommendation is to accept the low bid including alternate from Compton Construction Services, LLC. in the amount of \$724,311.

3. IT INFRASTRUCTURE UPGRADE SOLUTION-DISTRICT COURT
INFORMATION TECHNOLOGY (DCIT)
FUNDING-COURT TECHNOLOGY

"This recommendation is to accept the quote from Ramsys Storage Solutions for an initial purchase of \$63,432.30 and establish contract pricing for maintenance and support for years 2 through 5, and this will result in a total cost of \$96,792.30.

4. DATA MANAGEMENT SYSTEM-CORRECTIONS
FUNDING-CORRECTIONS

"This recommendation is to accept the proposal from Journal Technologies, Inc. for a total five (5) year cost of \$1,254,000 and establish contract pricing for any additional training that may be utilized.

5. SCANNING AND INDEXING SERVICES-INFORMATION TECHNOLOGY AND
SUPPORT SERVICES (ITSS)
FUNDING-VARIOUS COUNTY DEPARTMENTS

"This recommendation is to amend the contract for two (2) additional years through June 4th, 2020 with all terms, conditions and pricing remaining the same. That's for the vendor Business Imaging Systems, Inc.

6. PARKING MANAGEMENT SEDGWICK COUNTY COURTHOUSE
COMPLEX-COURTHOUSE POLICE
FUNDING-COURTHOUSE POLICE

"This recommendation is to accept the proposal from PCAM, LLC dba Parking Company of America (PCAM) (Option C) in the amount of \$140,865.40 on an annual basis and establishes contract pricing for three (3) years with two (2) one (1) year options to renew.

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

Chairman Dennis said, "Thank you, Mr. Thomas. Do we have questions? Commissioner Howell."

Commissioner Howell said, "Thank you, Mr. Chairman. I have a question on number six. I see there's a number of lower bids there. Can we talk about why we're selecting one that's significantly a little bit higher than the lowest bid there?"

Mr. Thomas said, "This was a proposal asking for specific requests for the parking lot, and I think the request was for a manager along with a parking attendant. So some of the options that were given, for instance, by [The] Car Park, did not provide those services..."

Commissioner Howell said, "Okay."

Mr. Thomas said, "...so that's why they didn't meet the required specifications."

Commissioner Howell said, "Mr. Chairman, I have some questions on item number four. I'm not sure I'm going to support it at this time."

MOTION

Commissioner Howell moved to approve the recommendations of the Board of Bids and Contracts with the exception of item number four.

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, "Okay."

Mr. Thomas said, "Thank you."

Chairman Dennis said, "Commissioner Howell, you have questions on item four?"

Commissioner Howell said, "Yeah, thank you Mr. Chairman. I understand that there was a fairly long discussion by the Board of Bids and, by the Bid Board, excuse me. I asked a lot of questions about that yesterday in a briefing that I received on this. First of all, let me just say I appreciate those that brought me the issue. They had a very great discussion, and I really want to be supportive of it, but I just think the timing is a little off. I understand their need is certainly a great need.

"Basically we're trying to use some older software that we're limping along, and we need to find a solution to the problem, and I completely agree with that, and I'm very supportive of the idea of solving the problem, but we are in the middle of having discussions on CAD (Computer Aided Dispatch) and RMS (Records Management Systems), and I just have a concern that this is a five-year proposal, and it's fairly expensive. Item number four by itself is fairly expensive. I would like to see us have some further coordination between the District Attorney, the Sheriff, the judicial system and other parts of our public safety to try to capture that and roll that into the needs for our Corrections staff. To me, it's a little bit, it's disappointing that we can't get some kind of a solution that would incorporate all of those needs together. To me when we make this decision, we're kind of limiting our options to roll this together for the next five years. So I'm concerned about that.

"I would like to have further discussion and maybe look for some other solutions, and so I'm not ready to vote on this today. If my colleagues want to move forward, that's fine. I would prefer personally to delay this to our next meeting so I have some time to understand this a little bit deeper, I guess. Then I guess feel it's the right answer going forward. I understand there's not a time delay that the bid that we've received could wait for a couple of weeks and it wouldn't hurt anything. So I guess I would prefer, I would make a motion, if you want, but I would prefer to hold this item up for a couple of weeks for us to have further discussion would be my preference."

Mr. Thomas said, "Commissioner, for clarification, the proposal was good for 120 days, and as I understand it, that time period had passed, and this vendor had just allowed an extension of that time period. I don't know how long further time they would allow, but that time period of 120 days, I understand, has passed."

Commissioner Howell said, "Okay. Well yesterday when we had discussion, I asked if we could push this back, and they indicated it would not be a problem to push it back. So if that's not true, then I guess that might change things here. Do we know the answer to that question?"

Mr. Thomas said, "I guess we can get back to you right away."

Commissioner Howell said, "Well again, I think Bid Board was split as a 2-3 vote yesterday. So it wasn't like it was a slam-dunk 5-0, you know, most of these things are 5-0, but this was a 2-3 vote, and I see there's, I don't think I'm alone in the idea that we'd like to coordinate these things as much as possible and see as much efficiency and as much coordination as possible. So this is a fairly expensive solution. I think if we just had a little bit more time, we might be able to do this in a more coordinated fashion with our RMS and CAD desires for everything else we're doing. So I guess for me personally, I'm not going to support this motion at this time, so, or support this bid, the recommendation at this time. So I'd be glad to make a motion to push this back. I don't know if I have support from my colleagues or not."

MOTION

Commissioner Howell moved to table item four on the Board of Bids and Contracts until the next meeting.

Chairman Dennis said, "We have a motion to delay until the next meeting. Do I have a second? Commissioner Ranzau."

Commissioner Ranzau said, "Well I'm inclined to support this, but I'm also inclined to allow Commissioners more time to vote on things. We've done this before, delayed things. But I guess I'd like to kind of have an answer to, if we can do it, I mean, in the past, every time we've delayed something, it's always been within that window, it seems like. I don't think we've ever postponed anything beyond the time period without knowing that that was okay. I guess I'd like to, I don't want to jeopardize this contract. Can anyone speak to that?"

Mr. Yost said, "I think if we're beyond the time, if this is going to put us beyond the time, we run the risk that he would withdraw the proposal."

Mr. Thomas said, "Commissioners, excuse me, it was brought to my attention that under an RFI (request for information) that we did for the CAD, these vendors were sent the RFI and did not respond to that. There was a vendor, but not any of these, so finding a consistency with the one vendor for both projects was apparent by the fact that none of these vendors that responded to this data management system responded to the CAD RFI if that is correct, right."

Ms. Poe Rousseau said, "There was one..."

Mr. Thomas said, "There was one."

Ms. Poe Rousseau said, "...but it won't work with that."

Mr. Thomas said, "Okay. There was one, but it would not work with that."

Commissioner Ranzau said, "Well that's good information, but can anyone definitively answer my question as far as what ramifications would happen, if any, if we waited two weeks?"

Mr. Yost said, "I think there is a potential ramification. The vendor may very well be fine with that, but he's not bound by it. So we could end up losing this proposal."

Commissioner Ranzau said, "How long of an extension did the vendor give us? You say we're already beyond."

Mr. Scholes said, "Commissioners, you could actually table this, allow them to go call while we do the administrative building discussion and then come back to you with an answer."

Chairman Dennis said, "Actually, I was going to make that suggestion. I think it's a great idea if we just delay the decision on item four until later in the meeting, we're going to have some period of time if you all could make some phone calls between now and then."

SUBSTITUTE MOTION

Commissioner Dennis moved to table item four of the Board of Bids and Contracts until later in the current meeting.

Commissioner Unruh 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, "We'll be happy to do so and try to get back to you."

Chairman Dennis said, "Thanks Joe, we look forward to seeing you again a little later. We didn't speed you all up. We tried. Madam Clerk, next item."

Approved As Amended

CONSIDERATION OF BOARD OF BIDS AND CONTRACTS ITEM 4.

Tabled

G [18-432](#)

UPDATE ON PURCHASE OF COUNTY ADMINISTRATION BUILDING.
Presented by: Mike Scholes, County Manager and Tania Cole, Director of Facilities Maintenance and Project Services.

RECOMMENDED ACTION: Take necessary action as deemed appropriate.

VISUAL PRESENTATION

Mr. Mike Scholes said, "For the next 30 minutes to eight hours, we're going to talk about the county administration building. No, if you look at the first slide, I have some

goals for today's discussion. If you look at the first bullet, obviously what we would like to do today is review and actually make a decision concerning our county space needs. Specifically this presentation will cover the history concerning the space needs for the [18th Judicial District] Court, D.A. and Sheriff.

"We'll do some refresh from some of the past meetings where you've seen this information before. We'll also review the programming space needs for the county administration function and also update on the options since our last meeting. At the end of the slide show at the end of the briefing, I would like to, and we'll have a slide with all the myriad different options, and would like for the Commission to actually go through that punch list and eliminate the different options to ultimately we either choose one, which is the preference of this briefing is actually to have a decision or to narrow it down significantly.

"Next slide you'll see some of the public discussions that we've had. But if you remember, a lot of this discussion, at least since I've been involved, has really started in 2016 budget workshops preparing for the 2017 budget where we started really seeing and hearing from, especially the public safety functions about space needs and their requirements. But listed here, you have a list of all the public meetings that we've had where we've talked about this, and specifically the last one, April 1st, where we talked about the different options and all of the ones that you're going to see here today.

"To remind you, the different County Courthouse space needs and the needs study and what we found, and if you'll remember, we used Schaefer, Johnson, Cox and Frey (SJCF). Yesterday after we met with all the electeds, just giving them the information or analysis that we had so far before today's discussion, we did meet with Joe Johnson and Justin Graham who were at our last meeting on April 4th, but they could not be here today because of the death of Kenton Cox, one of the senior partners of Schaefer, Johnson, Cox and Frey. So they are at that funeral today and could not be here and wish that they could. But they did meet with us yesterday, spent a lot of time with us, along with Steve Martens, who also would like to have been here today, but he left last night on a trip to Alaska and won't be back till the end of the month, so we certainly have used them, and they have been a part of our analysis team discussion. As of late yesterday, they were with us all the way up till the end of the day until we went home talking about these particular options.

"Next slide, if you look at the county administrative programming, just a reminder on this slide, the left number is the planned, what they have currently in the programmed amount. Then the final slide, the county administration space summary, total administration building is 73,678 with a total administrative building gross area with 25 percent circulation of 93,323. We'll go over this in more detail as we go through the different options as we talk through the different possibilities on the space. Of course, for this briefing, the three of us, between me, Tania Cole and Tom Stolz have spent a lot of time on this, and all three of us will be used at different parts during the briefing. "I will come up here at the last and walk us through the decision points to ultimately end up choosing one of the decision points. Alright, next slide, Tania, if you could."

Ms. Tania Cole, Director of Facilities Maintenance and Project Services, greeted the Commissioners and said, "What I'd like to do this morning is give you updates to the options that we discussed for the county admin building at our last meeting on April 4th. So the first option that we talked about was the Murfin Building. We reached out to them to get, to see if they had a revised offer. They came back and offered an asking price of [\$]6.9 million. That would include two buildings, the 250 N. Water

building and the 221 N. Main building. In that current asking price of [\$]6.9 million, that would include demolition of the 221 N. Main building for future parking. So to recap on the space there is 76,208 square feet and approximately 220 parking stalls. Again, that square footage would just be for the 250 N. Water building."

Chairman Dennis said, "So that does not meet what our space summary is?"

Ms. Cole said, "That's correct. The slide that the Manager went over, and I'll go back to that, the tenant area that we need is 73,678. So gross building area, which includes 25 percent circulation. Again, your circulation is the common core spaces is mechanical rooms, stairs, elevators, corridors and restrooms, so that brings it up to 93,000 square feet in total, and that includes those 12 departments that we discussed."

Chairman Dennis said, "Okay, so the 76,000 does not include the circulation space and so forth."

Ms. Cole said, "That's correct. Also our parking need is 300 parking stalls, and that includes employees and public."

Chairman Dennis said, "Okay, thank you."

Ms. Cole said, "The next building I'd like to talk about is the Epic [Center] Tower. If you recall last meeting, we had a meeting with Mr. [Phil] Ruffin. He has come back and offered to us the Epic Tower. That's at 301 N. Main, which includes parking garage and grounds. That's almost a 300,000 square foot building, 656 parking stall garage as well as surrounding land. He has offered that building to us at [\$]25 million. I will indicate to you that during that conversation, he did offer lease space to us at \$10 a square foot without tenant improvements, and that may come in later in the discussion as we talk about the new courthouse addition and possibly having to displace some departments that we may have to utilize Epic Tower for lease space."

"A very late proposal has come to us by the owner of 150 N. Main. Just last night, I received a revised estimate, which is a very preliminary estimate at this point. It's a turnkey price at [\$]16 million to [\$]17.5 million."

"That would include 66,000 square feet of remodeled space and 4,000 square feet of a separate building to the north there for the County Commission Meeting Room. 57,000 square feet of that would remain unfinished. So that would include 33,000 square feet in the tower as well as 24,000 square feet in the basement that they would leave unfinished. They gave us several options on parking. We could utilize the north parking garage. We would lease those spaces. I think the asking price on that is currently [\$]30 to \$45 a stall per month. There is also a proposal to, if needed, on the south end there, to construct a parking garage. Let me just get the details here real quick. I think it was a 250 stall parking garage to the south there. Then a third option was to, if you recall the Sunflower Bank Building that's right just adjacent there or across the corner, Sunflower Bank Building, they would raze that building and offer parking in that area as well. Then you'll see down there at the bottom, that's the rendering of the proposal there providing on that space."

The next option is the Third and Main. We spoke in detail about that at our last meeting. Nothing has really changed there except for the asking price that we currently know on that land is [\$]2.5 million. We received that information from the city. They are working on a lot appraisal for that land, but that's not due to us until the 15th, and so

at this time, what we've done is just plugged in that [\$]2.5 million on that lot, which is what we know to be the price as of today. So I'll just go back through those estimated costs. The new build, \$215 a square foot. A little over [\$]13 million for the new build, a new parking garage estimated at [\$]18,000 per stall bringing that to [\$]6.6 million, and then the land cost at [\$]2.5 million. As I indicated, a lot appraisal won't be due until the 15th of June. Then the 25-year utility costs at a dollar a square foot, bringing that total of that option to [\$]24.2 million.

Next we'll talk about the Riverview Building at 345 Riverview. We have spoken in quite detail at our last meeting, discussing the tenant issue with the building being fully occupied currently with leases, as well as the repairs that would need to be put into the building at [\$]2.5 million. I might just go back over the pros and cons of the Riverview Building. It's a 91,700 square foot building. There is adequate parking in the, on-site, and it's a 35-year-old well-maintained building. The cons, as we discussed, there's repairs needed to the building equaling [\$]2.5 million. We would be paying higher utility costs because it is an older building.

"As we discussed previously, limited availability to the building with tenant leases. Currently there is an anchor tenant who occupies about 45 percent of the space there. He has provided us with a cost to do a lease buyout so that he would vacate the building December 31 of 2020. That cost is [\$]1.75 million, as well there are other tenants in the building and we would have to basically phase-in if we were to move in there depending on how those leases work out. We spoke also about the County Commission Meeting Room, the limited space and layout, as well as the IT (information technology) fiber costs that we would have to bring from the [Ronald] Reagan Building to the Riverview Building.

"In our briefings, and I'm going to steal Commissioner Howell's, what he, how he spoke about the floor layout, which is a W shape, which I thought was a great way to explain that. One of the concerns that we have is how that floor layout may work with the departments, as far as the layout, as well as adjacencies. We are concerned that it could be a challenge. We've not done any block diagrams, which you'll see later on the new admin building. We've not done that with that building, so our on-call architect Justin Graham has indicated he does feel like it could be a challenge, so I just wanted to bring that point up. As well as, you know, we're now on a separate campus, and so there could be some logistical issues involving IT, Print Shop, Mailroom and Records Management to move them over.

"They were part of the programming, but as we begin to discuss more and more just how much they service the courthouse, District Court and D.A., that that could be, there could be some logistical issues with moving those departments over. So we reached out to the Riverview Building owners and they came back to us with a revised asking price of [\$]6.6 million. They would also offer at closing [\$]833,000 that would be reduced from the asking price, as well as providing assistance with the termination fee of \$400,000. So when you take the asking price minus the cash, the cost to the county, as well as the [\$]400,000, the cost to the county is [\$]5.3 million. We would still pay that termination fee at [\$]1.75 million. So in total, that building would equal [\$]7,117,000 million to move in.

"The repair costs, I've mentioned several times, [\$]2.5 million. Remodel costs we have estimated between [\$]25 and \$45 a square foot. So we're looking at [\$]2.2 to [\$]4.1

million on the remodel costs. Twenty-five year utility costs at \$1.25 a square foot if we invest I think about [\$]450,000 in updating the mechanical controls. Or if we were not do that, we would approximately be at \$1.94 a square foot. So in total, [\$]3.3 million to [\$]4.4 million over 25 years. The other point to make on this building is if we purchase the building, it would come off of the tax rolls, and so the share to the county over 25 years that we would lose in taxes is \$750,800. So in total, [\$]16 million for the low remodel, low utilities, [\$]18.9 million for the high remodel and high utilities cost on Riverview.

“Okay, moving on to the new County Courthouse addition. As you can see here, this is a rendering done by Schaefer Johnson. You will see the yellow area that’s rectangle with a little jog-out. That would be the new admin building, four stories there. Then you can see to the south there there’s a little piece there. We would build that up two stories so we would make the jury room hold that’s on the first floor as well as providing a little bit of space there for second floor, whether that’s used for District Court or D.A. In this also we would build a basement at 8,000 square feet.

“I might just talk a little bit, let me just talk through the departments that would move into this building. We would have the County Clerk, the County Commission, County Counselor, County Manager, Facilities, Finance, H.R. (human resources), Register of Deeds, County Treasurer and I.T. that’s currently in the Munger Building. What’s not listed there is Records Management, who we would move and they would be able to expand into that new basement area. This is the pre-picture that you’ve seen. This is again the rendering provided by Schaefer Johnson.

“You will see here that there are very two distinct entrances there for the admin building as well as the courthouse. The public, I think there would be an enhancement to the public there. They would no longer, you know, obviously have to go into the courthouse to find county operations. They would be able to go into this separate and distinct building. You will see that in the corner there of Elm, that kind of opens up that corner area where it’s blocked currently by the annex, and then I might just point out, and you can see this in this rendering, there’s a little jog-out in the back where employees will be able to go to and from this admin building to the courthouse, but if you are public, you would go into those two distinct entrances that I just described. Schaefer Johnson provided us, these are block diagrams. So these are very conceptual.

“They can change at any time, but he wanted to be able to plug in the space that we know that we need for each department and how that might lay out, and so on this first level, you’ll see that we’ve put in there the County Commission Meeting Room. We’ve put in I.T. as well as the County Treasurer and the studio for Communications. You’ll see on all the floors there is the staircase, mechanical room, as well as restrooms. The second floor then includes the County Clerk, the Register of Deeds and I.T., so I.T. would be on two floors there. Third floor then is H.R. and Finance and fourth floor being the County Commission space, County Counselor and County Manager space.

“As we were thinking through this scenario, the Manager asked that we put a, I call it a four square. It’s basically our phasing approach to how this would work if we then demo the annex and build new onto that space. So this is a progressive phasing. From phase one, which is three to nine months, we would design and renovate the second floor space for the D.A. We would design and renovate first floor adult detention facility, which was the former inmate visitation area for remodel, as well as design the new county administration building. Phase two, which then again overlaps six to nine months, we would move the Register of Deeds, the County Clerk and Finance operations to Epic Center.

"We would move Sheriff second floor investigations to the adult detention facility in the remodeled first floor space, and we would begin a demolition of courthouse annex. Phase three then, which is nine to 24 months, would be the construction on new county administration building, the design for the courthouse renovation which would be for the D.A. and the Courts. We would begin furniture fixtures and equipment purchase for the new admin building. We would move Register of Deeds, County Clerk, Finance, back from Epic Center to the new building as well as the county administration operations to the new building. Then in phase four, 24 to 30 months, we would begin the County Courthouse renovation."

Chairman Dennis said, "Commissioner Ranzau."

Commissioner Ranzau said, "I have a question. On phase two, when you demolish the courthouse annex, what happens to the people that are in the Annex now?"

Ms. Cole said, "So that's part of the move where we would move Register of Deeds, the County Clerk and Finance. We would move them over so that the D.A. can take over the second floor space as well as the 8th floor space."

Commissioner Ranzau said, "Okay, so they'll move into there."

Ms. Cole said, "The second floor would be permanent. The 8th floor would be temporary for D.A. Okay, so I'd like to go over the pros and cons of the County Courthouse addition, and we've talked about this before. The pros being that we would not have to do any land purchase, we have adequate land on site. We also have adequate parking in the parking garage. There would be no additional parking needed, and my understanding is the parking garage is 75 percent occupied at the moment. We would be able to build to suit. So in other words, we wouldn't have to renovate. We would be able to design from the get-go how we would want that, our space to look, as well as the public enhancement to a separate building for admin function and not having to fight with the Courts and D.A. to find county operations. Lower utility costs."

"We would maintain the campus setting, so we'd have Munger, Historic County Courthouse and then this new admin all on the campus setting. Separate and distinct entrance, that was actually on the con side. We were able to move it over to the pros, because we do have that distinct entrance now. Then again, efficiency of courthouse complex space. The cons then being the demolition, which is the inconvenience and displacement of occupied space, having to move Register of Deeds and Clerk as well as Finance to Epic and then move them back is an inconvenience."

Chairman Dennis said, "Excuse me. Commissioner Ranzau."

Commissioner Ranzau said, "Do we have an estimate of that cost to move those people over to the Epic Center for a while?"

Ms. Cole said, "I did an annual cost for the lease, [\$]165,000 to move those functions over to Epic Center annually in lease costs."

Commissioner Ranzau said, "For how many years?"

Ms. Cole said, "Well, that's for one year. So I think we could look at maybe 18 to 24 months they would be over there. Okay, so to give the estimated cost on the County"

Courthouse addition, so the addition at \$215 a square foot at 70,375 square feet, we're at a little over [\$]15 million. The basement at \$100 a square foot at 8,000 square feet, [\$]1 million, and then the small courthouse addition I talked about, the two-story, which would be for the jury room and/or District Court, D.A. space, 3,800 square feet, so a total of [\$]760,000. That in total is 82,175 square feet. Twenty-five year utility costs at a dollar a square foot, we're at [\$]1.4 million.

"During our briefings, it was asked of us to find a cost to put on additional floor, not to remodel that floor but to leave it a shell, and so that is \$125 a square foot. You would gain 18,300 square feet there, so that total cost is [\$]2.2 million. Again, adding the utilities on to that space at a dollar a square foot, [\$]457,500. So an additional floor to that structure, which would currently be four stories with a basement, adding another floor would be five stories then, [\$]2.75 million. So in total, the cost [\$]18.4 million for the four stories. If we add a fifth floor, [\$]21.1 million."

Chairman Dennis said, "Commissioner Ranzau."

Commissioner Ranzau said, "I'm sorry."

Ms. Cole said, "That's okay."

Commissioner Ranzau said, "The first phase, you get 82,000 square feet now, with the additional floor you get what, about 100,000?"

Ms. Cole said, "That's correct. 100,475 square feet with that additional floor."

Commissioner Ranzau said, "Okay. But that's not net, because we have 27,000 that we're going to tear down and replace, so we're around..."

Ms. Cole said, "You're correct. We have that information on a slide coming up."

Commissioner Ranzau said, "Okay."

Ms. Cole said, "Okay. You've seen this graph before, but this is just a graphic to show in comparison the remodel construction taxes costs as well as utilities for all the options that we did our due diligence on. So we have the Third and Main, the new building, we have the courthouse addition, that's additional floor, and then the courthouse addition four floors, and then the Riverview low and Riverview high. So you can see how that graphically compares to one another. This you're also familiar with, as I've given this in the past. This is just looking at in total the same numbers that we went through for Riverview high, [\$]18.9 million, Riverview low [\$]16 million, courthouse edition, [\$]18.4 million, courthouse addition with an additional floor, [\$]21 million, and then the Third and Main option at [\$]24 million.

"What I've done below then is broken it down by square footage costs. So Riverview high, that's 91,700 square feet, in total \$207 a square foot. Riverview low, 91,700, at the low end of that is \$175 a square foot. Courthouse addition, 82,175 square feet, so that's \$232 a square foot. Courthouse addition at 475 square feet, \$217 a square foot. The new build at \$385 a square foot. I would like to just point out in these numbers that we're talking about, we are talking about construction, building costs, as well as utilities.

"As we get further into a selection, we will need to assign A/E (architect/engineer) fees to that, furniture, fixtures and equipment as well as contingency to that project. I'll hand

it over to Tom.”

Mr. Tom Stolz, Assistant County Manager, greeted the Commissioners and said, “Commissioners, let’s, we’ll use a couple of slides here to try to summarize the numbers here a bit. Of the six options, the two most mature options clearly are the Riverview analysis and the addition to the campus site. The other options are not as mature. We haven’t been given the opportunity for due diligence. We’re going to kind of talk about the two options that are at the most mature level, which is the courthouse addition piece and Riverview and remembering what initiated this entire discussion actually several years ago, and we refocused about a year ago is to take care of public safety, the D.A.’s Office, the Courts and the Sheriff. So if you look at the numbers of, just kind of the review, the existing courthouse facility, D.A. use is at 119,000 today. Their program need, what Mr. Bennett and his staff advised they need is an additional 30,000 square feet. If we would do the courthouse addition option, that would get them to within 1,180 feet of what their program space would be.

“If we would do the Riverview option, they would get all of their space as programmed. The D.A., I’m sorry, that was District Court. The D.A. has existing 20,000 square feet. Their program need, according to Mr. Bennett, is 35,000 square feet for an additional need of 15,000 square feet. If we do the courthouse addition option, they get all of their space except for 3,500 square feet in the first phase. That first phase includes leaving the Sheriff’s third floor presence intact, and some day that presence needs to move over to the jail space, which would then give Mr. Bennett his full program space needs when that happened.

The Sheriff currently has 13,785 in this building. He’s needing an additional 750 square feet, and in either option, Riverview or in the courthouse edition, he would get all of the space that he’s requesting. So if you look at all of our campus that we have today, the County Courthouse, the Annex, the Historic Courthouse, Munger, we have 364,800 square feet today. We need, and if you go back to slide three that the Manager presented, we need an additional 47,370 program space to take care of public safety. So the ultimate, the minimum goal we want to try to acquire is 412,170 square feet as a campus. As we went through this process over the last year or two and we visited literally with each division and each elected office that works in this building.

“There were some programming needs where some of these current sites need additional space to operate effectively, and there were some that we would gain through efficiency that would actually shrink space, and when we did all of that math, it was an additional 10-15,000 square feet that we would need. If you look at the Riverview option, and we throw 91,700 square feet into the solution, that gives us a total campus, a total footprint, not necessarily campus, because we’d be split with Riverview, of 456,500 square feet. The new building with just the four floors brings us to 422,975, and the new building with the additional floor brings us to 441,275.

“So the options that we present, if we move over to Riverview, which is basically an office campus site and to bring all of administration over, that’s what drives that number up to that 90,000 number that Tania and the Manager presented. If we stay on campus here with this build out the back door, we have efficiencies there, and we wouldn’t necessarily then move Records or Records Management, we wouldn’t necessarily move Print Shop, we wouldn’t move Mailroom. We wouldn’t move I.T. out of Historic Courthouse, so we would actually need less square feet in that option than we would if we were going to migrate to Riverview or any of the off-campus sites.

"But in either of these, of the two mature options, in either any scenario of the three, this courthouse will be pegged as far as space. Every square foot will be used, and the Courts would use some room over at Munger and Historic based on who would vacate those premises. So in every scenario, we would fill this courthouse. With the Riverview option, we'd actually have, be left over with some undesignated space most likely in Munger or Historic Courthouse. So now can we answer any general questions for you before the Manager tidies this up and brings us to our decision points that either Tania or the Manager or I could answer?"

Chairman Dennis said, "Commissioner Ranzau."

Commissioner Ranzau said, "Yeah so back on, well our goal here, you know we wanted 93,000 square feet, but with this courthouse addition, since we're tearing down some and replacing it, our net is really about 73,000 square feet. So we're not actually meeting the stated original goal of that, which I think should be included as a negative into this assessment. Now I understand we've done some stuff to these other areas to kind of cover that up and reduce the programming needs of certain areas, but we could do the same thing with all the other options as well. Okay, but consider apples to apples, I think it's important to understand that we're going to get 100,000 square feet, but some of that's being used up to replace stuff that we're tearing down. So really the net is 73,000, which doesn't even meet the original stated goals of this whole project, and that's concerning, and I think that's something we need to keep in mind as we go forward."

*Chairman Dennis said, "Thank you. Any other questions before we move on?
Commissioner Howell."*

Commissioner Howell said, "Yeah, thank you Chairman. I'm just, first of all, I just want to say thank you for all of these, I guess, Tania and Tom for the presentation so far. Appreciate all the work you've put into this. It's been a long process so far. Just I guess for reference, you know I guess we've been seriously discussing this since the first of January, so it's been about four and a half months of I think really hard work by a lot of people. So I appreciate all you've done. I am curious. I asked a question yesterday, and I don't think I got an answer yet. But what is the value, the appraised value, if you will, of the D.A. annex right now?"

Ms. Cole said, "Commissioner, we consulted with Steve Martens with NAI Martens, our on-call real estate broker. He came back to us with \$25 to \$35 a square foot. So you multiply that by 24,000, which is the square footage for the Annex, so we're looking at [\$]600,000 to [\$]840,000 for value of the Annex."

Commissioner Howell said, "That's a surprising number. I thought we had 27,000 square feet."

Ms. Cole said, "That was actually corrected to me by our on-call architect. He corrected me that there is only 24,000 square feet in the Annex."

Commissioner Howell said, "Okay. We couldn't purchase a space like that for that dollars per square foot. So that means to us it's probably worth quite a bit more than that figure I would think. But one more thing is, the principle and interest I assume most of these options, I think all of the options we've seen so far will have bonds

attached, and so the interest costs for the various projects because they're different numbers of millions of dollars, it might be interesting to see the, you guys have tried to give us the total costs. By the way, that one sheet, let me ask a question. That one sheet that shows us the construction remodeling utility costs, what time frame is that for? Is that over 20 years or...?"

Mr. Stolz said, "Every analysis we've done, sir, is over a 25-year period."

Commissioner Howell said, "Twenty-five years. So I guess it would be easy to add in the interest costs from those various projects..."

Mr. Stolz said, "I think Lindsay is going to hand that out to you now."

Commissioner Howell said, "...so we can see that as well."

Mr. Stolz said, "She's done some calculations."

Commissioner Howell said, "Right now we don't have that information. Okay again, and also the analysis that's given here is for the total new footage, but it doesn't take out the 24,000 square feet for the Annex. So if you were to reanalyze the price per square foot, and take into consideration where we're taking away 24,000 square feet, I guess our net, that increase you say is 58,175, can you provide a dollars per square foot considering the net gain? I'd like to know what the total cost per square foot is on what we've added in terms of net square footage we're adding. Certainly the cost can't be [\$]232. That's not quite right. I think it's over \$300 a square foot. Can you, that's not counting interest on the bonds. It's just talking about just the net square footage divided by the total cost of the project, if that's the solution we go for, it's over \$300 a square foot. Can you please confirm that?"

*Ms. Cole said, "Commissioner, help me. Are you speaking to this table right here?"
Commissioner Howell said, "On page 25? Yes."*

Ms. Cole said, "Okay, so what I've done here is I've taken the 82,000, which would all be the new build, divided that by what the costs are in total, so that's the [\$]18.4 million, and so you get \$206 a square foot for the remodel construction, and then the utilities is \$25 a square foot over the 25 years. So in total, we're talking \$232 a square foot for that."

Commissioner Howell said, "Okay but, I just wanted to ask you, though, is our net gain is only 58,000 square feet. So if you did the same analysis, it would be a much higher number."

Ms. Cole said, "I understand what you're saying. The reason that I reflect it that way, because we will still pay the [\$]18.4 million for that 82,000 square feet, but I see what you're asking. If you would like to see that, that'll take me, I'll need to get back with you on that information."

Commissioner Howell said, "If I see how you did that, I could probably do that myself here in just a matter of minutes here, but..."

Ms. Cole said, "All I did was I took the [\$]18.4 million and divided that by the \$82,175 a square foot, as well as the..."

Commissioner Howell said, "Then add [\$]25, then okay. Alright, I get it. Okay so I'll do the math here in just a minute, but I think that the cost per square footage is up over \$300. I'll do the math here in just a minute."

Commissioner Ranzau said, "Mr. Chairman."

Chairman Dennis said, "Commissioner Ranzau."

Commissioner Ranzau said, "I'll say I did the calculation on the courthouse addition additional floor, where if you have 100,000 square feet, by my math, the cost per square foot went up from \$217 a square foot to \$277 a square foot based upon 76,000 net. Okay so that's about \$60 per square foot increase, which it would probably be very similar then to the other."

Commissioner Howell said, "Just to follow up, if you take the [\$]18.4 divided by 58,175, add the \$25 for utilities and not counting interest, it's about [\$]341 a square foot. Okay, thank you."

Chairman Dennis said, "Thank you. Additional questions? Okay, Mr. Manager."

Mr. Scholes said, "Alright last slide, money slide. Alright, listed up here, decision points, and really as indicated in the beginning, really in our previous public meeting when we first started on actual choices that we had, you asked us to look for renovated building and also asked for us to look for a new building option, and so in the end, in terms of best values, we have really two distinct options that we put in front of you, and that was the Riverview Building, which in terms of price and what we would pay for it and the amount of square footage we'd get is the best value of that option. The other option of a new build and building that out the back door of the courthouse on public land and the utilization of a current existing parking garage makes that new build option probably the best valuing rather than building off-site at another location where would have to take into account parking, building a parking garage and also potentially purchasing that land.

"So of those two, I put those at the bottom, but we have discussed the first decision point several times, the Murfin Building, and the current price that we were given as a [\$]6.9 [million] figure in order to purchase the two buildings in order to raze a building to create some parking, but still the parking situation there is constraining for us. So I would like, as you look at the slide, it's a bullet top to bottom, if we could as a Commission, if we could go down the bullets and get a direction from the Commissioners on what you would want us to do with those particular bullets, if that is at all possible."

Chairman Dennis said, "Thank you. Going along that line, let's take a look at this slide in detail and go through it. Does anyone on the Commission have a desire to pursue further analysis of the Murfin Complex? I see none. I'm sorry. Commissioner Howell."

Commissioner Howell said, "Thank you, Mr. Chairman. I just would like to make a point that the price for that project for the Murfin option did go down by a million dollars, which I thought was worthy to discuss or just make that note that by following this process and being a little bit more patient, we were potentially going to save a million dollars had we decided to go down that option. So I think that that

demonstrates that we made some right decisions to get that price negotiated down a little bit. So I do appreciate the additional work that you did, Manager, to make that a better option for us. Thank you."

Chairman Dennis said, "Thank you. But again, back to my question, do I have any member of the Commission that would like to pursue further analysis of the Murfin buildings? Seeing none, do I have any member of the Commission that would like to pursue further analysis on the Epic Tower Building? Seeing none. Do I have any member of the Commission that would like to pursue further analysis of 150 N. Main? Commissioner Howell."

Commissioner Howell said, "Yes, Mr. Chairman, thank you. Unfortunately, this came to us kind of late, and one of my things that I mentioned quite a bit in the last year, and that is I would prefer that we would follow a process, and I think this information that keeps coming at us continues to extend these decisions, and so for that reason, I don't really want to spend too much time on this, but I would just say I do think that for a couple of reasons, this, if we choose not to use the Riverview Building, I would still like to continue to add a little bit more time to further understand the 150 N. Main only because I think it's more square footage than we really need, but the price per square foot, I think, is reasonable.

"We probably could have more things move into that building at some point, become more of a campus or I should say more of a co-located administration solution down the road. It does solve a blight issue. That building is embarrassing to the city of Wichita as it sits. Unfortunately, we just don't have enough information at this point. I mean, that's the biggest reason I think that we maybe would not keep this on the list. But if we don't make a decision today, I would like to continue to work with the proponents of 150 N. Main, because I do think it has potential for us to consider. So I really don't want to take it off the table. It just depends on whether we can make a decision for something else today. That's all."

Chairman Dennis said, "Thank you. Commissioner O'Donnell."

Commissioner O'Donnell said, "Thank you, Mr. Chairman, and I agree with Commissioner Howell. We have got some of this information just as recently as even last evening to see about keeping that alive if we don't have consensus for another option."

Chairman Dennis said, "Commissioner Unruh."

Commissioner Unruh said, "I would just be repeating what's just been said that if we, if there's strong consensus to make a decision on a specific location, well then that decision is made. But if not, we need to, we need to get some more information on 150 N. Main. But I'm wondering about the square footage. At the beginning of your presentation, you indicated a total amount of square footage we need and it was 90-some thousand, but I thought actual space we needed was 70-some thousand for the program space, so rehearse me again through those number. I mean, what is the gross amount of square footage to move this project forward that we need to be considering?"

Ms. Cole said, "Commissioner, let me go back to this slide. Okay, so in the county administration programming, we programmed 12 departments, and the Manager indicated the first number on the left is their existing space. The number on the right is their program space. So that includes all those 12 departments. In this number the 73,000, again, that includes all of the 12 departments. That is tenant area. So when you add a 25 percent circulation to that, or sometimes referred as to gross square footage, we're then looking at 93,000 in total."

Deferred

Commissioner Unruh said, "But the consideration of a build here just north of this building, we wouldn't be moving that many departments, so our needs then go down."

Mr. Scholes said, "Exactly, Commissioner. You gain some efficiency by building the administration building, you know, right next to the courthouse. That gives us the ability to leave some function in the old courthouse, in the Munger Building, because we're on a campus setting. So you don't necessarily have to fill out a 93,000 square footage. You can kind of keep things, we can make the courthouse specific to the judicial system and then utilize administrative function mainly in that new building and still allow for like the print room to be across the street, some other function, or even I.T. infrastructure to remain across the street instead of having to pull that over. So we can gain some efficiency, that if we went to the Riverview Building, we may not be able to do that. For instance, you can't split up the two I.T. Functions in the Munger and the old courthouse because they need to be within a one-minute time, you know a response to the infrastructure in case something happened. So we can gain some efficiency staying on a campus setting. That's the main difference between the two selections."

Commissioner Unruh said, "Okay. Well, I have some interest in the 150 N. Main building for the reasons that have been stated by Commissioner Howell, but I guess we don't know enough about that building at this point. The presentation has been interesting and alluring I guess is the right word, but reconciling the square footage and then reconciling some of the things that go with the existing building that's definitely been in a bad state of repair for some time, we need to understand what we might be, some hidden problems that we maybe perhaps don't know about. So I guess that's not a very conclusive comment, but you answered my questions."

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

Commissioner Ranzau said, "Yeah, let me clarify, on the 150 building, the square footage proposed is 66,000, right? Finished, okay. Well, for me, I mean, our stated goal is 93,000, and it seems to me that we're now kind of moving the goal post in order to accommodate this particular one here. I don't think we need to lower our programming needs because we're going to have, like you said, we're going to fill it up instantaneously. I don't think we should lower, if that was our goal of 93,000, that should be our goal. The 150 N. Main doesn't meet that goal, it's 66,000. That's the, you know, so I personally would take it off the list and not consider it. But particularly since it's not very mature, and I think the cost would obviously have to go up. It just doesn't meet our needs, but that's just me on that particular one."

Chairman Dennis said, "Thank you. Normally I try and speak last, but both Commissioner Howell and Commissioner Unruh have already spoken, and I'll give them

an opportunity. But I'd like to make my points, first of all, on 150 N. Main. We just received this this week. We've been working this now for months, and now suddenly we have one more option added to the mix. Mr. Manager, has there ever been any flooding or any problems in 150 N. Main?"

Mr. Scholes said, "Actually Commissioner, or Chairman, when we toured it, the realtor indicated that there had been flooding in the basement, that they had experienced, and especially because it had sat there so long, there has been a lot of flooding in the basement, standing water."

Chairman Dennis said, "Is there any problem with mold or anything like that?"

Mr. Scholes said, "He indicated that there were some mold in the building."

Chairman Dennis said, "Okay. So we have a lot of unknowns on 150 N. Main, in addition, it came to us this week. I received this piece of paper this week. We've been knowing about this for some time. I have a problem with, if we're trying to ever make a decision, we can continue to do this week after week. We can just kick it down the road and see who else has an opportunity to tell us what they want to offer, or we can start trying to narrow this down. Adding things is not something that I am interested in right now. Even though it might be a great idea, I think that there are too many unknowns."

"We don't have a building for parking at that facility. We may end up tearing down a perfectly good building at the Sunflower Bank in order to be able to get adequate parking or building a parking garage. I think it should be one that we eliminate immediately so that we can make some kind of decision on what we're going to do. So I am kind of distressed that we're trying to add some additional decision points. Commissioner Howell."

Commissioner Howell said, "Thank you, Mr. Chairman. Just wanted to clarify, out of the roughly 75,000 square feet that we're trying to find somewhere, how much of that is not in this courthouse currently? About 25,000 of that is stuff that's not related to this particular court, not..."

Mr. Scholes said, "We can give you..."

Commissioner Howell said, "I think it's ideal that we have some of these other organizations co-located. I mean that is a better configuration to have us all together, I agree with that. But it does bring up a question, if we were to move things out of the Historic Courthouse, what do we do with those empty spaces over there? It's just kind of like a domino effect. So I have concerns about..."

Mr. Scholes said, "Well Commissioner, that's where, Commissioners have expressed if we did build, add the campus right next to us, that we would put an additional floor shell on it that we would have a capability in the future to expand, that while we're actually building, is actually build that extra space for a future use to save that money and be prepared for what the future would bring us. So Commissioners have expressed a desire to put that extra floor on. That's why we priced it out basically about \$125 per square foot."

Commissioner Howell said, "But when we began to solve this problem, we added in some things that were across the street that was kind of, our initial goal was to bring all that together."

Mr. Scholes said, "Correct."

Commissioner Howell said, "So that's why we came up with this 73,000 square foot..."

Mr. Scholes said, "Correct."

Commissioner Howell said, "...goal, right? If you moved the things that weren't a part of this courthouse. Again, the initial real need is for us to get out of the courthouse. So around 50,000 about 50,000 of that is courthouse functions that would potentially leave, and everything else is I think across the street. Is that about right?"

Mr. Scholes said, "We got about 16,825 in the Historic Courthouse, and Munger is 16,400."

Commissioner Howell said, "That's current or is that...?"

Mr. Scholes said, "Current."

Commissioner Howell said, "That's okay, but what they want in the new space would be more than that, right? They wanted, so there's 76,000..."

Mr. Scholes said, "If you look on slide five, it gives you the planned, what we have currently and what we would have planned. So you would be able to, and I have it up on the screen right there."

Commissioner Howell said, "So going back to the slide you had just a moment ago, let me find it here real quick. I apologize here. The 73,000 square foot program space a minute ago, we just saw that, 73,678 that does include the expanded offices."

Mr. Scholes said, "Correct."

Commissioner Howell said, "That's what the Print Shop wants, that's what I.T.S.S. (information technology systems and services) wants."

Mr. Scholes said, "Correct. It gives..."

Commissioner Howell said, "So I..."

Mr. Scholes said, "The campus setting gives us tremendous flexibility as opposed to Riverview, where we would have to lift and shift."

Commissioner Howell said, "I see."

Mr. Scholes said, "The campus setting, I mean, like if you consider it a governmental complex or a college campus, it gives you ability to have operations and operations support co-located and be able to have quick response or need, and day-to-day operations would be supported by that a lot easier."

Commissioner Howell said, "Okay. Anyway, if we do move, say we go to Riverview, for example, and those offices were to move over, we have plenty of space, for example. That does create some vacant spaces then in the old Historic courthouse which brings up a whole other question. There's a domino..."

Mr. Scholes said, "Correct."

Commissioner Howell said, "...question that I continue to have, and so I wonder, I mean our starting point was we wanted to find 73,000 square feet somewhere."

Mr. Scholes said, "Sure."

Commissioner Howell said, "That was kind of a given. I guess I go back to the problem statement, the original problem is we need to get out of this courthouse. "If you bring that number down to what's actually in this courthouse that needs to get out, it's about 50,000 square feet of that number, roughly. Anyway, I guess I just wanted to make sure I had that understanding. That's all. Thank you, Mr. Chairman."

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

Commissioner Unruh said, "Thank you, Mr. Chairman. I just want to respond to a comment by Commissioner Ranzau on the 150 building. You're saying we're going back to 66,000 square feet, that's what's in this proposal to remodel seven floors of it. There's still another three floors of nearly 30,000 square feet on it, so just a clarification there. It does still have an issue with parking, and it does have the issue with some unknowns. But the fact that it's cleaning up a building in downtown that really needs to be repurposed is what's appealing to me. But just wanted to make that clarification, that's all."

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

Commissioner Ranzau said, "I'll just clarify, I understand that there is more space that could be remodeled, but that remodel cost was not included in this estimate..."

Commissioner Unruh said, "That's correct."

Commissioner Ranzau said, "...which would drive that up in addition to the parking."

Chairman Dennis said, "Thank you. Okay. Let me skip 150 N. Main now, since there was a lot of discussion. Does anyone on the Commission want to pursue further analysis of 3rd and Main with a new build? Commissioner Unruh."

Commissioner Unruh said, "Thank you, Mr. Chairman. Mr. Manager, do we have any indication that the city of Wichita even wants to sell that land? I mean, we asked them a month, six weeks ago for a reasonable price, and..."

Mr. Scholes said, "I asked Bob Layton about it, excuse me, the City Manager about it this morning. His response was they're still working it, it may take till mid-June before they get a response back on what they could potentially sell it for. But the bottom line is we would have to pay a price for that particular piece of land, what that is, we programmed [\$]2.5 million in there right now, because that's what the early indication was from the city, they would charge us, so what that number comes back in the end, we don't know. But then the addition to that, would be if we did build new on there, we have programmed potential \$6 million parking garage to be able to fit the parking needs of the Reagan Building and this new building, administration building, so there is two price tags there that we would have to add to that. Whatever that is."

Commissioner Unruh said, "So it has our best understanding right now, this is likely

the most expensive option in front of us.”

Mr. Scholes said, “It’s a pretty expensive option.”

Commissioner Unruh said, “That’s all I had.”

Chairman Dennis said, “Thank you. Commissioner O’Donnell.”

Commissioner O’Donnell said, “Yeah, Mr. Chair. I don’t see any value in us continuing 3rd and Main. If we’re going to build, I think it would only make sense to build on the campus setting here and utilize our exiting parking garage.”

Chairman Dennis said, “Okay, thank you. Commissioner Ranzau.”

Commissioner Ranzau said, “Thank you, Mr. Chairman. Yeah, one of the things I look at since we have all sorts of options is the price per square foot, and on this one it’s \$385 a square foot, which is much higher than anything else, even if you reduce that price for the land down, took [\$]2 million off, it’s still going to be higher. Just as I said with the 150 N. Main, we only get 63,000 square feet, which there again doesn’t even meet the stated goal of what we were asking for. So I would cross this off as well.”

Chairman Dennis said, “Thank you. Okay. Before we go any further, I think that we have consensus for right now on three different things. The first one is the Murfin Building, Epic Tower and 3rd and Main. We really did not receive any interest on pursuing those.”

MOTION

Commissioner Dennis moved to remove the Murfin Building Complex, the Epic Tower and Third and Main from consideration.

Commissioner O’Donnell seconded the motion.

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

VOTE

<i>Commissioner O’Donnell II</i>	<i>Aye</i>
<i>Commissioner Ranzau</i>	<i>Aye</i>
<i>Commissioner Howell</i>	<i>Aye</i>
<i>Commissioner Unruh</i>	<i>Aye</i>
<i>Chairman Dennis</i>	<i>Aye</i>

Chairman Dennis said, “Thank you. We’ve made progress. Next, we need to talk about 150 N. Main a little bit, because we’ve had extensive discussion on that to see if there is further interest on pursuing that before we go onto the Riverview and courthouse addition.”

MOTION

Commissioner Dennis moved to remove 150 N. Main from further consideration.

Commissioner Ranzau seconded the motion.

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

VOTE

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

Chairman Dennis said, "Well that fails. We will continue to pursue 150 N. Main. Okay, Riverview Building. We've had extensive discussion on that. We've got Riverview, County Courthouse addition, which I still think are probably the two that are the major contenders, but it's not just the five people that are sitting up here on the bench that have a real impact on what's going to happen with the Riverview Building or County Courthouse addition or 150 N. Main. So at this time, we have a number of other people in the room that are very interested in this, and I would like to start out with the D.A. and move through the other different offices that are involved and get their opinions on these three options before we move forward, because they are the ones that are really, truly impacted on each one of these things, and we need to listen to their inputs rather than just what five Commissioners think. So Mr. D.A., would you like to make any comments?"

Mr. Marc Bennett, District Attorney, greeted the Commissioners and said, "Sure. With respect to the three options as I understand them, the 150 N. Main, the Riverview and then the idea of moving or building, removing me from the Annex, razing it, building a new basement and building up, as I understand the proposals at this point, all three would include moving me to the County Courthouse, irrespective. There's some reasons for that, just so it's clear. Being in the courthouse offers many advantages to an office, for a District Attorney's office. Evidence is stored, I mean when the County Manager was most recently in my Office, he noted that I've got a bin full of evidence in a trial I'm trying this summer that I'd brought over so we can start marking evidence in the case.

"To have our office located somewhere away from the courthouse would make that, obviously, very difficult, files. The other thing too is just for human resource management, you guys know from my last budget presentation how many hearings we attend, my attorneys attend, every year. If we had to move, say we move to the Riverview Building, it's not anybody's plan, but you know, let's consider that. I'd have to have attorneys driving back and forth to the courthouse, not a very long distance, but either driving or walking, and that's, you know, time away from the office each time for all these thousands of hearings we attend every day.

"Even to go to the Epic Center or to First and Main, back and forth, you know, to say nothing of security issues, you know, my attorneys going back and forth during trials, but evidence, files, you know, this isn't going to be workable. So maybe I'm stating the obvious, but to move us into the courthouse is the most ideal situation for human resource management, for safety, for the safekeeping, frankly, of files and information that is very, you know, highly sensitive. I mean, we have some in some of these cases sex crimes and murders and things like that, we have to be very careful about maintaining that information. So having us in the courthouse it really makes the most sense. How to do that, we're obviously talking about displacing other offices, Kelly, Linda, Tonya's offices, you know, their organizations being moved out.

"I understand that this is going to have to be phased in process. I can't expect anybody just to vacate and move me right in. So when I've talked to the County Manager and to Tania, we have recognized there's going to be a need for a phased approach, and so I'm very supportive of, the most recent one I've heard about is the idea of razing our building and building a new building next door and doing that in phases and moving us to the second floor, maybe the 8th floor for the moment, ultimately the second, third floor. From the perspective of the office of the District Attorney, that's a very workable solution. If the other option is we'd need to retrofit or remodel the Riverview Building and then move people over to that, and then remodel things here for me to move into, obviously another option.

"I mean ultimately my goal is to get enough space not only to accommodate our current needs, as the Commission well knows, we are maxed out right now, but also to accommodate some modest growth over the next 20, 30 years for the next District Attorney or two. We're going to have the same issues I have, you know, growing economy, growing population in this area, hopefully. So we need to make sure that we're not only have the space for our current needs, but also for growth, and putting us in the second and third floor of this building I think will accommodate that, at least that's the goal. So not trying to pick the winner here, but I acknowledge that in any scenario, any of the three, I think everything I've heard is I'm staying in the courthouse. So how we get there is, obviously, the issue.

"But you know, I guess I'll just say as somebody who works in county government, I've worked in this courthouse now for 21 years, I would tend to agree that having co-location with county services here on the footprint here downtown, this most recent proposal that's set forth, I guess, in this diagram here, the new build just north of the courthouse has a real appeal to it.

"Having County Management, County Counselor, Register of Deeds, everybody, you know, just steps away, I don't interact with all of their offices on a daily basis, but I do interact. I've been to Eric Judge Yost's chambers over here with the County Counselor's office many times in the last month. I come in front of you guys from time to time and have interactions with other agencies. So having them all here has some utility, and I would also say having one place for the citizens to go to makes sense. That being said, if it's more fiscally responsible to go to that other facility, I get that, but that would be, you know, splitting the county footprint across a couple places. So I feel like I'm sort of stating the obvious here, but that's my two cents worth. Any questions?"

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

Commissioner Howell said, "Thank you, Mr. Chairman. Mr. Attorney, I appreciate your presentation, and I guess I may speak for myself, but I hope my colleagues would agree with me that your needs are the most urgent of all of the things that have been proposed, so my goal, you know, and I'm willing to do this as much as I possibly can, but my goal would be to give you space as quickly as possible, so I know that our row offices probably don't really want to move twice. I'm not sure that there's much option there.

"I think someone is going to have to move more than once, and I can't imagine you

moving off-site and then coming back. That would be the worst of all options, and so I would just like to say as a Commissioner, if I move my office to someplace temporary away from here, I'm fine with that. I think we ought to have some willingness on other parts of our, these offices that need to potentially move out of this courthouse to give you your space as soon as possible. I think that's the right answer. So to the extent that we go to any of these options, my goal is to get you in your space here in the courthouse as quickly as possible.

"I want to state that goal right now, and my hope would be that you would never have to be away from this facility. I am concerned about taking away the 24,000 square feet of the annex and replacing it with 58,000 square feet. I think that option leaves you less options down the road. You mentioned decades in the future. I think that option limits your options down the road. It's going to create another space problem unless we build extra unused space today, potentially. That might be the answer there, but..."

Mr. Bennett said, "Well ultimately if I get to the second and third floor, I understand that'd be about 35,000 square feet, roughly. We're going to reassess one more time, obviously, with architects and make sure that that's adequate space, but I mean, ideally, sure, give me the 2nd, 3rd and 4th floor, that'd be great, but I also recognize the Courts are going to go whoa, whoa, I mean, they need to have that as well."

Commissioner Howell said, "Again in terms of long-term configuration, I mean, I don't know how often you need to travel to admin functions of this building, if that happens every day or if it happens, you know, once a month or something like that. But to me, that's probably the question to answer is to what degree do you need, if you needed to speak to someone in the admin staff that's moving, potentially, how much of an impact is that if it's Riverview versus, you know, right next door."

Mr. Bennett said, "That will be, from my needs that will be nominal, compared to the need for my attorneys to be able to get quick access to the Courts, for my witnesses to go straight up to court. I mean, I don't want to be walking rape victims down the street or across the bridge over Waco to get them here, or driving them here or shuttling them here or anything else. Having, I don't want to be hyperbolic, I just mentioned rape victims because it's the one that tugs at the heartstrings, but you know, victims, witnesses, they need to be here so we can get them straight to court and make the most ease for the people who are impacted by crime or witnesses to crime."

"So my ability to go meet with Eric Yost or with one of you gentlemen or with Linda or Kelly, if I have to get in a car and schlep two blocks to the west, so be it. That's not going to be a major thing. My point though is having that footprint of all core governmental functions in a pretty much co-located area does have some real utility, has some benefit to all of us who interact with each other. But my one and only goal ultimately is to make sure that the people who I, the citizens that we interact with, have the most ease of access to the court system that we're right here in the courthouse."
Commissioner Howell said, "Well you have my commitment personally that I am willing to do whatever is needed to get you your space as soon as possible. I'll just tell you the first two years I was in the State Legislature I officed out of the Docking [State Office] Building in a dismal little cubicle, which was fine for me, because the Capital needed us to be gone, and that's fine. That was more important, and I'm glad to support that, and I want to support you that way."

Mr. Bennett said, "I appreciate it."

Commissioner Howell said, "I know that it's going to be logistically difficult for a number of offices to potentially have to move twice, but I think that's the right thing to do, if it gets you in your space most quickly. So that's my commitment personally."

Mr. Bennett said, "I appreciate it."

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

Chairman Dennis said, "Thank you. Thank you, Mr. D.A., we appreciate your input."

Mr. Bennett said, "Okay very good, thank you."

Chairman Dennis said, "Is anyone here from the Courts? I didn't recognize anyone from the Courts. Okay. How about our Treasurer's Office? Ms. Kizzire, would you like to speak? Mr. Arnold from, we'll have all three. Ms. Buckingham?"

Mr. Arnold said, "Since our departments are considered the row offices, we'll all just come up together. I'll make this short for our office and for our needs now, and what we think may be for the next 30 to 40 years, we support the idea of building on campus, being together and close. I know one of the things that the Register of Deeds Office and my office would have to do is move temporarily for possibly up to two years. To get the right building for our future needs, we're happy to make that sacrifice. We'll figure it out, we'll make it work, whatever that will be. But you know looking at the options, and we have been part of this discussion from the beginning, so we have toured these buildings, we have looked at the numbers, we have looked at the potential layouts for our offices. Ultimately at the end of the day I think what would be best for the citizens of Sedgwick County, for our employees to be able to do our work and to function together as a, I guess, unified body here, building here at the courthouse complex would be the best solution for us. I'm happy to turn that over for anybody else."

Ms. Tonya Buckingham, Register of Deeds, greeted the Commissioners and said, "I concur with Kelly. A lot of our customers, too, are attorneys that do a lot of work in the courthouse, so having the building right next to there would be very beneficial to a lot of the people that come into our office, having that right next to it."

Chairman Dennis said, "Thank you."

Ms. Linda Kizzire, Sedgwick County Treasurer, greeted the Commissioners and said, "We have been talking about a new building, I've been here 28 years, and it's been going on for at least 25 of that 28 that we're going to get an admin building. I would be happy with either location simply because I know the courts need the space. I know Marc Bennett's office needs the space. However, to build the new building adjacent to this would be beneficial for us because we take all the deposits for District Court, for Corrections, for all the departments within this building that handle money. So I don't know that could cause Marc to have a different expense for an armored car service, or he's going to have to have some way to get his funds back and forth to us, so will District Court. I will be happy with whichever decision you make, but I just think it would be best if we were kind of on Main Street and co-located within this campus."

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

Commissioner Howell said, "Thank you, Mr. Chairman. I just wanted to make sure I heard what you said so let me state it back. Number one priority is to stay together,

the three offices need to be co-located, number one, right?"

Mr. Arnold said, "Not just our offices, but other functions. I mean having the County Counselor, being close to the BoCC for the meetings, for I.T., for, one of my things would be GIS (Geographic Information Services)."

Commissioner Howell said, "Right, and GIS has already moved over to the Reagan building, so that ship has sailed."

Mr. Arnold said, "Maybe."

Commissioner Howell said, "But being co-located with other functions of admin is the ultimate goal. I mean that's to be stated, very good, and I, let me commend all three of you, I know you personally, I think all three of you are very conservative. You care about tax dollars, and so you know, I would just state the obvious, and we haven't gotten into the discussions of money just yet here, but knowing that there is a less expensive option, a beautiful building, by the way which all three of you sent me a letter asking us to provide. Not too long ago you advocated for the Riverview Building. You said that's what you wanted us to do."

"By the way, when we walked to that building, I know we haven't really talked about this too much, but at least, I'm not sure whose talked about this yet, but one of the things I noticed in that building was that the finishes were pretty nice, and the, it was kind of move-in ready. That was the phrase I heard a lot by a lot of people. There's areas that might need remodeling, but much of the building is move-in ready."

"It did not require a lot of remodeling for cubicle type employees to go in there and actually set up their desk and get to work. It would be fairly simple for them to do that. It would not require a lot of time to remodel the building in that regard. So I would like to ask you to comment on what I just said."

Mr. Arnold said, "Well I believe when we wrote that letter, building next to the courthouse here was not one of the options that we had looked at at that time. So if that was an option, I think we'd definitely would have been supportive of what we are supporting now. As far as the Riverview Building, it's a nice building. It is very shaped oddly, it's kind of a W they talked about. So, you know, Tonya and I have to be close together in our offices with the work that transfers from her office into my office, and kind of the layout, there would need to be some work to be done."

"There are built-in physical cubicles that would not fit our needs, so we'd have to tear all that out, at least in a few floors that we were looking at possibly being. So there is, I mean, that's part of what the renovation costs, I believe, they have factored in for your numbers, would be part of. But if building new, to be able to suit our needs, not just for, like I said, for what our needs are today, but potentially what our needs are going to be for 30 to 40 years, because we hope to be in the building that long. You know, building to suit us would be a priority. I think not only for us, but for the citizens."

Commissioner Howell said, "Back to Treasurer Kizzire's comment about the 28 years, listen we talked about Murdock Tag Office for about the same time frame."

Ms. Kizzire said, "Pretty much."

Commissioner Howell said, "We finally did solve that."

Ms. Kizzire said, "We did."

Commissioner Howell said, "By the way, I'm really proud of us working together. I know there's some skepticism by some of the Tag staff especially thinking this isn't going to happen, but it did happen."

Ms. Kizzire said, "It did."

Commissioner Howell said, "We have a beautiful office at 2525 W. Douglas, Douglas and Meridian, accessible to Kellogg, great parking, lots of pay stations and stations for the staff. I think by my calculations, when you consider the bond and interest potential, your share of the Reagan Building would have been about \$6 million. We saved about \$4 million by moving that building to a much better location, so I'm proud of that."

Mr. Kizzire said, "I am too."

Commissioner Howell said, "I think it was the better option. I think we ended up in a really good place. So the end of the day, we're not going to push this discussion off another five years. This is happening. So this idea that it's been talked about it for 28 years may be true, but this need about us getting out of the courthouse has been brought to us about a year and a half ago, is when the discussion became an earnest discussion. About four and a half months now we have been seriously about actually looking at plans and buildings and dollars, and so we're moving forward one way or the other. You're going to have new digs before you know it. It's happening. I can't speak for my colleagues, but I sense that we're going to make a decision. I know the Manager doesn't feel that's going to happen, but we're going to make a decision, and we're going to have a new place for the D.A. and the Sheriff and the Courts very soon. It's going to include new space for all of us and yourselves, and so that's going to happen."

I understand it's been a long discussion, but we are moving forward."

Ms. Kizzire said, "Jim, I know when you put your mind to something you do get it done. I do appreciate all the work that you did to get that tag office moved, and to Richard and to Dave also. Dave Dennis and Michael, sorry you guys weren't here at that time, but I know you would have supported it. I know you would have. The only other thing I might add is, while we're talking about building that new building adjacent to the courthouse, I think we should go ahead and do that fifth unfinished floor just for future growth and development. I know that's a little bit more money, but I think in the long run it might save us from having to move again."

Commissioner Howell said, "I have one final comment. I just want to make sure I understood, again, I want to make sure I clarify what you're saying. If we ended up with a new building, courthouse addition or Riverview, you guys would be happy either way. You might prefer the other one. It is more money. So, again, as your conservative values, I'd say if you ended up with the other facility, you would find a way to be happy over there."

Ms. Kizzire said, "Oh, yes, sir."

Commissioner Howell said, "Alright, thank you."

Chairman Dennis said, "Thank you. Marc Bennett, did you have anything you wanted to add?"

Mr. Bennett said, "It's always good to check before you speak and I didn't, so I just checked one of the things. I was reminded by Jeannette that with respect to moving, Linda mentioned a moment ago that we have handled a lot of money coming through our office, and that is true. So the ease of having access to Linda is a consideration. One of the thing is, the, yeah, about 250,000 subpoenas, paper subpoenas go through our office.

"We also do email subpoenas to law enforcement, things like that, but that's handled by our Print Shop. So they literally bring them over to us and then we send them out. I'm looking here, every Thursday, and they come over with a cart about two feet tall with subpoenas each week. So that is one thing, if we moved ourselves away from the Print Shop, there would be a cost associated with handling, you know, quarter of a million subpoenas each year. So you know, just something else to consider in that mix, because the direct question was what impact would it have for our office to be away from other county agencies. Those are a couple things I glossed over."

Chairman Dennis said, "Thank you, sir."

Mr. Arnold said, "One more comment, since we are still looking at the 150 building, I guess. My office, Tonya's office, and I know Linda has some, too, is our records. We have hundreds of historical documents and books in our Records Department in the basement here. We do need to keep those with us wherever building we go to, which is one of the concerns we have with Riverview of storage space, of protected underground storage space. If we're looking at 150, and there is a lot of flooding, that will make me very nervous having 150-year-old books down in the basement where it could potentially flood. So I would be wanting to make sure that has got some good sealer on those walls if we move in there."

Chairman Dennis said, "Thank you. I saw Judge Fleetwood came in the room. Do you have any comments that you'd like to make for the Courts?"

Judge James Fleetwood, Chief Judge, 18th Judicial District Court, greeted the Commissioners and said, "I appreciate the invitation. I think probably this has, whichever decision..."

Chairman Dennis said, "Would you like..."

Judge Fleetwood said, "Thank you. Whichever decision you make is probably going to have much more effect physically on the other people who have already spoken on this matter. I would just say that as this has been presented to us, it looks like a great plan to me, and I would fully support whatever decision you make. I do like the idea of keeping at the end of the day, being able to have everybody fairly close in a centralized location, including government as well as the Court and everybody else. That would be my only comment. I do appreciate the effort that you guys have put into this. I know there's been a lot of thought, a lot of considerations gone into it. But I would be fully supportive of either decision. I just simply like the idea of having as much of the local government together for citizens as possible. Thank you."

Chairman Dennis said, "Thank you, Judge. We appreciate it. Actually, we've been going on for two hours and 10 minutes right now. It may be a good time to take a very

short break. I know that we're trying to get a decision made, but I think everyone has probably got to the point they would like to have a break. We'll take a short recess and resume here in 10 minutes. Thank you."

The Board of County Commission recessed at 11:08 a.m. and returned at 11:21 a.m.

Chairman Dennis said, "At this time I'd like to call the meeting back to order. I do have one question that came up during the break, and I need to ask our attorney a question. If a facility is outside of the three-block area, how many votes does it take to vote for that?"

Mr. Yost said, "To avoid having to go through the Public Building Commission (PBC), it would take a super majority of this Commission to do that. It would also take a super majority, I believe, to change the charter resolution that sets that boundary. It would take a super majority either way. I am asking someone in my office to take a look at that to make certain that that is correct, but I believe that is the case."

Chairman Dennis said, "Okay. Commissioner Howell, do you have a question?"

Commissioner Howell said, "Yeah, just for clarification, but if we did want to do it with a simple majority, the Public Building Commission could essentially..."

Mr. Yost said, "You can always do anything through the Public Building Commission."

Commissioner Howell said, "Right, so that's not like it's a limitation, it's just an extra step we have to go through."

Mr. Yost said, "Right."

Commissioner Howell said, "Thank you."

Chairman Dennis said, "Okay, but for right now, unless we go to the Public Building Commission, it's going to take a super majority in order to go outside the three-block area."

Mr. Yost said, "Correct."

Chairman Dennis said, "Thank you. Mr. Manager, is 150 N. Main within the three-block area?"

Mr. Scholes said, "Commissioner, it is slightly outside the three-block area, so that would require a vote."

Chairman Dennis said, "Okay. I'm not sure why we're keeping 150 N. Main on the docket, especially with this piece of information. Commissioner Ranzau."

Commissioner Unruh said, "But the consideration of a build here just north of this building, we wouldn't be moving that many departments, so our needs then go down."

Mr. Scholes said, "Exactly, Commissioner. You gain some efficiency by building the administration building, you know, right next to the courthouse. That gives us the ability to leave some function in the old courthouse, in the Munger Building, because

we're on a campus setting. So you don't necessarily have to fill out a 93,000 square footage. You can kind of keep things, we can make the courthouse specific to the judicial system and then utilize administrative function mainly in that new building and still allow for like the print room to be across the street, some other function, or even I.T. infrastructure to remain across the street instead of having to pull that over. So we can gain some efficiency, that if we went to the Riverview Building, we may not be able to do that. For instance, you can't split up the two I.T. Functions in the Munger and the old courthouse because they need to be within a one-minute time, you know a response to the infrastructure in case something happened. So we can gain some efficiency staying on a campus setting. That's the main difference between the two selections."

Commissioner Unruh said, "Okay. Well, I have some interest in the 150 N. Main building for the reasons that have been stated by Commissioner Howell, but I guess we don't know enough about that building at this point. The presentation has been interesting and alluring I guess is the right word, but reconciling the square footage and then reconciling some of the things that go with the existing building that's definitely been in a bad state of repair for some time, we need to understand what we might be, some hidden problems that we maybe perhaps don't know about. So I guess that's not a very conclusive comment, but you answered my questions."

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

Commissioner Ranzau said, "Yeah, let me clarify, on the 150 building, the square footage proposed is 66,000, right? Finished, okay. Well, for me, I mean, our stated goal is 93,000, and it seems to me that we're now kind of moving the goal post in order to accommodate this particular one here. I don't think we need to lower our programming needs because we're going to have, like you said, we're going to fill it up instantaneously. I don't think we should lower, if that was our goal of 93,000, that should be our goal. The 150 N. Main doesn't meet that goal, it's 66,000. That's the, you know, so I personally would take it off the list and not consider it. But particularly since it's not very mature, and I think the cost would obviously have to go up. It just doesn't meet our needs, but that's just me on that particular one."

Chairman Dennis said, "Thank you. Normally I try and speak last, but both Commissioner Howell and Commissioner Unruh have already spoken, and I'll give them an opportunity. But I'd like to make my points, first of all, on 150 N. Main. We just received this this week. We've been working this now for months, and now suddenly we have one more option added to the mix. Mr. Manager, has there ever been any flooding or any problems in 150 N. Main?"

Mr. Scholes said, "Actually Commissioner, or Chairman, when we toured it, the realtor indicated that there had been flooding in the basement, that they had experienced, and especially because it had sat there so long, there has been a lot of flooding in the basement, standing water."

Chairman Dennis said, "Is there any problem with mold or anything like that?"

Mr. Scholes said, "He indicated that there were some mold in the building."

Chairman Dennis said, "Okay. So we have a lot of unknowns on 150 N. Main, in addition, it came to us this week. I received this piece of paper this week. We've been knowing about this for some time. I have a problem with, if we're trying to ever make a decision, we can continue to do this week after week. We can just kick it down the

road and see who else has an opportunity to tell us what they want to offer, or we can start trying to narrow this down. Adding things is not something that I am interested in right now. Even though it might be a great idea, I think that there are too many unknowns.

"We don't have a building for parking at that facility. We may end up tearing down a perfectly good building at the Sunflower Bank in order to be able to get adequate parking or building a parking garage. I think it should be one that we eliminate immediately so that we can make some kind of decision on what we're going to do. So I am kind of distressed that we're trying to add some additional decision points. Commissioner Howell."

Commissioner Howell said, "Thank you, Mr. Chairman. Just wanted to clarify, out of the roughly 75,000 square feet that we're trying to find somewhere, how much of that is not in this courthouse currently? About 25,000 of that is stuff that's not related to this particular court, not..."

Mr. Scholes said, "We can give you..."

Commissioner Howell said, "I think it's ideal that we have some of these other organizations co-located. I mean that is a better configuration to have us all together, I agree with that. But it does bring up a question, if we were to move things out of the Historic Courthouse, what do we do with those empty spaces over there? It's just kind of like a domino effect. So I have concerns about..."

Mr. Scholes said, "Well Commissioner, that's where, Commissioners have expressed if we did build, add the campus right next to us, that we would put an additional floor shell on it that we would have a capability in the future to expand, that while we're actually building, is actually build that extra space for a future use to save that money and be prepared for what the future would bring us. So Commissioners have expressed a desire to put that extra floor on. That's why we priced it out basically about \$125 per square foot."

Commissioner Howell said, "But when we began to solve this problem, we added in some things that were across the street that was kind of, our initial goal was to bring all that together."

Mr. Scholes said, "Correct."

Commissioner Howell said, "So that's why we came up with this 73,000 square foot..."

Mr. Scholes said, "Correct."

Commissioner Howell said, "...goal, right? If you moved the things that weren't a part of this courthouse. Again, the initial real need is for us to get out of the courthouse. So around 50,000 about 50,000 of that is courthouse functions that would potentially leave, and everything else is I think across the street. Is that about right?"

Mr. Scholes said, "We got about 16,825 in the Historic Courthouse, and Munger is 16,400."

Commissioner Howell said, "That's current or is that...?"

Mr. Scholes said, "Current."

Commissioner Howell said, "That's okay, but what they want in the new space would be more than that, right? They wanted, so there's 76,000..."

Mr. Scholes said, "If you look on slide five, it gives you the planned, what we have currently and what we would have planned. So you would be able to, and I have it up on the screen right there."

Commissioner Howell said, "So going back to the slide you had just a moment ago, let me find it here real quick. I apologize here. The 73,000 square foot program space a minute ago, we just saw that, 73,678 that does include the expanded offices."

Mr. Scholes said, "Correct."

Commissioner Howell said, "That's what the Print Shop wants, that's what I.T.S.S. (information technology systems and services) wants."

Mr. Scholes said, "Correct. It gives..."

Commissioner Howell said, "So I..."

Mr. Scholes said, "The campus setting gives us tremendous flexibility as opposed to Riverview, where we would have to lift and shift."

Commissioner Howell said, "I see."

Mr. Scholes said, "The campus setting, I mean, like if you consider it a governmental complex or a college campus, it gives you ability to have operations and operations support co-located and be able to have quick response or need, and day-to-day operations would be supported by that a lot easier."

Commissioner Howell said, "Okay. Anyway, if we do move, say we go to Riverview, for example, and those offices were to move over, we have plenty of space, for example. That does create some vacant spaces then in the old Historic courthouse which brings up a whole other question. There's a domino..."

Mr. Scholes said, "Correct."

Commissioner Howell said, "...question that I continue to have, and so I wonder, I mean our starting point was we wanted to find 73,000 square feet somewhere."

Mr. Scholes said, "Sure."

Commissioner Howell said, "That was kind of a given. I guess I go back to the problem statement, the original problem is we need to get out of this courthouse. "If you bring that number down to what's actually in this courthouse that needs to get out, it's about 50,000 square feet of that number, roughly. Anyway, I guess I just wanted to make sure I had that understanding. That's all. Thank you, Mr. Chairman."

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

Commissioner Unruh said, "Thank you, Mr. Chairman. I just want to respond to a comment by Commissioner Ranzau on the 150 building. You're saying we're going

back to 66,000 square feet, that's what's in this proposal to remodel seven floors of it. There's still another three floors of nearly 30,000 square feet on it, so just a clarification there. It does still have an issue with parking, and it does have the issue with some unknowns. But the fact that it's cleaning up a building in downtown that really needs to be repurposed is what's appealing to me. But just wanted to make that clarification, that's all."

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

Commissioner Ranzau said, "I'll just clarify, I understand that there is more space that could be remodeled, but that remodel cost was not included in this estimate..."

Commissioner Unruh said, "That's correct."

Commissioner Ranzau said, "...which would drive that up in addition to the parking."

Chairman Dennis said, "Thank you. Okay. Let me skip 150 N. Main now, since there was a lot of discussion. Does anyone on the Commission want to pursue further analysis of 3rd and Main with a new build? Commissioner Unruh."

Commissioner Unruh said, "Thank you, Mr. Chairman. Mr. Manager, do we have any indication that the city of Wichita even wants to sell that land? I mean, we asked them a month, six weeks ago for a reasonable price, and..."

Mr. Scholes said, "I asked Bob Layton about it, excuse me, the City Manager about it this morning. His response was they're still working it, it may take till mid-June before they get a response back on what they could potentially sell it for. But the bottom line is we would have to pay a price for that particular piece of land, what that is, we programmed [\$]2.5 million in there right now, because that's what the early indication was from the city, they would charge us, so what that number comes back in the end, we don't know. But then the addition to that, would be if we did build new on there, we have programmed potential \$6 million parking garage to be able to fit the parking needs of the Reagan Building and this new building, administration building, so there is two price tags there that we would have to add to that. Whatever that is."

Commissioner Unruh said, "So it has our best understanding right now, this is likely the most expensive option in front of us."

Mr. Scholes said, "It's a pretty expensive option."

Commissioner Unruh said, "That's all I had."

Chairman Dennis said, "Thank you. Commissioner O'Donnell."

Commissioner O'Donnell said, "Yeah, Mr. Chair. I don't see any value in us continuing 3rd and Main. If we're going to build, I think it would only make sense to build on the campus setting here and utilize our exiting parking garage."

Chairman Dennis said, "Okay, thank you. Commissioner Ranzau."

Commissioner Ranzau said, "Thank you, Mr. Chairman. Yeah, one of the things I look at since we have all sorts of options is the price per square foot, and on this one it's \$385 a square foot, which is much higher than anything else, even if you reduce that

price for the land down, took [\$]2 million off, it's still going to be higher. Just as I said with the 150 N. Main, we only get 63,000 square feet, which there again doesn't even meet the stated goal of what we were asking for. So I would cross this off as well." Chairman Dennis said, "Thank you. Okay. Before we go any further, I think that we have consensus for right now on three different things. The first one is the Murfin Building, Epic Tower and 3rd and Main. We really did not receive any interest on pursuing those."

MOTION

Commissioner Dennis moved to remove the Murfin Building Complex, the Epic Tower and Third and Main from consideration.

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. We've made progress. Next, we need to talk about 150 N. Main a little bit, because we've had extensive discussion on that to see if there is further interest on pursuing that before we go onto the Riverview and courthouse addition."

MOTION

Commissioner Dennis moved to remove 150 N. Main from further consideration.

Commissioner Ranzau seconded the motion.

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

VOTE

Commissioner O'Donnell II	No
Commissioner Ranzau	Aye
Commissioner Howell	No
Commissioner Unruh	No
Chairman Dennis	Aye

Chairman Dennis said, "Well that fails. We will continue to pursue 150 N. Main. Okay, Riverview Building. We've had extensive discussion on that. We've got Riverview, County Courthouse addition, which I still think are probably the two that are the major contenders, but it's not just the five people that are sitting up here on the bench that have a real impact on what's going to happen with the Riverview Building or County Courthouse addition or 150 N. Main. So at this time, we have a number of other people in the room that are very interested in this, and I would like to start out with the D.A.

and move through the other different offices that are involved and get their opinions on these three options before we move forward, because they are the ones that are really, truly impacted on each one of these things, and we need to listen to their inputs rather than just what five Commissioners think. So Mr. D.A., would you like to make any comments?"

Mr. Marc Bennett, District Attorney, greeted the Commissioners and said, "Sure. With respect to the three options as I understand them, the 150 N. Main, the Riverview and then the idea of moving or building, removing me from the Annex, razing it, building a new basement and building up, as I understand the proposals at this point, all three would include moving me to the County Courthouse, irrespective. There's some reasons for that, just so it's clear. Being in the courthouse offers many advantages to an office, for a District Attorney's office. Evidence is stored, I mean when the County Manager was most recently in my Office, he noted that I've got a bin full of evidence in a trial I'm trying this summer that I'd brought over so we can start marking evidence in the case.

"To have our office located somewhere away from the courthouse would make that, obviously, very difficult, files. The other thing too is just for human resource management, you guys know from my last budget presentation how many hearings we attend, my attorneys attend, every year. If we had to move, say we move to the Riverview Building, it's not anybody's plan, but you know, let's consider that. I'd have to have attorneys driving back and forth to the courthouse, not a very long distance, but either driving or walking, and that's, you know, time away from the office each time for all these thousands of hearings we attend every day.

"Even to go to the Epic Center or to First and Main, back and forth, you know, to say nothing of security issues, you know, my attorneys going back and forth during trials, but evidence, files, you know, this isn't going to be workable. So maybe I'm stating the obvious, but to move us into the courthouse is the most ideal situation for human resource management, for safety, for the safekeeping, frankly, of files and information that is very, you know, highly sensitive. I mean, we have some in some of these cases sex crimes and murders and things like that, we have to be very careful about maintaining that information. So having us in the courthouse it really makes the most sense. How to do that, we're obviously talking about displacing other offices, Kelly, Linda, Tonya's offices, you know, their organizations being moved out.

"I understand that this is going to have to be phased in process. I can't expect anybody just to vacate and move me right in. So when I've talked to the County Manager and to Tania, we have recognized there's going to be a need for a phased approach, and so I'm very supportive of, the most recent one I've heard about is the idea of razing our building and building a new building next door and doing that in phases and moving us to the second floor, maybe the 8th floor for the moment, ultimately the second, third floor. From the perspective of the office of the District Attorney, that's a very workable solution. If the other option is we'd need to retrofit or remodel the Riverview Building and then move people over to that, and then remodel things here for me to move into, obviously another option.

"I mean ultimately my goal is to get enough space not only to accommodate our current needs, as the Commission well knows, we are maxed out right now, but also to

accommodate some modest growth over the next 20, 30 years for the next District Attorney or two. We're going to have the same issues I have, you know, growing economy, growing population in this area, hopefully. So we need to make sure that we're not only have the space for our current needs, but also for growth, and putting us in the second and third floor of this building I think will accommodate that, at least that's the goal. So not trying to pick the winner here, but I acknowledge that in any scenario, any of the three, I think everything I've heard is I'm staying in the courthouse. So how we get there is, obviously, the issue.

"But you know, I guess I'll just say as somebody who works in county government, I've worked in this courthouse now for 21 years, I would tend to agree that having co-location with county services here on the footprint here downtown, this most recent proposal that's set forth, I guess, in this diagram here, the new build just north of the courthouse has a real appeal to it.

"Having County Management, County Counselor, Register of Deeds, everybody, you know, just steps away, I don't interact with all of their offices on a daily basis, but I do interact. I've been to Eric Judge Yost's chambers over here with the County Counselor's office many times in the last month. I come in front of you guys from time to time and have interactions with other agencies. So having them all here has some utility, and I would also say having one place for the citizens to go to makes sense. That being said, if it's more fiscally responsible to go to that other facility, I get that, but that would be, you know, splitting the county footprint across a couple places. So I feel like I'm sort of stating the obvious here, but that's my two cents worth. Any questions?"

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

Commissioner Howell said, "Thank you, Mr. Chairman. Mr. Attorney, I appreciate your presentation, and I guess I may speak for myself, but I hope my colleagues would agree with me that your needs are the most urgent of all of the things that have been proposed, so my goal, you know, and I'm willing to do this as much as I possibly can, but my goal would be to give you space as quickly as possible, so I know that our row offices probably don't really want to move twice. I'm not sure that there's much option there.

"I think someone is going to have to move more than once, and I can't imagine you moving off-site and then coming back. That would be the worst of all options, and so I would just like to say as a Commissioner, if I move my office to someplace temporary away from here, I'm fine with that. I think we ought to have some willingness on other parts of our, these offices that need to potentially move out of this courthouse to give you your space as soon as possible. I think that's the right answer. So to the extent that we go to any of these options, my goal is to get you in your space here in the courthouse as quickly as possible.

"I want to state that goal right now, and my hope would be that you would never have to be away from this facility. I am concerned about taking away the 24,000 square feet of the annex and replacing it with 58,000 square feet. I think that option leaves you less options down the road. You mentioned decades in the future. I think that option limits your options down the road. It's going to create another space problem unless we build extra unused space today, potentially. That might be the answer there, but..."

Mr. Bennett said, "Well ultimately if I get to the second and third floor, I understand that'd be about 35,000 square feet, roughly. We're going to reassess one more time,

obviously, with architects and make sure that that's adequate space, but I mean, ideally, sure, give me the 2nd, 3rd and 4th floor, that'd be great, but I also recognize the Courts are going to go whoa, whoa, I mean, they need to have that as well."

Commissioner Howell said, "Again in terms of long-term configuration, I mean, I don't know how often you need to travel to admin functions of this building, if that happens every day or if it happens, you know, once a month or something like that. But to me, that's probably the question to answer is to what degree do you need, if you needed to speak to someone in the admin staff that's moving, potentially, how much of an impact is that if it's Riverview versus, you know, right next door."

Mr. Bennett said, "That will be, from my needs that will be nominal, compared to the need for my attorneys to be able to get quick access to the Courts, for my witnesses to go straight up to court. I mean, I don't want to be walking rape victims down the street or across the bridge over Waco to get them here, or driving them here or shuttling them here or anything else. Having, I don't want to be hyperbolic, I just mentioned rape victims because it's the one that tugs at the heartstrings, but you know, victims, witnesses, they need to be here so we can get them straight to court and make the most ease for the people who are impacted by crime or witnesses to crime."

"So my ability to go meet with Eric Yost or with one of you gentlemen or with Linda or Kelly, if I have to get in a car and schlep two blocks to the west, so be it. That's not going to be a major thing. My point though is having that footprint of all core governmental functions in a pretty much co-located area does have some real utility, has some benefit to all of us who interact with each other. But my one and only goal ultimately is to make sure that the people who I, the citizens that we interact with, have the most ease of access to the court system that we're right here in the courthouse."
Commissioner Howell said, "Well you have my commitment personally that I am willing to do whatever is needed to get you your space as soon as possible. I'll just tell you the first two years I was in the State Legislature I officed out of the Docking [State Office] Building in a dismal little cubicle, which was fine for me, because the Capital needed us to be gone, and that's fine. That was more important, and I'm glad to support that, and I want to support you that way."

Mr. Bennett said, "I appreciate it."

Commissioner Howell said, "I know that it's going to be logistically difficult for a number of offices to potentially have to move twice, but I think that's the right thing to do, if it gets you in your space most quickly. So that's my commitment personally."

Mr. Bennett said, "I appreciate it."

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

Chairman Dennis said, "Thank you. Thank you, Mr. D.A., we appreciate your input."

Mr. Bennett said, "Okay very good, thank you."

Chairman Dennis said, "Is anyone here from the Courts? I didn't recognize anyone from the Courts. Okay. How about our Treasurer's Office? Ms. Kizzire, would you like to speak? Mr. Arnold from, we'll have all three. Ms. Buckingham?"

Mr. Arnold said, "Since our departments are considered the row offices, we'll all just come up together. I'll make this short for our office and for our needs now, and what we think may be for the next 30 to 40 years, we support the idea of building on campus, being together and close. I know one of the things that the Register of Deeds Office and my office would have to do is move temporarily for possibly up to two years. To get the right building for our future needs, we're happy to make that sacrifice. We'll figure it out, we'll make it work, whatever that will be. But you know looking at the options, and we have been part of this discussion from the beginning, so we have toured these buildings, we have looked at the numbers, we have looked at the potential layouts for our offices. Ultimately at the end of the day I think what would be best for the citizens of Sedgwick County, for our employees to be able to do our work and to function together as a, I guess, unified body here, building here at the courthouse complex would be the best solution for us. I'm happy to turn that over for anybody else."

Ms. Tonya Buckingham, Register of Deeds, greeted the Commissioners and said, "I concur with Kelly. A lot of our customers, too, are attorneys that do a lot of work in the courthouse, so having the building right next to there would be very beneficial to a lot of the people that come into our office, having that right next to it."
Chairman Dennis said, "Thank you."

Ms. Linda Kizzire, Sedgwick County Treasurer, greeted the Commissioners and said, "We have been talking about a new building, I've been here 28 years, and it's been going on for at least 25 of that 28 that we're going to get an admin building. I would be happy with either location simply because I know the courts need the space. I know Marc Bennett's office needs the space. However, to build the new building adjacent to this would be beneficial for us because we take all the deposits for District Court, for Corrections, for all the departments within this building that handle money. So I don't know that could cause Marc to have a different expense for an armored car service, or he's going to have to have some way to get his funds back and forth to us, so will District Court. I will be happy with whichever decision you make, but I just think it would be best if we were kind of on Main Street and co-located within this campus."

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

Commissioner Howell said, "Thank you, Mr. Chairman. I just wanted to make sure I heard what you said so let me state it back. Number one priority is to stay together, the three offices need to be co-located, number one, right?"

Mr. Arnold said, "Not just our offices, but other functions. I mean having the County Counselor, being close to the BoCC for the meetings, for I.T., for, one of my things would be GIS (Geographic Information Services)."

Commissioner Howell said, "Right, and GIS has already moved over to the Reagan building, so that ship has sailed."

Mr. Arnold said, "Maybe."

Commissioner Howell said, "But being co-located with other functions of admin is the ultimate goal. I mean that's to be stated, very good, and I, let me commend all three of you, I know you personally, I think all three of you are very conservative. You care about tax dollars, and so you know, I would just state the obvious, and we haven't gotten into the discussions of money just yet here, but knowing that there is a less expensive option, a beautiful building, by the way which all three of you sent me a

letter asking us to provide. Not too long ago you advocated for the Riverview Building. You said that's what you wanted us to do.

"By the way, when we walked to that building, I know we haven't really talked about this too much, but at least, I'm not sure whose talked about this yet, but one of the things I noticed in that building was that the finishes were pretty nice, and the, it was kind of move-in ready. That was the phrase I heard a lot by a lot of people. There's areas that might need remodeling, but much of the building is move-in ready.

"It did not require a lot of remodeling for cubicle type employees to go in there and actually set up their desk and get to work. It would be fairly simple for them to do that. It would not require a lot of time to remodel the building in that regard. So I would like to ask you to comment on what I just said."

Mr. Arnold said, *"Well I believe when we wrote that letter, building next to the courthouse here was not one of the options that we had looked at at that time. So if that was an option, I think we'd definitely would have been supportive of what we are supporting now. As far as the Riverview Building, it's a nice building. It is very shaped oddly, it's kind of a W they talked about. So, you know, Tonya and I have to be close together in our offices with the work that transfers from her office into my office, and kind of the layout, there would need to be some work to be done."*

"There are built-in physical cubicles that would not fit our needs, so we'd have to tear all that out, at least in a few floors that we were looking at possibly being. So there is, I mean, that's part of what the renovation costs, I believe, they have factored in for your numbers, would be part of. But if building new, to be able to suit our needs, not just for, like I said, for what our needs are today, but potentially what our needs are going to be for 30 to 40 years, because we hope to be in the building that long. You know, building to suit us would be a priority. I think not only for us, but for the citizens."

Commissioner Howell said, *"Back to Treasurer Kizzire's comment about the 28 years, listen we talked about Murdock Tag Office for about the same time frame."*

Ms. Kizzire said, *"Pretty much."*

Commissioner Howell said, *"We finally did solve that."*

Ms. Kizzire said, *"We did."*

Commissioner Howell said, *"By the way, I'm really proud of us working together. I know there's some skepticism by some of the Tag staff especially thinking this isn't going to happen, but it did happen."*

Ms. Kizzire said, *"It did."*

Commissioner Howell said, *"We have a beautiful office at 2525 W. Douglas, Douglas and Meridian, accessible to Kellogg, great parking, lots of pay stations and stations for the staff. I think by my calculations, when you consider the bond and interest potential, your share of the Reagan Building would have been about \$6 million. We saved about \$4 million by moving that building to a much better location, so I'm proud of that."*

Mr. Kizzire said, *"I am too."*

Commissioner Howell said, "I think it was the better option. I think we ended up in a really good place. So the end of the day, we're not going to push this discussion off another five years. This is happening. So this idea that it's been talked about for 28 years may be true, but this need about us getting out of the courthouse has been brought to us about a year and a half ago, is when the discussion became an earnest discussion. About four and a half months now we have been seriously about actually looking at plans and buildings and dollars, and so we're moving forward one way or the other. You're going to have new digs before you know it. It's happening. I can't speak for my colleagues, but I sense that we're going to make a decision. I know the Manager doesn't feel that's going to happen, but we're going to make a decision, and we're going to have a new place for the D.A. and the Sheriff and the Courts very soon. It's going to include new space for all of us and yourselves, and so that's going to happen.

I understand it's been a long discussion, but we are moving forward."

Ms. Kizzire said, "Jim, I know when you put your mind to something you do get it done. I do appreciate all the work that you did to get that tag office moved, and to Richard and to Dave also. Dave Dennis and Michael, sorry you guys weren't here at that time, but I know you would have supported it. I know you would have. The only other thing I might add is, while we're talking about building that new building adjacent to the courthouse, I think we should go ahead and do that fifth unfinished floor just for future growth and development. I know that's a little bit more money, but I think in the long run it might save us from having to move again."

Commissioner Howell said, "I have one final comment. I just want to make sure I understood, again, I want to make sure I clarify what you're saying. If we ended up with a new building, courthouse addition or Riverview, you guys would be happy either way. You might prefer the other one. It is more money. So, again, as your conservative values, I'd say if you ended up with the other facility, you would find a way to be happy over there."

Ms. Kizzire said, "Oh, yes, sir."

Commissioner Howell said, "Alright, thank you."

Chairman Dennis said, "Thank you. Marc Bennett, did you have anything you wanted to add?"

Mr. Bennett said, "It's always good to check before you speak and I didn't, so I just checked one of the things. I was reminded by Jeannette that with respect to moving, Linda mentioned a moment ago that we have handled a lot of money coming through our office, and that is true. So the ease of having access to Linda is a consideration. One of the thing is, the, yeah, about 250,000 subpoenas, paper subpoenas go through our office.

"We also do email subpoenas to law enforcement, things like that, but that's handled by our Print Shop. So they literally bring them over to us and then we send them out. I'm looking here, every Thursday, and they come over with a cart about two feet tall with subpoenas each week. So that is one thing, if we moved ourselves away from the Print Shop, there would be a cost associated with handling, you know, quarter of a million subpoenas each year. So you know, just something else to consider in that mix, because the direct question was what impact would it have for our office to be

away from other county agencies. Those are a couple things I glossed over."

Chairman Dennis said, "Thank you, sir."

Mr. Arnold said, "One more comment, since we are still looking at the 150 building, I guess. My office, Tonya's office, and I know Linda has some, too, is our records. We have hundreds of historical documents and books in our Records Department in the basement here. We do need to keep those with us wherever building we go to, which is one of the concerns we have with Riverview of storage space, of protected underground storage space. If we're looking at 150, and there is a lot of flooding, that will make me very nervous having 150-year-old books down in the basement where it could potentially flood. So I would be wanting to make sure that has got some good sealer on those walls if we move in there."

Chairman Dennis said, "Thank you. I saw Judge Fleetwood came in the room. Do you have any comments that you'd like to make for the Courts?"

Judge James Fleetwood, Chief Judge, 18th Judicial District Court, greeted the Commissioners and said, "I appreciate the invitation. I think probably this has, whichever decision..."

Chairman Dennis said, "Would you like..."

Judge Fleetwood said, "Thank you. Whichever decision you make is probably going to have much more effect physically on the other people who have already spoken on this matter. I would just say that as this has been presented to us, it looks like a great plan to me, and I would fully support whatever decision you make. I do like the idea of keeping at the end of the day, being able to have everybody fairly close in a centralized location, including government as well as the Court and everybody else. That would be my only comment. I do appreciate the effort that you guys have put into this. I know there's been a lot of thought, a lot of considerations gone into it. But I would be fully supportive of either decision. I just simply like the idea of having as much of the local government together for citizens as possible. Thank you."

Chairman Dennis said, "Thank you, Judge. We appreciate it. Actually, we've been going on for two hours and 10 minutes right now. It may be a good time to take a very short break. I know that we're trying to get a decision made, but I think everyone has probably got to the point they would like to have a break. We'll take a short recess and resume here in 10 minutes. Thank you."

The Board of County Commission recessed at 11:08 a.m. and returned at 11:21 a.m.

Chairman Dennis said, "At this time I'd like to call the meeting back to order. I do have one question that came up during the break, and I need to ask our attorney a question. If a facility is outside of the three-block area, how many votes does it take to vote for that?"

Mr. Yost said, "To avoid having to go through the Public Building Commission (PBC), it would take a super majority of this Commission to do that. It would also take a super majority, I believe, to change the charter resolution that sets that boundary. It would take a super majority either way. I am asking someone in my office to take a look at that to make certain that that is correct, but I believe that is the case."

Chairman Dennis said, "Okay. Commissioner Howell, do you have a question?"

Commissioner Howell said, "Yeah, just for clarification, but if we did want to do it with a simple majority, the Public Building Commission could essentially..."

Mr. Yost said, "You can always do anything through the Public Building Commission."

Commissioner Howell said, "Right, so that's not like it's a limitation, it's just an extra step we have to go through."

Mr. Yost said, "Right."

Commissioner Howell said, "Thank you."

Chairman Dennis said, "Okay, but for right now, unless we go to the Public Building Commission, it's going to take a super majority in order to go outside the three-block area."

Mr. Yost said, "Correct."

Chairman Dennis said, "Thank you. Mr. Manager, is 150 N. Main within the three-block area?"

Mr. Scholes said, "Commissioner, it is slightly outside the three-block area, so that would require a vote."

Chairman Dennis said, "Okay. I'm not sure why we're keeping 150 N. Main on the docket, especially with this piece of information. Commissioner Ranzau."

Commissioner Ranzau said, "Well I've certainly been supportive of looking outside a three-block area throughout this whole process. In fact I think we did, I don't know, initially we looked at a lot of places because I didn't feel like we should constrain ourselves. Now that being said, now that we're down to where we're at now, I don't believe I'd be supportive of going outside that area for 150 N. Main. Personally, I think, I know we have an option of building new or buying a new building, I think the two best options of those are Riverview and building on here. So I wouldn't be inclined to want to go outside the three-block area for anything else that's been proposed to date anyway."

Chairman Dennis said, "Thank you. Well we're down to two other decisions, one is the Riverview Building and one is the addition to the County Courthouse. I think one of the options that we may want to look at to narrow this down a little bit more is kind of look at it the way we elect our Commission Chairman. Each one of us can go through, and we can state what our preference is. We'll have Madam Clerk ask each Commissioner in turn whether they would like to vote for the Riverview Building, the County Courthouse addition or 150 N. Main. Madam Clerk."

Ms. Lynda Baker, Deputy County Clerk, greeted the Commissioners and said, "Commissioner O'Donnell."

Commissioner Howell said, "Point of order."

Chairman Dennis said, "Commissioner Howell."

Commissioner Howell said, "Thank you, Mr. Chairman. Just for a point of order, I have not really stated publicly some of my thoughts behind my selection, so without sharing that, I'm not sure that it's reasonable to ask for an opinion on what we should do at this point until we've actually had a chance to discuss some of the rationale behind our selection."

Chairman Dennis said, "Okay, would you like to make your statement?"

Commissioner Howell said, "Yes I would, thank you very much. So again, I appreciate everyone bringing this to us the way they have, and it has been a long process, but I would just say that as I commended the staff for bringing the price down on the Murfin Building, the price on this building has also come down, and when you add in what they propose here, I believe, I may be wrong on the numbers here, but I believe that the purchase price not counting the lease buyouts, if they put all the \$833,000 and the \$400,000 into the mix, and I've lost my numbers here, I apologize. But the price is about \$5.8 million. It's a over 90,000 square, 91,000 square foot building. It provides the solution we need long term.

"I think what we have, the courthouse annex would certainly be a nice building, no doubt about it. But I think it's going to keep our space challenges, it's going to continue to provide space challenges going forward.

"It's already mentioned that doing the courthouse addition, we would not move HR, we would not move the Print Shop, we would not move I.T.S.S. because there's not space for them. I think we're also limiting the Judge initially, short five courtrooms. Yesterday I was told it would be two courtrooms, then today I was told it's going to back to four courtrooms. I'm not sure what the right number was, but it is going to be a problem. If he needs more courtrooms down the road, there's not space for that.

"There is a couple advantages to it, but it is more expensive. If you take into account the 24,000 square feet we're displacing, the price per square foot is about, by my calculations, about \$341 a square foot for new space. It is really nice, but you're going to pay for it. The price per square foot at the Riverview Building, I apologize for not having that number in front of me, but it's around a hundred, by the way it's about \$150 a square foot. If you add in the interest cost on bonds, I think that gets even further apart. My, the way I understand the numbers here, that if you add in the cost of the cost of financing, the stark contrast between the new building and an older building is much greater. Second of all, I think that the repair cost of \$2.5 million is not urgent. We would do that when the time comes. I don't think we would just arbitrarily go in there and start replacing things because we have the building. I think we'd do it when the time is right. In fact, I would rather not bond out repair costs. I'd rather pay for that with cash when they're needed. That to me is the most conservative option there.

"On top of that, I think that, I think it was stated at about \$165,000 a year for us to find temporary space. I'm willing to do that for a time if it saves millions of dollars in taxpayer costs. I think the difference between Riverview and the Courthouse addition is, by my calculations, is about three times the cost. Three times the cost going new versus Riverview, all things considered. Maybe not quite three times, but it's getting close to three times the cost. So, again, I appreciate the fact that we have a proposal that looks really awesome. It's a good-looking building, but it barely solves the problem. It's a lot more expensive, and frankly, the problem is going to come back and bite us again down the road.

"So I guess in my opinion, I'm willing to be patient and work with these leaseholders in the Riverview Building over time. Worst case is, six years I think it's going to be much less than that, I think when they find out that we're wanting that space, we'll get the majority of that building in much less time than six years. It could be as many, could be one to two years. In fact, the courthouse annex looks like we won't even really start the courthouse remodels by the proposed schedule for at least a couple of years. So if you start taking all that in consideration, the Riverview Building is not impossible for us to make that work. Worst case is it would be a little bit longer than we would want. But I would recommend we accept the \$400,000 and accept the \$833,000, buy down the price of the purchase, and work with those lease holders over time to move into the building as the space becomes available.

"Most of the building is move-in ready. Some things have to be remodeled. We could use the City Hall meeting room temporarily for BoCC chambers. That's a problem that's easily solved. I just think that all things considered, the new building is a lot more sexy, a lot more fun, but it's also about three times the cost, in my opinion. I'm willing to be inconvenienced and live with this, the logistical challenges over time, which ultimately solves the problem much more elegantly and provides long-term solutions and much, much less cost to the taxpayer. So those are my reasons why. I know we haven't voted yet, but I guess I'll vote for my choice when the time comes. I think you know my choice. Thank you, Mr. Chairman."

Chairman Dennis said, "Commissioner Unruh."

Commissioner Unruh said, "Thank you, Mr. Chairman. I just have a question for Commissioner Howell. Walk through me again how you got to the cost per square foot for the addition here that was up to three times."

Commissioner Howell said, "Okay, let me find..."

Commissioner Unruh said, "Tell me how we get there because our..."

Commissioner Howell said, "Sure."

Commissioner Unruh said, "...back-up has [\$]217, so what are you adding in?"

Commissioner Howell said, "Roger, okay. Let me walk you through that. Thank you for the question. So on page, I think it's 25 of the slide presentation, if you subtract out the 24,000 square feet of lost space for the D.A. Annex, and you recalculate that, the price per square foot is about..."

Commissioner Unruh said, "Subtract it out from what?"

Commissioner Howell said, "So they're building on this 82,175, but then we have to subtract out 24, so the net gain is 55,175, that's how many square feet we're actually adding to our footprint is 55,175. You do the math the same way it's on the sheet there, and you add in \$25 per square foot for utilities, the total cost per square foot goes to \$341 a square foot. Not [\$]232, but [\$]341, that's the number that you have to look at. Then if you take the Riverview Building and you just simply use the numbers that are on the sheet and divide that out, Riverview low is right at two times the cost, excuse me, the Courthouse addition is two times the cost of Riverview low, it's 1.95 times the cost. So Riverview low times 1.95 equals the cost for the Courthouse

addition. If you do the same thing with Riverview high, the factor is 1.65.

“One thing we’ve got to add into this though is the cost of interest. You add in the cost of interest, it goes even higher. Second thing is, you could also subtract out some of the repair costs, which I don’t think are urgent. I think you do them when you need to. Then second thing is, we’ve also done a per square footage for remodel, and I think about 50 percent of that building, maybe more is move-in ready. It doesn’t require remodeling at all. It requires zero remodel, so this number of [\$]16 to \$18 million for Riverview low and high, in my opinion, aren’t quite right, because it includes immediate repair costs, it includes remodel costs, so those numbers in my opinion are lower, but even using the numbers that are on the sheet, if you recalculate the actual net addition of footprint for the Courthouse addition, Riverview low is about half the cost and Riverview high is even less than that, I should say between those two numbers, I guess I’d say. So then you add in the cost of interest, you’re approaching about three times the cost for the Courthouse addition over the 25 years versus the Riverview Building.”

Commissioner Unruh said, “So the short answer is you reduced that square footage by 24,000.”

Commissioner Howell said, “That’s part of it, yes. It’s not all of it, but part of it.”

Commissioner Unruh said, “That’s all I have.”

Chairman Dennis said, “Thank you. Commissioner O’Donnell.”

Commissioner O’Donnell said, “Thank you very much, Mr. Chairman. So as everyone knows in the last meeting we had, I voted to keep the Riverview Building alive. Part of our goal was met, and that was they were more aggressive on their pricing, and they did come down a substantial amount. My concerns are not alleviated in the sense that the timeline I do not believe is going to work for people like District Attorney Bennett that we were just talking about. Some of those leases do not expire until 2024.

“Once they find out that we’re paying Law Kingdon [Architecture] \$1.7 million to buy them out of their lease, any other tenant would be foolish, if not downright stupid, to not say, well if you’re paying them [\$]1.7 [million], our lease based on square footage is worth a million or half a million. Why would they not if we’re going to be buying out leases early? So I don’t think we’re adding that into the cost of the Riverview Building, these other leases, or we wait four, five or up to six years from now to get full control of that building, is that how you understand it, Mr. Chair and Manager?”

Mr. Scholes said, “That’s correct.”

Commissioner O’Donnell said, “So some of that square footage we would not have access to until 2024, unless we negotiate with the tenants to leave early...”

Mr. Scholes said, “Correct.”

Commissioner O’Donnell said, “...or buy them out...”

Mr. Scholes said, “Correct.”

Commissioner O’Donnell said, “...which we would set a precedent on day one of buying

out tenants.”

Mr. Scholes said, “Correct.”

Commissioner O'Donnell said, “Thank you.”

Chairman Dennis said, “Commissioner Ranzau.”

Commissioner Ranzau said, “Thank you, Mr. Chairman. Alright, well I'll go through as best I can my rationale for where I'm at. There's a lot of, we try compare apples to apples or make it be a comparison of apples to apples. It's very difficult to do so, so there's a lot of issues going on here, but I look at a couple things. I want to look at the price per square foot because I think that's something good to look at and the total net space that we get, that is, does it really meet the stated needs and the future possibility of expansion in the future. You know, 30 to 40 years is what, I think, Kelly Arnold, you know, we need to have space for 30 to 40 years. I'm not so sure if any of these options give us that, but we want to get as close as we can.

“So for me, it comes down to two options, either Riverview or the building the new administration building. We look at the cost per square foot, I do think it is more expensive for it to build new. I don't have three times that Commissioner Howell got, but what I look at is, first look at the cost per square foot. It is more expensive for the, to build new. If you are going to build new, I would suggest that you build it with the extra story on it, because it would bring down the cost per square foot. Now, with respect to the Riverview, you know, we knew about these leases before, what we were willing to do with them if we're patient. You know, I wouldn't pay anybody \$1.75 million to move out. I'd let them stay there. Then they could just pay us rent or they'll move out on their own.

“If you take that out, then the price per square foot goes down to about [\$]156 to \$187 per square foot, which is much lower than any of the others. We just need to be patient, we knew we were going to anyway. Even if you build new, it's going to take two to two and a half years for that whole process, okay. We don't need to fill up that Riverview Building right away. So the cost per square foot I think, and I think Commissioner Howell is correct, we're also in the cost per square foot you're also adding in utilities, which skews it, makes the cost per square foot go up a little bit more for Riverview, because utilities will be more over a period of time. But if you look at just the purchase and renovation, Riverview ranges from [\$]12.7 [million] to [\$]14.5 [million], whereas the Courthouse addition, with additional floor is [\$]19.2 [million]. So the initial build and renovations is quite different.

“But then if you also look at the net square footage that we gain, if we go with the new, if we go to Riverview, well we gain about 90,000 square foot. If we go with the new courthouse, which with the additional floor, you gain about 76,000 square foot. So you get less square footage, which means we're already messing around with the, how much the different departments are going to get to make that work, so if we're already having to adjust the square footages, the programming for the Courts and the other places, how are we going to get 30 to 40 years of expansion space when it doesn't even meet what we stated to begin with.

“Now, I know there's issues about, there's some issues about moving some of us away and having the Courts still here. But since I've been here I've heard discussions about, at some point we're going to have to just give this whole building to the Courts and the

D.A., and all of us else are going to have to move out. That's been discussed for a long time, and I think once we did that, we'd get accustomed to the new normal and we would be just fine. You know, the Riverview has a nice building, all that space, a great parking lot. We don't have to worry about being cramped in, and so then of course we avoid those multiple moves that are necessary when you have to tear down the annex and move some people out and shift them around and all this other stuff.

"So when you look at the price per square foot, I don't know if I said this, based upon 76,000 net for the new building, it is up to \$277 a square foot versus, you know, that's about a hundred dollars a square foot more for net a square footage compared to using the Riverview. So that's why I'm inclined to support the Riverview. I understand arguments on both sides. I think we ended up, I think these are the two best options out of everything we've gotten to, but when I look at price, the amount of space, the room that we have for flexibility in the future, I think Riverview is the way to go at this point."

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

Commissioner Unruh said, "I wanted to ask the Manager or Tania, did we get a comment, I know, from the architect saying that the layout of the building at Riverview was not best suited to remodel for our uses, or some comment, would you explain that comment?"

Mr. Scholes said, "Well, it's been talked about a couple times. It's the W shape kind of design of the floor plates in the floor plate restriction alone. If you recall, we had a discussion in the last meeting about the BoCC meeting room alone, what we had allocated for what we needed would not be able to fit in one of those wings. We would have to accept a lower footprint, and then there would be added concerns about the ingress and egress of the Commissioners of how they even get in. So we'd have to do some renovation or modification on the end of one of the floor plate designs in order to make that work. Justin Graham had indicated that his concern with the way the, if you go into the Riverview Building and you look at the design of each floor, each floor has its own, you know, intrinsic kind of design to it based off of the tenant who is occupying that space.

"Everyone has done it a little bit different. He had a couple of different thoughts on that. One is long-term cost of maintaining that because you're going to have, you know, multiple different fixtures, multiple different molds, multiple different designs that either you'll have to fix or at some point get it back to a government office-type of design to where you're not spending different costs to support different models or designs for each one of the floors. The second point was when he gets down to doing the block diagram, he's got concerns because of those floor plates of being able to fit some functions in particular floor space throughout that building. He did make that comment."

Commissioner Unruh said, "That implies that probably could be done, but there's going to be some compromises."

Mr. Scholes said, "Correct."

Commissioner Unruh said, "I mean that's the way I interpret that."

Mr. Scholes said, "Correct."

Commissioner Unruh said, "That's all I have at this time."

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

Commissioner Howell said, "Just a, thank you, Mr. Chairman. Just for a follow-up, I wanted to say I agree with Commissioner Ranzau. I would rather patiently wait out these tenants and, again, encourage them to move on out. I would rather not pay them to leave the spaces. I would be willing to take as long as it takes. Worst case is six years, but again to Commissioner O'Donnell's comment, I would, I think our problem statement is to get the space for the District Attorney, and as I've said earlier, my hope would be we would move out as quickly as possible and give them the space as soon as possible. So we're not inconveniencing the District Attorney, we're inconveniencing ourselves and some of the other staff that needs to move potentially twice. By the way, there is a number of leases here, and they expire at different dates.

"So we take over the building over time, we would be able to actually move in the building partially as early as five months from now. I mean, that's when the first lease is opened up. Whether that space needs remodeled, I don't know. But, I mean, the number of leases, they start five months from now and every year there's more spaces that open up. Some of those people might leave early, don't know. So we would be able to move in the building over time. It would, the way I would envision doing that. But I do think that the cost per square foot, as Commissioner Ranzau stated, if you don't do the buyout, the cost goes down to [\$]156 to [\$]187. Once again if you compare that to the net gain, that's about double the price, we'll at least use that term, it's double the price to go to the Courthouse addition versus Riverview. The issue is, are we willing to be inconvenienced in the process. That's really the main consideration here. Thank you, Mr. Chairman."

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

Commissioner Ranzau said, "I just want to say as far as the layout of Riverview, I understand that's an issue, and I take that into account when I make my decision. I remember a few months ago when it was the, kind of the top choice at the time that issue was downplayed, they said we could make it work and I still think we can. The idea, you know, the County Commission room will be bigger than what it is now, it won't be as big as this other one that it would be in another new building, but I don't really think it needs to be all that bigger. I would be fine with it. So I understand these issues. There's pros and cons to both sides. But ultimately when you talk about more square footage which gives us more room to expand for 30 or 40 years at a lower cost, I just think that all overrides all those other little things that come into play as well. But I understand, you know, we'll have some differences on that and that's fine."

Chairman Dennis said, "Thank you. I have a few comments I'd like to make. First of all, as Commissioner O'Donnell said, the leases do concern me on getting this project where that we can start moving people. I agree that we shouldn't buy-out any leases, because if we do, every other person is going to want to be bought out on top of that. So the cost of that's going to be extraordinary. But that does limit our ability to start moving people out into the new building and renovating the current building. I went and made it a point to listen to our other electeds, because they have a big stake in what we're doing. Everyone else in this building has a big stake in what we're doing.

"I think that listening to the electeds, a couple of them would be satisfied with either building, but I think the majority would, believe that building a new building here would

be beneficial. It'd also be beneficial because we would be in a campus setting. We don't have to move certain functions because we are in a campus setting. We're able to do everything right here. We heard information about the fact that the Print Shop is right across the street that makes it convenient. We heard information about the fact that some of the collection of funds would be more convenient if everyone was in the same location. I am concerned a little bit about security. Right now in this current configuration if we had a campus configuration, our security is right here.

"If we move to the Riverview Building, I would anticipate we're going to have to add a complete new set of security for that building, which is an additional cost that we haven't talked about at all. We take a look at the City Hall across the street and they have, they don't have the courts that we have here. That's one of the main reasons we have security here, but we also have to worry about security for other reasons in today's life. So I think that that's something that we ought to consider. The Board of County Commissioners room, we saw drawings. We overlaid what we believe that we need for our County Commission room on the Riverview Building, and it doesn't meet the needs. I know it's, as Commissioner Ranzau mentioned, we could fit it in, but again, it's not what we really need if we're going to really, truly look at what our community needs, what Sedgwick County needs in the future.

"One of the other considerations is moving offices back and forth. I know when we had the Reagan Building going and Tania was working that, trying to get people in, we're trying to fit different locations into an existing footprint, and I know that she had some concerns. She didn't, actually the people moving in had concerns on the facilities that they were moving into. That same exact thing is going to happen if we have a facility that we're not designing to meet the needs of the people that are moving in there. I know that Commissioner Ranzau and Commissioner Howell talked a lot about price per square foot. The price per square foot obviously is a concern, but life-cycle cost is more of a concern, and that's actually why we started even talking about a new building, because my background in logistics, life-cycle cost is something you look at all the time.

"Initial purchase price, granted, is going to be high on a new building, but it goes down. Initial purchase price on a used building is low, but it goes up. The overall life-cycle cost is not that much different between the Riverview Building and building a new facility here. In addition, one thing we have never talked about is the backbone that you need for your internet and all your communications. Riverview Building was built 35 years ago. The backbone on that is designed for, well actually 35 years ago, they didn't even know what a backbone was on a building for your information technology. Once that the information technology evolved, they started building, I'm certain I haven't taken a look in depth at the backbone on that building, but I am certain that it is designed for individual users rather than one user, and we would have one user, Sedgwick County.

"So you'd have to design your I.T. functions in order to be able to support all of Sedgwick County. You'd probably need a new backbone. We heard initially some concerns on the windows that were in the Riverview Building. I know they came back and said, yeah they're great, but that whole building is glass. You cannot convince me in a million years that some point we're not going to have to replace the glass on that building. Its 35 years old. My home that I built when I moved here is 20 years old, and I'm getting ready replace all the windows on it because they just don't last. Eventually you're going to have to replace them, especially when you've got an all-glass building. That's a huge concern. We heard costs of up to \$2 million for replacing the windows in

that. We need a new roof on that, we need a new air conditioning system because the chiller is not adequate. I just believe that whatever decision we make needs to make, be a decision that works for Sedgwick County for the next 50 years.

"We don't want a decision that we're going to have to patch together, that we're going to have to shoehorn people in that we're going to have to try and make do with something that's not going to meet the needs or it would barely meet the needs. Our forefathers in 1886 built the courthouse that's across the street, and it's still standing across the street today. Granted it may not be perfect, but it's still there. Our forefathers built the building we're sitting in now in 1956, and we're still using this facility, and we're going to remodel this facility so that we can use it in the future.

"I think that we owe it to our citizens to think about what our legacy is that we're leaving behind, and is our legacy going to be, yeah, they did it on the cheap, and we're all republicans and we want to save money, I agree with that, but do we want to shoehorn things in, do we want to do things that are right for our citizens. My position is the right thing to do for Sedgwick County citizens is to do the courthouse addition with a fifth floor so that we have an opportunity to grow, because right now it is the cheapest time to do it. We've learned that this building has an ability to add floors, but again, if we added floors now on a building that was built in 1956, why the cost of that would be astronomical. In addition, I doubt if Judge Fleetwood would appreciate right above his head having all the hammering and banging going on to add floors.

"So that was never an option, although we learned that it was a possibility of an option. So each of us had an opportunity now to express our opinions. I still think that it is probably the best way of looking at this is to do it as I suggested earlier, is that each one of us have an opportunity to state our preference on what we go forward with. Commissioner Howell, do you have further comments?"

Commissioner Howell said, "Just a final comment. I appreciate, I can tell where you're at on this, and I understand your comments, and I think you made good sense today. I heard a saying years ago, and I think it applies in this situation, the saying was cheap, fast or good, pick two. I think the reality is, all the options are good, so that's really not the issue here. The issue is cost versus time. I guess for me personally, I'm willing to be patient and wait this out. I do think that when you build a space, obviously it's going to meet the needs more precisely, but I don't mind fitting into an existing building.

"It would not be a bad option. In that fact, that building, in my opinion, is almost a little bit too nice, it has got beautiful finishes. In fact, I think you walk in, it looks like a corporate headquarters. It's a nice building. So I don't, it's not a bad option, it's not going to fit us exactly, but I think all things considered, if you talk about life-cycle costs that you just mentioned a minute ago, the break-even point is beyond my lifetime. I think that reality is we have an option to save taxpayer dollars on a front end and down the road, the break-even point is so far down the road, I'm not sure when that would happen. But, so I guess for me, my priorities are cost and of course quality. I think we have those two with the Riverview Building. Thank you, Mr. Chairman."

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

Commissioner Unruh said, "Thank you, Mr. Chairman. I would not be supportive of the Riverview. I don't think I stated that plainly, but I just am reluctant to start off with

perhaps as much as a \$19 million spend on something that we start off immediately with a compromise in spacing in the BoCC board room, and so I just, it's a beautiful building, but what Mr. Chairman many of the things that you said that were negative about that decision, I agree with. So I would not be supportive of the Riverview option. I just, as you mentioned, this is a big decision, it's a 50-year decision, it's a lot of money.

"I have not always been the most eager to open it up for public comment, but I don't know if electronic ability we have now, if we ought to hear what the public wants to say on our web page or something like that for a week or so before we end up making a final decision, or I guess it would be the way the calendar is, it would be two weeks before we would make a final decision. But that would give our citizens an opportunity to register their opinion on the website. That's just a comment that I would offer for suggestions, you know, we're talking \$20 million, a 50-year decision, and we are kind of fragmented here at the bench on what we think is the best thing, so that's just a suggestion. I don't know if anybody else wants to try to build on that. But I would not be supporting Riverview is what I first started talking, so thank you. That's all I have."

Chairman Dennis said, "Good, thank you. Further comments?"

Mr. Yost said, "Mr. Chairman, do we need to open this up for public comment at all? I don't know if anyone has anything they want to say, but I don't know if you've allowed that yet."

Chairman Dennis said, "I don't have a problem with that. Does anyone in the Commission room wish to speak for or against this? Yes, sir. Please approach the podium and state your name."

Mr. Basil Hourani, 150 N. Main building representative, greeted the Commissioners and said, "I do appreciate all of the thought and process that everybody has gone through over the last many months, and I do understand we're late in the process. We just really brought this to your attention this weekend actually and with alterations last night. However, we just acquired the building Thursday, and we've done a lot of work since Thursday to get to where we are, but I do appreciate we are late in the process. I've heard a few comments in relation to the cost and the building itself, and I think there is a technicality as far as I didn't understand the part that it's, what, outside of the three-block area, therefore you need a different kind of vote. I'm assuming this is a few feet outside of the three-block area, I'm not really sure exactly how far it is.

"But in support of our proposal, I'd like to say that this building can end up with 128,000 square feet on a blank slate. There is nothing in it now. It can be an existing structure with very good bones, beautiful architecture, with updated, but it would be on a blank slate where you can actually design it exactly the way you want to, including a state-of-the-art chambers room and meeting room for the Commission that would probably be the best in the city. I heard comments related to the flooding in the basement. There was water in the basement that was due to a break in the pipe.

"It was not outside water. It's water that came down from a break in an internal pipe due to vandalism and other reasons. We have in our cost, we have provisioned a large sum of money for remediation of mold or other hazardous items in the building. So that's part of our cost, and we accommodate for that. Bottom line is, as we all know, that building on the corner of First and Main is currently an eyesore. It will be an awesome addition to the city to, for the county to continue to consider that option due

to the beautification of that corner.

"As you all have seen, our proposal came up with a beautiful building with an outdoor greenspace and nice meeting room and refurbished building altogether. That would be, the internal of the building would be built specifically to your specifications as your management would like. It is off-campus, I do understand that argument that all of the different department heads mentioned, but if cost is the issue, if cost continues to be the issue, then I believe the 150 N. Main building would present the least expensive option among all of the options, including the Riverview Building and building on campus, and you end up with 128,000 square feet that you can grow into over the next 50 years. So really these are, this is my two cents in support of that building. I wish you would continue to consider it. I think if we have ample time, or a little bit of time, maybe a week or so to clean up our proposal to fully understand your desires and your departmental desires and needs, we can come up with a very compelling proposal that I believe will be the most economical option for the county. Thank you."

Chairman Dennis said, "Thank you, sir. Do I have any questions? I don't see any. Thank you, sir. Does anyone else in the audience wish to speak on this issue? Sir, please approach the bench and state your name, or the podium rather."

Mr. Tony Utter, Utter Commercial Real Estate, Riverview Building co-owner, greeted the Commissioners and said, "I have been the leasing agent there for almost 15 years. By the way, I walked over here when I was listening to the meeting on TV (television) in my office across the street from the Riverview Building, and I got here in no time flat. Anyway, I wanted to make a clarification about the leases with the existing tenants. With the Law Company [Inc.] and LK (Law Kingdon) Architecture, they occupy approximately 33,000 square feet.

"If their leases are no longer a factor as a result of your discussions with them, the next largest, well actually the largest tenant in the building has 22,000 square feet, may end up with 25,000 square feet. The Law Company has indicated they could probably move out if everything is squared away in 24 to 30 months, by the end of December 31st, 2020. They would need build a new building. Based on my experience as a commercial real estate broker, I don't think it'll take them that long, but they've indicated that's as much time as they would like to have. Granted, they have the right to stay longer if they want. If you add their 33,000 to the 25,000 that the largest tenant would vacate, their lease expires 12/31/20, you're looking at, what, 62,000 square feet, Jim?"

Commissioner Howell said, "Yes, sir."

Mr. Utter said, "The other lease is expiring in the interim, so I think in 24 to 30 months, almost the entire building would be available without any lease buyouts, except the one with LK and LC [Law Company, Inc.], and I don't really see that as a lease buyout, it's more of a relocation fee because they're saying they would move out as a result. So anyway, just wanted to make that clarification. It shouldn't be necessary to buy out any tenants' leases, and the building would be freed up if LC and LK are no longer a factor or an obstacle, it would be freed up very soon. That's it."

Chairman Dennis said, "Thank you, sir. Any questions? I see none. Commissioner Howell."

Commissioner Howell said, "Thank you, Mr. Chairman. Just a comment. I appreciate you taking time to come over here. It's awesome that you did that. In terms of walking, can you estimate how many minutes it took to do that?"

Mr. Utter said, "I'll call you when I walk back."

Commissioner Howell said, "Okay, well it would be good to, that would be great."

Mr. Utter said, "I would say it was probably four or five minutes."

Commissioner Howell said, "So for comparison sake, again, just remind myself, I guess, make a comment, if we build the annex or build this building on the back side, it's going to take two years, and then we've got to start the Courthouse remodel at that time, so this is a long process. It's going to take two to three years to get through this process no matter what we do, even if we build this annex in the back. So you're in the ballpark. Since you do work in that building, what is your opinion of the finishes of that building? Do you think it's, do you have any problems with HVAC (heating, ventilation and air conditioning) or the elevators? Tell me about the building."

Mr. Utter said, "Sure. The elevators are taken care of by Bozeman Elevator Solutions, and they've maintained very well. We've had the same maintenance engineer there for over 20 years. I just came from the roof of that building with him, and we were looking at the roof and we were, because I saw a comment in the maintenance report about the remaining lifespan, and as the owners of the building, we intend to keep the roof. If we keep the building, we intend to keep the roof for a long time because we think it has quite a bit of life left in it."

"The HVAC system is one that operates with approximately 150 heat pump units above the ceilings dispersed throughout the building, and they are replaced as they are needed to be replaced. I think about a third of them have been replaced, perhaps more. Trying to think of the HVAC, it's a boiler system, the water source is well water. The maintenance engineer, he works with a well service, there's two wells. In fact, I can sit at my desk and watch him working on them when that time comes. That's really about all I can think of as far as the maintenance of the building is concerned. We think it's well maintained, and we thought so when we bought it three years ago."

Commissioner Howell said, "So if I'm going to summarize what you just said, the roof has life left on it, it's not an urgent issue."

Mr. Utter said, "That's my opinion."

Commissioner Howell said, "The HVAC is not an urgent issue, so those are not things we have to do right away if we were to buy it."

Mr. Utter said, "Right. You wouldn't, I read the report, and the costs that were mentioned for renovations, and I think I don't agree with the number that was cited. The repairs, the number that was mentioned was \$2.5 million. I don't know where, it wasn't itemized in my report, so I don't know how they came up with the numbers. I don't have any basis to question, other than my personal experience in the industry over 40 years, and it does seem like very high numbers to me."

Commissioner Howell said, "Yeah, well I appreciate your comments. Thank you so much."

Mr. Utter said, "Sure."

Chairman Dennis said, "Thank you, thank you, sir. Okay, I don't see anyone else wishing to speak, but we've heard a lot today. I think I kind of agree with one of Commissioner Unruh's statements that maybe we ought to wait until next meeting before that we move forward, because there's still some unknowns. Therefore, I'd defer to Commissioner Unruh to see if he'd like to make any kind of motion."

Commissioner Unruh said, "Well, I will do my best. Thank you, Mr. Chairman."

MOTION

Commissioner Unruh moved to defer discussion and any vote until June 6, 2018.

Commissioner Dennis seconded the motion.

Chairman Dennis said, "We have already removed three different items from consideration, so we're down to three. We made some progress. Commissioner Howell."

Commissioner Howell said, "Yes, sir. Thank you, Chairman. I thought we had a deadline of today to make a decision on Riverview. Will you please verify that? Did we not have a..."

Mr. Scholes said, "I think it's June 9th."

Commissioner Howell said, "June 9th. Thank you for that clarification. I think the motion is a good motion. Thank you, Chairman."

Chairman Dennis said, "Thank you. Any further questions or discussion?"

Commissioner Howell said, "Well, Mr. Chairman?"

Chairman Dennis said, "Commissioner Unruh."

Commissioner Unruh said, "Thank you. I would just encourage any citizen who is watching to access our website and leave a comment. I mean, I guess we can do that, can't we?"

Chairman Dennis said, "We certainly can."

Commissioner Unruh said, "I haven't ever done it, but surely it's possible. So, I think that'd be helpful to us."

Chairman Dennis said, "Okay. Any other comments?"

Mr. Scholes said, "I have one comment, Commissioner. We have our CIP (Capital Improvement Plan) meeting on the 30th of May. Manager's budget needs to be to the print by June 20th. So the sooner we can have a decision, the better."

Chairman Dennis said, "I understand."

Mr. Scholes said, "The 30th of May will be the CIP, and it would be nice to have that decision, but we can, we'll have to adjust the time period, delay that a little bit."

Chairman Dennis said, "We can do that. Very good. Alright, Madam Clerk, we have a motion and second. No further discussion. Please call the roll."

VOTE

Commissioner O'Donnell II	Aye
Commissioner Ranzau	No
Commissioner Howell	Aye
Commissioner Unruh	Aye
Chairman Dennis	Aye

CONSIDERATION OF BOARD OF BIDS AND CONTRACTS ITEM 4.

Chairman Dennis said, "Thank you. Okay, we are back to [The Board of] Bids and Contracts. Mr. Thomas, do you have some answers for us?"

Mr. Thomas said, "Yes sir, I do. The proposer has graciously extended two more weeks, and currently they are at over 30 days past the original deadline, so that's why I say graciously. So we do have two weeks, they would like to have an answer if possible on June the 6th."

Chairman Dennis said, "Okay, very good. Alright, I'm ready to entertain a motion for item four on the Report of Bids and Contracts."

MOTION

Commissioner Howell moved to defer item number four on the Board of Bids and Contracts until June 6th.

Commissioner Ranzau seconded the motion.

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

VOTE

Commissioner O'Donnell II	No
Commissioner Ranzau	Aye
Commissioner Howell	Aye
Commissioner Unruh	No
Chairman Dennis	Aye

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

Chairman Dennis said, "Next item, please."

Deferred

CONSENT

Mr. Scholes said, "Commissioners, I recommend you approve consent agenda items India (I) through Sierra (S) with the exception of Mike (M)."

MOTION

Commissioner Dennis moved to approve consent agenda items India (I) through Sierra (S) with the exception of Mike (M).

Commissioner Unruh 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."

- I [18-422](#) Force Account Construction Engineering Inspection Services Agreement with KDOT for Aviation Pathway Phase 2. CIP# R330-A (District 5).
Approved on the Consent Agenda

- J [18-425](#) Supplemental Agreement No. 1 to KDOT Project Agreement 30-17 for the Aviation Pathway Phase 2 Project. (District 5).
Approved on the Consent Agenda

- K [18-423](#) Supplemental Agreement No. 1 to KDOT Agreement 188-16 for the Federal Funds Exchange Program.
Approved on the Consent Agenda

- L [18-152](#) CIP Amendment to add the paving of 61st Street North for the half mile east of 167th Street West (R346). (District 3).
Approved on the Consent Agenda

- M [18-435](#) Second Amendment to License Agreement - Colwich Tower.
Deferred

- N [18-437](#) Consideration of a grant from the Justice and Mental Health Collaboration Program.
Approved on the Consent Agenda

- O [18-415](#) A Resolution Authorizing The Transfer And Use Of Moneys From The Register Of Deeds Technology Fund Pursuant To K.S.A. 28-115a.
Approved on the Consent Agenda

- P [18-390](#) Order dated 04/23/2018 to correct tax roll for change of assessment.
Approved on the Consent Agenda

- Q [18-431](#) Treasurer Claim Certification.

Approved on the Consent Agenda

R [18-399](#) General Bill Check Register for May 16, 2018 - May 22, 2018.

Approved on the Consent Agenda

S [18-400](#) Payroll Check Register for the May 12, 2018, payroll certification.

Approved on the Consent Agenda

LEGISLATIVE ISSUES

Chairman Dennis said, "Mr. Deer, do we have anything? Very good. Next item, please."

OTHER

Chairman Dennis said, "Commissioner Unruh."

Commissioner Unruh said, "I don't have any 'other', I just want to get a clarification of item M that we did not vote on. That's just going to come back to us later?"

Mr. Scholes said, "That's going to come back to you later. We're going to do some more analysis to see if we can either improve on the lease costs or find another option."

Commissioner Unruh said, "Okay, thank you."

Chairman Dennis said, "Okay. We are back to 'other'. Does anyone have anything that they'd like to discuss under 'other'? Only thing I'd like to say, since no one's turned a light on, is that we had a couple great groundbreaking events this past week. We had the Spirit [AeroSystems] groundbreaking, and then followed by [New] Element [Biofuel] groundbreaking. Our Commission was able to participate in both of those because we are participants and partners in both of those issues. I appreciate the support of our Commission on helping our region move forward. I was very proud to represent our Commission at both of those events. I don't see anyone else who wants to speak. Next item, please."

EXECUTIVE SESSION

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

MOTION

Commissioner Unruh moved that the Board of County Commissioners recess into Executive Session for 20 minutes until 12:34 p.m., to consult with an attorney for this Commission which would be deemed privileged in the attorney-client relationship. The Executive Session is required to protect attorney-client privilege and the public interest, and that the Board of County Commissioners returns to this room from Executive Session no sooner than 12:34 p.m.

Commissioner Dennis 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

The Board of County Commissioners recessed into executive session at 12:13 p.m. and returned at 12:34 p.m.

Chairman Dennis said, "I'd like to call the meeting back to order after our executive session, and I'd like to state that during our executive session no binding action was taken. Is there anything else that needs to come before the board?"

Approved

ADJOURNMENT

There being no other business to come before the Board, the Meeting was adjourned at 12:34 p.m.