

Sedgwick County

525 North Main Street 3rd Floor
Wichita, KS 67203



*Sedgwick County...
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Meeting Minutes

Wednesday, June 6, 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 June 6, 2018 in the County Commission Meeting Room in the Courthouse in Wichita, Kansas, by Chairman David T. Dennis, with the following present: Chair Pro-Tem Commissioner David M. Unruh; Commissioner Michael B. O'Donnell II; Commissioner Richard Ranzau; Commissioner James M. Howell; Mr. Michael Scholes, County Manager; Mr. Thomas Stolz, Deputy County Manager; Mr. Eric Yost, County Counselor; Mr. David Spears, Assistant County Manager of Public Works, Facilities Maintenance, Project Services and County Engineer; Ms. Talaya Schwartz, Operations Manager, COMCARE; Ms. Susan Erlenwein, Director, Environmental Resources; Ms. Tania Cole, Director of Facilities and Project Services; Mr. Joe Thomas, Director, Purchasing Department; Ms. Kate Flavin, Public Information Officer; Ms. Heddie Page, Deputy County Clerk.

GUESTS

*Mr. Alan Trenary, 1461 North Burns Street, Wichita, Kansas
Mr. Lonnie Wright, 1721 South Lulu, Wichita
Mr. Tony Utter, Utter Commercial Real Estate*

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

INVOCATION: Pastor Herman Hicks, Greater Pentecostal COGIC

FLAG SALUTE

ROLL CALL

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

Chairman Dennis said, "Next item, please."

PUBLIC AGENDA

Chairman Dennis said, "Thank you, I have one person signed up on the public agenda. Mr. Alan Trenary, please approach the stadium, podium, I can't speak this morning, please approach the podium."

Mr. Alan Trenary, 1461 North Burns Street, greeted the Commissioners and said, "The opportunity to take lunch at Riverfest got you excited, sir. Okay, I returned to Wichita back in 2010 to take up the care of my mother. In Colorado, I was a CNA (Certified Nursing Assistant). I did a lot of in-home care with elderly, and people were you know, it was very traumatizing work, because I've watched a lot of people die.

"I would go and meet Uncle Bob or meet Aunt Sue or so on and so forth and take care of them, and their condition would get bad and then they would die, and then everybody else that was involved in the situation would suddenly be cut off from me and I'd have to move on to the next person. It was kind of corrosive for my emotions as far as what

was going on in my worldview.

"I participate with the North Riverside Neighborhood Association. They've approached me to become a active board member. They're wanting to, members of the group are wanting to stop doing it as much, and I'm excited to do this. As I've told you before, I do a lot of trash collection in my neighborhood and I deliver this newsletter, so I'm exposed to a section of my neighborhood and talk to people in the neighborhood. There I've been given indications by a lot of the people on the north side of my neighborhood that they're concerned about this swimming pool, the municipal, for their children, because it's, for the convenience for them to be able to have something for their children to do in the Spanish speaking community up there.

"I kind of got a little rattled yesterday at the City [of Wichita] Council meeting because of the, I went to the District Advisory Board meeting, and an offhand statement by our community policing officer over the fireworks, you know, the possibility of receiving fines for fireworks. He just kind, I know he was joking, but he made a glib offhand statement about, well, maybe we should confiscate their property over the fireworks fines, and I find this to be very disturbing, that it would hold up the Village Voice you know, police can take your stuff. Then you look at the other articles on here, and you've got [Carl] Brewer for Governor, and I feel very strongly and very sorry for Carl Brewer for what happened to his grandson. It really touches me and scares me, and then we have the opioid epidemic. I've spoke before to this body about my experiences in Colorado, taking care of the veteran that had cancer with the medical marijuana and that touches on the opioid crisis.

"My other article I have today is my uncle's book. My uncle is a graduate of North High School, my mother was a graduate of North High School, my aunt went to North High School, too. This book is about the Industrialism, the American experience, and I sat with him while he was writing this book with man that was going to be my teacher in this class while they were discussing what they should do with this book and stuff. So it really forced a lot of issues into my consciousness about what it is to be in society, a member of society and governmental dynamics.

"While I used to come out here, my grandparents lived here my entire life. They lived over on 2424 Stauffer Street, in an original stauffer show home house, where my aunt currently resides. A vivid memory I had as a young child was my grandmother reading me John Steinbeck's, 'Of Mice and Men' and 'Grapes of Wrath' and talking to me about John Steinbeck and this and I really am concerned with the us and them feeling that I get from a lot of my neighbors.

"A lot of people in our community are, you know I did a lot of canvassing during the [Paul] Davis-[Jill] Docking and Sam Brownback campaign, and I got a lot of people telling me liberals, liberals, conservatives, conservatives. I would really like for our community to become an 'us' community instead of a 'them' community again. It's very important to me that we should be able to get over our differences. I strive very hard when I speak not to condemn anybody and to speak to the things that concern me, because I know, I want everybody to know that we're all people. I know we all deserve each other's respect. I gather that a lot through you and I appreciate you and respect you for your service. I want a, I'll leave it at that. I don't want to take too much time, because I don't want you to be able to get out for lunch today. God bless you and have a good day. Thank you so much for your time."

Chairman Dennis said, "Thank you, Mr. Trenary, we appreciate it. He's the only one that has signed up to speak today. Is there anyone else that would like to speak in the open portion of the agenda today? We will have some opportunities during one of the presentations later in the meeting if someone wants to speak. Seeing no one else, Madam Clerk, next item."

CONSIDERATION OF MINUTES

- A** [18-438](#) REGULAR MEETING MINUTES OF MAY 9, 2018.
All Commissioners were present.

MOTION

Commissioner Dennis moved to approve the meeting minutes from May 9, 2018 and May 16, 2018.

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>

Approved

- B** [18-455](#) REGULAR MEETING MINUTES OF MAY 16, 2018.
All Commissioners were present.

Action for this item was taken with item A.

APPOINTMENTS

- C** [18-443](#) RESOLUTION REAPPOINTING MEMBERS IN THE POSITIONS OF REGISTERED WATER WELL DRILLER AND ONSITE WASTE WATER ADVISORY BOARD MEMBER (BOARD OF COUNTY COMMISSION REAPPOINTMENTS) TO THE SEDGWICK COUNTY ADVISORY BOARD FOR ONSITE WATER WELL CONSTRUCTION.
Presented by: Eric Yost, County Counselor.

RECOMMENDED ACTION: Adopt the Resolution.

Mr. Eric Yost, County Counselor, greeted the Commissioners and said, "Item C is a resolution reappointing Todd Harp and Christopher Bohm to the Sedgwick County On-site Wastewater Advisory Board. Both have already been serving, but these new terms would expire June 5 of 2022. Neither one of them is expected to be here today, and I would urge adoption of the resolution."

Chairman Dennis said, "Thank you, Mr. Yost."

MOTION

Commissioner Dennis moved to adopt the resolution.

Commissioner O'Donnell seconded the motion.

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

VOTE

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

Chairman Dennis said, "Next item, please."

Approved

D [18-444](#)

RESOLUTION APPOINTING TIM HOLT (BOARD OF COUNTY COMMISSION APPOINTMENT) TO THE SEDGWICK COUNTY ADVISORY BOARD FOR ONSITE WATER WELL CONSTRUCTION IN THE WICHITA AREA ASSOCIATION OF REALTORS POSITION AS RECOMMENDED BY THE SOUTH CENTRAL KANSAS REALTORS ASSOCIATION.

Presented by: Eric Yost, County Counselor.

RECOMMENDED ACTION: Adopt the Resolution.

Mr. Yost said, "Item D is a resolution appointing Tim Holt to the Sedgwick County On-site Water Well Construction Advisory Board in the realtor's position. This position is currently vacant and Mr. Holt's term would expire June 5 of 2022. He also is not expected to be present today, and I would urge adoption the resolution."

Chairman Dennis said, "Thank you, Mr. Yost."

MOTION

Commissioner Dennis moved to adopt the resolution.

Commissioner O'Donnell seconded the motion.

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

VOTE

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

Chairman Dennis Aye

Chairman Dennis said, "Next item, please."
Approved

NEW BUSINESS

E [18-454](#) ACCEPTANCE OF DONATIONS TOTALING \$410 FOR THE SUICIDE PREVENTION COALITION.
Presented by: Joan M. Tammany, LMLP, COMCARE Executive Director.

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

Chairman Dennis said, "Thank you. Good Morning."

Ms. Talaya Schwartz, Operations Manager, COMCARE greeted the Commissioners and said, "I'm here today to, on behalf of the Suicide Prevention Coalition, because they continue to get donations for a 19-year-old female who took her own life back in January. We have received six additional donations in the amount of \$410. We are very saddened that this continues to happen in our community. Want to take this opportunity to reach out and explain that mental illness impacts one-in-four people in our community, and it shows no discrimination based on age or any other demographic. So we're here today to just ask that these donations are accepted and authorize the Chairman to sign letters of appreciation."

Chairman Dennis said, "Super, thank you. Any questions from the Commission? Seeing none, I think it's fantastic that people use this means to remember folks and to contribute to something that's very worthwhile."

MOTION

Commissioner Dennis moved to accept the donations totaling \$410 for the Suicide Prevention Coalition.

Commissioner O'Donnell seconded the motion.

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

VOTE

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

Chairman Dennis said, "Next item, please."
Approved

F [18-409](#) CONTRACT FOR A HOUSEHOLD HAZARDOUS WASTE REMOTE COLLECTION EVENT ON JUNE 9, 2018, WITH TEXTRON

AVIATION/BEECHCRAFT DIVISION.

Presented by: Susan Erlenwein, Director, Environmental Resources.

RECOMMENDED ACTION: Approve the contract.

Ms. Susan Erlenwein, Director, Environment Resources greeted the Commissioners and said, "Sedgwick County has a Household Hazardous Waste Facility located at 801 Stillwell. This is a place where residents can take their unwanted chemicals from home whether those are cleaners, solvents, old paints, gasoline, oil from changing the oil in your car, pesticides, herbicides, quite a variety of material. That facility is open Tuesday through Friday 9 [a.m.] to 5 [p.m.] and Saturdays 9 [a.m.] to 3 [p.m.].

"But to better serve our community we also offer five remote collection events every year. Our second remote collection event for 2018 is this Saturday at the Texton [Aviation]/Beechcraft [Division] parking lot E, and that is located at 10059 East Central. That's about a half mile east of Webb Road on the south side of Central. It will run from 9 a.m. to 1 p.m. this Saturday. So we encourage anyone in that area to bring their household hazardous waste for proper recycling and disposal. Beechcraft has signed the contract that's before you, and I would recommend the Commissioner sign the contract. I'd be happy to answer any questions."

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

Commissioner Unruh thanked the Chairman and said, "Susan, I just want to once again thank you for your diligence in making sure the citizens have this opportunity in all the different Commission districts. This happens to be in my district, and I know that it's always been a very successful event."

MOTION

Commissioner Unruh moved to approve the contract for household hazardous waste remote collection event on June 9, 2018 with Textron Aviation/Beechcraft Division.

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>

Ms. Erlenwein said, "Thank you."

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

Approved

G [18-467](#)

RECONSIDERATION OF ITEM 4 OF THE MINUTES OF THE MAY 17, 2018 MEETING OF THE BOARD OF BIDS AND CONTRACTS: RFP #17-0086 DATA MANAGEMENT SYSTEM - CORRECTIONS.

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, "Two weeks ago this item was presented to you for approval, and at that time the recommendation was to accept the proposal from Journal Technologies Incorporated for a total five-year cost of \$1,254,000 and establish contract pricing for any additional training that may be utilized. You asked at that time that we contact the vendor and request a two-week extension, which we did, and they accepted that, and now this item is back before you for reconsideration."

Chairman Dennis said, "Thank you, Joe. Commissioner Howell, did you have questions on this last time."

Commissioner Howell thanked the Chairman and said, "No, I think I've got my questions answered."

MOTION

Commissioner Howell moved to approve item four from the minutes of May 17, 2018 meeting of the Board of Bids and Contracts.

Commissioner O'Donnell seconded the motion.

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

VOTE

<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, Joe."

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

Chairman Dennis said, "Next item, please."

Approved

H [18-468](#)

REPORT OF THE BOARD OF BIDS AND CONTRACTS' REGULAR MEETING ON MAY 31, 2018.

Presented by: Joe Thomas, Director, Purchasing.

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

Mr. Thomas said, "The meeting of the Board of Bids and Contract of May 31st, results in four items that we present to you this morning."

1. ROAD IMPROVEMENTS--PUBLIC WORKS

FUNDING--R175 PREVENTIVE MX-16+

"The recommendation is to accept the low bid from Bettis Asphalt & Construction, Inc. in the amount of \$1,082,721.46.

2. NEW CURRENT MODEL 4WD 1/2 TON CREW CAB TRUCKS--SEDGWICK COUNTY FIRE DISTRICT #1
FUNDING -FIRE DISTRICT ADMIN

"This recommendation is to accept the low bid from Parks Motors in the amount of \$74,332.80.

3. NEW CURRENT MODEL 4WD 3/4 TON CREW CAB TRUCK--SEDGWICK COUNTY FIRE DISTRICT #1
FUNDING -- FIRE DISTRICT ADMIN

"The recommendation is to accept the low bid from Parks Motors in the amount of \$45,035.40.

4. SUBSTANCE ABUSE PROGRAM--COMCARE
FUNDING--CITY OF DERBY SPECIAL LIQUOR TAX

"This recommendation is to accept the proposal from Mental Health Association of South Central Kansas, Inc. in the amount of \$77,500.

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

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

Commissioner Howell said, "Thank you, Mr. Chairman. I just wanted to say, a moment ago, I meant to say I appreciate the patience of staff and my colleagues give me some time to work out that last item, and I wanted to make sure I wanted to mentioned that as well. I actually don't have any questions on this presentation today."

MOTION

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

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>

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

Chairman Dennis said, "Thank you. Before I call the next item, I'd like to talk a little bit about a change in scope for this decision. I'll call the next item after we hear a discussion on the interim solution for our public safety needs. As a first step, I believe we need to proceed with directing the staff to begin planning immediately to move the Sheriff's staff that remain in this building into the new jail edition office space. It's already been planned for the end of the process and will be done whatever our discussion on a building is today. The interim solution provides enough space for the Sheriff, most importantly, it provides about nine to 10,000 square feet for our District Attorney in the quickest time possible. DA (District Attorney) has said that he needs about 15,000 square feet eventually. So this gets him about 60 to 70 percent of his long-term space.

"I'd like to credit Commissioner Unruh for bringing this interim option forward. It addresses the most timely and critical public safety space needs, and it's already part of the processed plan that the staff has brought before us. They had it at the end rather than at the beginning. Moving it to the beginning of the timeline gives us time to make smart decisions on our long-term needs. While it will provide the quickest most fiscally responsible solution, it is an interim solution, and we will need to continue planning for the rest of the DA and the [18th Judicial] District Courts. Commissioner Unruh."

Commissioner Unruh said, "Well thank you, Mr. Chairman. I appreciate your comments. I think that this particular strategy is something that we, is not a duplication and is not a waste of any of our resources. Whether we choose a building expansion, whether it's on expansion of the Courthouse or whether it's another building in the community, we still need to provide, as soon as possible, space for our District Attorney and the appropriate space that the Sheriff's been asking for for quite some time to expand the Adult Detention Facility for administrative purposes, and we have you know, quite a bit of open space over there that has been designated for this purpose. So it seems to me a logical thing to let's go ahead and get this project moving since it's going to be something we'll have to do whether we stay here or move somewhere else or don't do anything. It will alleviate some of the pressure that's on the District Attorney in his very crowded space.

"So with those comments, Mr. Chairman, I want to say I appreciate all the work that our staff's been doing up to this time. They're going to have to continue to work hard at trying to solve this space needs problem. We are trying throughout this process to be as deliberative as we can and to be thoughtful, open and transparent. So I think this is another step in that direction that we can take this interim step and continue working and have discussion on the larger project."

MOTION

Commissioner Unruh moved to direct the Manager and staff to provide a plan to make the move whereby the Sheriff's new space is created and he's moved into that new space and space vacated in this building is remodeled for use by the District Attorney, and I'd add that in the motion that we ask that to happen as soon as possible.

Commissioner O'Donnell seconded the motion.

Chairman Dennis said, "Thank you. We have a motion and a second. Commissioner Ranzau."

Commissioner Ranzau thanked the Chairman and said, "Well, I guess I wish somebody would have told me we were going to talk about this today. This is clearly very well-orchestrated, but I mean, I guess, I need to have some more details of what you're talking about. I mean, I think I understand, I think I might know. I've known about, I don't know. I need more information before I vote on something. Maybe we should talk about this in staff meeting. Mr. Manager, why was I not informed this was going to come up?"

Mr. Mike Scholes, County Manager, greeted the Commissioners and said, "Because I didn't know it was going to come up, Commissioner."

Commissioner Ranzau said, "Oh, perhaps the Chairman and Vice could instruct, I mean. I don't know that this is a bad idea, but it's not on the agenda. Did all of the other Commissioners know this was going to come up? I have to prefer that we table this and have some discussion maybe in staff meeting, make sure we understand what we're doing here."

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

Commissioner Unruh said, "Thank you. Well, in response to that, Commissioner, I would just say this is just direction for the Manager to bring us a plan for something that has been in general discussion up to this point. We're not making a decision on a contract. We're not spending any money, but we're just saying this is the first step in making this progress in solving our space needs. So, I don't think anyone is putting any financial or long-term plans at risk by asking for this plan, but that's my comment."

Commissioner Ranzau said, "It seems like to me I mean, there is already a commitment here. I think this just needs to be a part of the overall discussion so that we can understand the whole thing together. But I'm just shocked that this is coming up without Commissioners being informed about this. I mean, give me something on paper. Give me something that we're talking about. Let's talk about it in staff and then maybe we move forward. But I think it's premature to just kind of throw this out there all of a sudden without having a discussion about it.

"We spent all of our time talking about this administration building decision that we're likely to make today. I'm not sure why this all of a sudden, why the rush is, why this came up and no one knew about it.

"So I'm going to have to vote no on this because I don't have enough information exactly what your intent is and what we're trying to do here because no one has given me information. I'm not saying I'm necessarily opposed. But this is not a good way to do business in my estimation."

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

Commissioner Howell said, "Thank you, Mr. Chairman. Just a couple of clarifications. So this motion is simply asking staff to present, to bring us more information on that as a first step potentially? So the timeline or the costs or how many square feet, when

the shuffle might begin, those are all TBD (to be determined), and we're not making a decision on any of that today?"

Commissioner Unruh said, "That is correct."

Commissioner Howell said, "You're just asking staff to bring us that as a front-end deal. So again, so I guess, I'm with Commissioner Ranzau in the fact that I didn't know this was going to happen. I don't know any of the details, so I'm not ready to support any details in terms of spending or plans, but in terms of asking staff to bring us this idea, I can support that. So I'll support the motion today, but I would agree that I did not know that this was going to be discussed today, although I don't think there's any harm in asking staff to bring us a plan, so I'll support the motion. Thank you."

Chairman Dennis said, "Commissioner Ranzau."

Commissioner Ranzau said, "I'll just say that, Chairman, I think you know, asking staff to bring us information is stuff we do all the time in staff meetings and that's the most appropriate avenue and way to do that, I would think. I would ask my colleagues to withdraw the motion and let's just I mean, you know, we didn't even take up an off agenda item. Okay, I mean, let's do it the appropriate way and use the right process and just do it in staff meeting and then we can just direct them to do it. But..."

Chairman Dennis said, "Thank you. Well, we have discussed this a number of times. If you look at the slide up that is on the board right now, it talks about renovating the second floor space for the DA that's currently occupied by the Sheriff's Office, so we have been discussing this. The only thing that we're interested in is that if we look at our needs, we've got a very critical immediate need, and that's for the DA, and this is public safety that we're talking about. Trying to solve the immediate needs for the DA, the only way we can do that that makes sense, because we're going to do it eventually anyway, is to move the Sheriff out into the renovated facility over there, and that's been talked about several times, and then get the area that the Sheriff currently occupies ready for the DA.

"So this is not something new, we've talked about. We've seen slides on it. All we're doing is saying that we would like to see a plan to do this first. Commissioner Unruh or Commissioner Ranzau."

Commissioner Ranzau said, "We've talked about it. We've had slides, but we haven't had a detailed discussion. We have, this just is not the appropriate way to do this. I mean, you've sprung this on us, and you can say it's immediate. It's not really immediate. It may be an urgent need or something that's going to take how long, months, a year to get this done? I mean, it could wait until we talk about it in a staff meeting and understand how this all fits in and we can kind of have a more thorough discussion.

"You know, a bullet point here and there as part of a bigger overall plan does not mean you've had, you know, the appropriate level of discussion on this issue. So, but and there again, if this goes forward, I'm going to vote no, but it's not because I'm necessarily opposed to the project itself or exactly what the plan is, because what we're doing here, but we need more information before we make motions and take off-agenda items. It's just not the appropriate way to do this."

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

Commissioner Unruh said, "Thank you, Mr. Chairman. Well, the motion just simply implies that we want to take a definite step towards this direction of making the first step in solving our space problems. I am expecting that the Manager and his staff will bring forth not only more specific plans for this first move but also financial impacts on what, how it has to do with our budget and our Capital Improvement Plan (CIP), and so I think that since this is clearly phase one, step one, before we get into the detail on some of the other bigger expansion, this has got to be done anyway. So I just think we should ask the Manager to commence that."

Commissioner Ranzau said, "Well, then let's do it on agenda item, and let's write it up and let's do it the right way. This, this thing you're talking about isn't new, but we need you know, you guys act like all of a sudden, boom, now it's urgent, and there's been no discussion about it. This is not how you do business, and the idea that it's a new idea and now all of a sudden it's got to be done right away, let's make sure we've thought through the whole process. We've haven't even made a decision on the admin building, and it's all tied together."

Chairman Dennis said, "Commissioner Unruh."

Commissioner Unruh said, "Mr. Chairman, I would just, I would just advance the idea that whether we stay here, do nothing, build an expansion on the Courthouse, move to a satellite location, this particular step needs to be made, and the Sheriff has had this CIP in, on a watch list I think for quite some time, and so it's not a new idea. This is simply saying in order to firm it up so that we have something to talk about, let's have the Manager bring us some detailed plans. So that's why I made the motion."

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

Commissioner Howell said, "Just, I have to say, I do somewhat agree with Commissioner Ranzau. I do think this could have been handled in a staff meeting, but you know, if this was going to be discussed, I would probably like to go over there and see the space, understand I guess a little bit more about what we're talking about before spending a bunch of staff time, I guess, driving another presentation necessarily on a detail of the plan."

"I agree this is kind of a, this is one step in a multi-step plan. I've said all along, I think we ought to be willing to be inconvenienced to help solve this problem. I'm not even sure right now how much this solves the Sheriff's space needs. I guess I'd like to know that as a matter of discussion, and he's not even here today to discuss it, I don't think. So maybe a staff meeting where this is a planned discussion might be a more appropriate way to kick this initiative off. So I guess I might agree with that."

"I don't think it makes a lot of difference whether it's done here or at staff meeting in terms of in directing staff to do this. But I do think if we're going to have a directive to staff, we ought to have maybe kind of some discussion with the Sheriff, maybe go take a look at the space, that type of thing. So I guess maybe I'll change my vote and agree with Commissioner Ranzau at this point, thank you."

Mr. Mike Scholes said, "Commissioner..."

Chairman Dennis said, "Thank you. I don't agree that this isn't part of the agenda item. The agenda item is an update on the purchase of a county administration building, and we have to take a look at why that we're even doing this, why that we have this on our agenda today. Well, the main reason we have it on our agenda today is because the

DA needs more space. Anyone can go down there and Mark Bennett would be happy to give you a tour to show you where he's working out of. If we're going to solve his problem, which is a critical need, instead of having it later on in this entire process of figuring out what we're going to do about an administrative building, all we're saying is that it needs to be done first. We need to have that space available for our DA.

"That is the critical need. The Courts are a need, but Courts are two to five years from now before we have a need for that. But out of the entire reason that we're trying to do step Indiana (I) on our agenda today, it really starts with the DA. So if that's where it starts, this is where we need to start trying to solve the problem, and we're not spending any money doing this. This is a public safety issue. We're asking that we take a look at this. We've talked about it. We've had it on slides before. The Sheriff has talked about it. It's not something new. All we're saying is rather than putting it at the end of the process, we're going to put it at the beginning of the process. Any further discussion? Seeing none, Madam Clerk, call the roll."

VOTE

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

Chairman Dennis said, "Thank you. Alright, Mr. Manager what you have got to say for us?"

Approved

I [18-461](#)

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. Scholes said, "Well Commissioners, being a good Manager, I only put this slide up here during that discussion just as a reminder that for the Courthouse expansion project, if you had approved that, we had talked about in the past, as a good Manager, I produced a quad chart with a planning horizon on some of the dominos that would have to fall and some of the planning initiatives and votes, honestly, and staff meetings that would have to occur to support a phased approach to moving in any type of an expansion. It's going to be a phased process. It's going to be a couple of year process, but I only put it up there as a means for you to understand the dynamics behind what we would have to do.

"So the very first phase in there is that the correctional facility, the detention facility remodel edition, what we call phase one, two phases, and that very first phase is, it contains that detention facility option. So if the Courthouse expansion project is the one that is chosen, then we would have a staff meeting. We would have BoCC (Board of County Commissioners) meetings, we would have multiple different steps in the

process. There'll be about you know, seven to ten votes depending on how we do things to support any type of Courthouse expansion, and I would even say a move to Riverview. There would be these successive type of meetings that we would have to do. So I only bring that up as a reminder that we had talked about that in the past.

"So let me bring up why we're here again today. I will start out the briefing, and Tania will get into the meat of the briefing as we have done in the past couple of meetings in reference to a new administration building. Our goals still remain the same. For me, obviously I'd like to come out of here with a decision made on at least one of the options, so the staff can move forward to help with our space management needs and start addressing the [18th] Judicial [Court] and the specifically the DA's needs in trying to get him some new space.

"We have on this particular briefing three decision points. As you remember, the last meeting a couple of weeks ago, we did narrow it down to these specific decision points on 150 North Main, the Riverview Building, which is a remodel building about three quarters of a mile down the road from here, and also a [Sedgwick] County Courthouse expansion project, which is adding off to the north entrance to this, to this building and filling out the campus of the county here. I'll go through really quickly this next slide and just kind of show you, again, the overall county Courthouse space needs study. A lot of these you have seen multiple times in the past, so I won't belabor the point, then the overarching county administration space summary.

"Now for us, it's at 73,000 total administration building tenant area. Different options here. If you build or choose the Riverview Building, which is three-quarters of a mile down the road, we may need to take more with us. If we stay here at the Courthouse and expand here, then obviously we have the use of the full campus, and that would change the square footage just a little bit. Next, I will pass it off. Before I go on, there are, we do have for today's briefing, we do have Joe Johnson and Justin Graham, our on-call architects, and also we have Steve Martens, our realtor that have been assisting us in this process. So you do have some depth today that we didn't enjoy a couple of weeks ago when we had this discussion with the technical experts, and remember Justin and Joe really helped us in the due diligence process in doing the analytics of Riverview, so they can actually provide some more substantive comments based off of your questions. Alright, Tania."

Ms. Tania Cole, Director of Facilities and Project Services greeted the Commissioners and said, "Alright, at the last Commission meeting, May 23rd, last discussion we had on the county administration building, the Commissioners you narrowed the buildings down to three option, and so I will be recapping those three building options. First one being then 150 North Main. This is an estimated turnkey build of [\$]16 to [\$]17.5 million. There would be 66,000 square feet finished and a separate 4,000 square foot building for County Commission meeting space just to the north there. 57,000 square feet of that, including the basement, would then remain unfinished. Included in that is parking, and there were three options for parking at this location. That was to lease space to the north there in the current parking garage. There was a [\$]1.2 million option to raze the Sunflower Bank building, which is just catty-corner to that 150 North Main as well as provide some surface parking to the south. There was also a [\$]5.1 million option to build a parking garage there to the south, and you can see that in the rendering in this picture here.

"The next option then is the Riverview Building at 345 Riverview. Just to recap the building offer and estimated price, the current asking price is [\$]6.6 million with a two-year master lease revenue cash upfront of [\$]833,000. That is giving us revenue from that two-year master lease. The master leaseholder would receive a \$63,000 reduction in that master lease by giving us cash up front. As well, they would provide assistance with the lease termination fee of \$400,000. That is to, for the anchor tenant that occupies 45 percent of space in that building. That lease runs through July 31 of 2024. This would remove them from the building December 31 of 2020, and they have presented an offer to us of [\$]1.75 million to terminate that lease early, getting them out December 31 of 2020.

"So the owners would provide [\$]400,000 to us off of that [\$]1.75 million. So in essence, with those conditions, the Riverview owners have presented a cost to the county of [\$]5.3 million. We would then pay the [\$]1.75 million to terminate that lease early for a total cost to the county of [\$]7,117,000.

"You will remember in previous briefings we talked extensively about the repair costs. That is estimated at [\$]2.5 million for repairs to the building. Remodel costs are estimated between \$25 and \$45 a square foot. The \$25 a square foot is the comparison to what we did at the Ronald Reagan Building. The Ronald Reagan Building, the remodel costs there were \$25 a square foot. So that is the low range, the high range then being \$45 a square foot. So in total, remodel costs range from [\$]2.2 million to [\$]4.1 million. We also did a study of utility costs over 25 years at a \$1.25 a square foot, in total that is [\$]3.3 million for utility costs over 25 years.

"If we purchase the building, it is taken off the tax roll. The non-tax status to Sedgwick County over 25 years is [\$]750,000. If we include all taxing entities in that, which includes city, school, state and county, that's [\$]3.1 million in taxes that become non-tax status. Total cost then, and let me explain this. This is different then what you've seen before, but we wanted to come back to you with total project cost. So these numbers that you see here include architectural and engineering fees, furniture, equipment and contingency. So the low remodel on this building would then be in total \$18,237,340. The high remodel cost then would be [\$]20,409,027.

Chairman Dennis said, "Of those two numbers, is that [\$]3,178,600 included in those total costs?"

Ms. Cole said, "It is not. The only number that is included is the \$750,800 from the county."

Chairman Dennis said, "But that is part of what it's going to cost us..."

Ms. Cole said, "Correct."

Chairman Dennis said, "That's part of what it's going to cost?"

Ms. Cole said, "Correct."

Chairman Dennis said, "All of the different (inaudible)"

Ms. Cole said, "We would lose that tax revenue, yes."

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

Commissioner Ranzau said, "Well I mean, our concern is the portion that it's going to cost Sedgwick County. Now does all of that include the \$1.6 million worth of rent that we would get?"

Ms. Cole said, "It does not."

Commissioner Ranzau said, "It does not, so we could reduce those numbers by [\$]1.6 million. Thank you, Mr. Chairman."

Chairman Dennis said, "Thank you, any further questions? Okay, next."

Ms. Cole said, "The next option then being the County Courthouse expansion. You've seen this rendering before. This is the site plan that shows in the yellow then would be the site plan for the new admin building, which goes over the Annex which would be demoed, in this scenario. Let me go back here. Departments in this area would be the Clerk, County Commission, County Counselor, County Manager, Facilities, Finance, HR (Human Resources), Register of Deeds, County Treasurer, IT (Information Technology) and Records Management. Okay, to go over these costs, you will see that we now have a lower range on these square foot costs. That comes from the newest build that we've done in the county, and that is the Law Enforcement Training Center (LETC). That was a 60,000 square foot building. Total construction cost on that was [\$]10 million, so \$166 a square foot.

"So we've put that in the range there of possibilities on total costs. So you'll see the range there, [\$]166 to [\$]215 square foot at 70,375 square feet. That's the addition. You'll see then below is the basement at 8,000 [square feet] and as well, a small portion that will be built back up near the Courthouse to connect those two, and that would be a two-story at 3,800 square feet. We've got the demo cost in there as well, as well as the 25-year utility costs at a dollar a square foot. We were also asked to provide information on what it would cost for an additional floor, leaving it at a shell finish, not a completely finished space. That's estimated at \$125 a square foot. I've added the additional utilities at a dollar a square foot, so in total, an additional floor with utility costs is [\$]2.75 million.

So again, just to reiterate, these are, what the numbers that you see below, are total project costs, so this includes architectural and engineering fees, furniture, equipment and contingency. You will see now the range of total cost [\$]18.5 million to [\$]22.7 [million], and let me just explain that is for four floors, a total of 82,175 square feet. So the range there you see is if we use \$166 a square foot versus \$215 a square foot. Then below that is total cost with additional floor, so now we're talking about five floors, which is a total of 100,475 square feet in total. So the range there that you see is [\$]21.7 million to [\$]25.9 million in total."

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

Commissioner Ranzau said, "Yes, sir. I need to go back to the 150 North Main."

Ms. Cole said, "Okay."

Commissioner Ranzau said, "The turnkey price includes finished 66,000 square feet. The separate building and County Commission room, is that finished and done as well?"

Ms. Cole said, "That would be finished and done as well."

Commissioner Ranzau said, "Okay, now the parking garage, new parking garage, raze the Sunflower [Bank], those aren't included in any of those costs?"

Ms. Cole said, "Correct."

Commissioner Ranzau said, "What was the new parking, south parking garage cost?"

Ms. Cole said, "Okay. There was the option to lease space from the existing north parking garage."

Commissioner Ranzau "There's a cost to that?"

Ms. Cole said, "There is a cost to that. We don't have, I'll have to go back and look at his offer. I can't remember the cost that he was estimating on that to lease space there."

Commissioner Ranzau said, "What about the south parking, the new south parking garage?"

Ms. Cole said, "Okay, so the new south parking garage he provided an estimate of [\$]5.1 million, and I believe it was for 286 parking stalls."

Commissioner Ranzau said, "Do we know if that parking space, stalls would be adequate for us or what?"

Ms. Cole said, "In total we were looking at 300 parking stalls in total, that includes for public and employees."

Commissioner Ranzau said, "Okay, thank you."

Chairman Dennis said, "Thank you."

Ms. Cole said, "Okay Commissioners, at the last meeting you asked for time to seek public input, and so the Communications Department worked with IT to put a banner on our county website. So if you were to go to the county website, you would see immediately the top portion here, which is that public engagement opportunity. It allowed you to go into this website and get background and information on the two primary buildings. There was some fact sheets on there as well that constituents could read and follow up and provide comments.

"Communications Department also put information out on our county website, and as well I know Commissioners you put some information out on your newsletter, and you also have your avenues of social media that you put information out as well, so. I won't read the comments, but I will just say this is reflective of some of the comments that the Communications Department did receive. Okay, I'll turn it over to Mike."

Mr. Scholes said, "Commissioners, in addition to that, last week on May 30th, I brought together all the departments, all the electeds and had a discussion about the tangibles and intangibles in reference to a Courthouse expansion project or Riverview project. Specifically, I had District Attorney representative, District Court, Treasurer, Register of Deeds, County Clerk, County Counselor's Office, County Manager's Office,

of course, Sheriff's Office, Finance, IT, Courthouse Police and Facilities. We all gathered to discuss the intangible and tangible advantages and disadvantages of moving county administration operations and functions from the County Courthouse complex.

"For me, an interesting point was that there was resounding apprehension on some common themes that as they were discussing it I was taking notes, and then in the end circled these. There are some concerns about safety and security, convenience to citizens, collaboration and basically function and efficiency. So just a little bit about safety and security. There was concerns not only at the campus of the location of it, the parking lot, but also really the lines of communications between here and there. So if this, if we ended up getting the Riverview Building, because our services would be split some distance, there would be a lot of foot traffic between the two buildings. So we were somewhat, some of the departments and divisions were concerned about the ability to walk between the two buildings, that there may be some infrastructure improvements that we would have to make to make it just a little bit safer and also to put some sidewalks into some places that currently aren't.

"The most important aspect of that was that if you look at the first bullet, it talks about cash and check payments made between the County Treasurer's Office and really all the functions, District Attorney, District Court, Register of Deeds and the Sheriff's Office. The District Court alone, deposits were \$15.6 million last year as well as [\$]835,000 in child support payments. So it's a concern with the large sums of money, that we would either have to create a redundant system in this Courthouse if we moved down to the Riverview Building to help in that exchange. So either a redundant system here or an armored car service or a combination of both.

"Also, there were over, currently over 2,000 child support customers annually. So that means exchanges and dealings between the judicial system and the Treasurer's Office. Additional external security measures may be necessary also at the Riverview Building that we're not accounting for right now. Kind of the big area, big two areas was convenience to the public. A lot of discussion about citizens right now that use the building and conduct multiple different tasks daily based off the services being co-located. That might be an inconvenience to some of these customers. There's a lot of movement, several touch points for the public and the building for Courts, DA that includes stops at the County Treasurer's Office, kind of relates to the previous comment.

"Too, several members of the public coming to the County Courthouse using public transportation and currently the County Courthouse is on the bus route, Riverview closest bus stop is Central and Waco. Could be necessary to be leave behind employees, as I said, to create that redundant system with the County Clerk, Treasurer and Deeds Office's to provide that customer service at the County Courthouse location. The Deeds brought up there are approximately 30 attorneys daily that file documents with the Register of Deeds and have requested Register of Deeds stay in the Courthouse for convenience sake. So those are the attorneys that are doing multiple things in the building daily.

"There's a lot of talk about the collaboration between the departments and divisions. When I say that, it's all about the interconnectivity between the offices and streamline business systems. We talk about the Print Shop that supports all of this, Purchasing [Department], needs, goods, proximity between departments and divisions and vendors, the interactions between the DA, basically that informal interaction that happens between the DA, District Court, County Counselor's Office. It's much easier in

the same building, but also those interactions between the BoCC and other elected officials, divisions and departments.

“Sheriff’s Office is part of the process involving various licenses that touch the County Clerk and County Counselor’s Office. We’re talking about 200 licenses per year. Also the close proximity to the EOC (Emergency Operations Center) Emergency Management in times of an emergency or disaster. A lot of talk about function and efficiency. The time, trips, many of the employees took it upon themselves to get up out of their desks, walk down the hall, down the elevator to Riverview, round trip and back. The distances between the two were calculated, 20 minutes between the County Courthouse and the Riverview Building, but when they were walking between Riverview and County Courthouse, there were concerns with the conditions of the sidewalks as well as no sidewalks in some places, and that got, kind of links back to the safety and security.

“Maps may need to be provided to the public and community. The mindset of just changing the location, because all of these functions and services have been co-located for years, for generations, and just changing that might have some concerns. DA did have some concerns on being further away from HR for convenience. Records Management in clientele brought through security to be in a secured meeting rooms in the County Courthouse, and some of these, I won’t go through each point. But additional Facilities maintenance workers might be needed to support the Riverview Building yeah, since it’s an off-site Courthouse complex. But I’ve provided this to you. You can look at them in more detail. I didn’t read them verbatim, but just kind of gave you some of the highlights, but really again centered around safety, security, convenience to the public, collaboration between the departments and function and efficiency. Those were the concerns by the collective body together.”

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

Commissioner Ranzau said, “So are all of those things you just talked about compelling reasons to go with an addition here instead of Riverview?”

Mr. Scholes said, “I think all of those just need to be taken into perspective that we’d have to make accommodations between the two buildings. I think those are the intangible things that you don’t really think about until you get down into the planning process and you start thinking about what it would mean to have an off-campus location as opposed to an on-campus location. I think they are just intangibles that, that bringing the team together and discussing them were some of the concerns that were brought up.”

Commissioner Ranzau said, “I think we knew about these concerns all along. I guess if we get to the point that we say these things are a determinative factor in doing, in why we shouldn’t go off-site, then why have we spent all of this time talking about an off-site building for how long we’ve been doing this? We should have just never even gone down this road and just built here to begin with. So...”

Mr. Scholes said, “Commissioner, I’ll...”

Commissioner Ranzau said, “...that’s something I’m concerned about that we’re kind of, finding reasons to go one way as opposed to another when we knew all of these things to begin with. I mean, if these are deciding factors, then we wasted a lot of time and money and other people’s time and resources even considering off-site locations. I surely hope I mean, that certainly wasn’t my intent. I think all of these, personally, I

think all of these things can be managed very easily.”

Mr. Scholes said, “Commissioner, I didn’t, when I opened my statement, I didn’t say it was to choose one or the other. Based off of the last meeting we had, if you remember, we were talking about tangibles and intangibles and two of the electeds came up here and mentioned points that hadn’t been brought up before. It was the, it was the impetus behind me wanting to get all of them together and write these things down so that we can give better information to the Commissioners so they can make a reason decision based off thoughts intangibles. We hadn’t talked about those before.”

Commissioner Ranzau said, “Well maybe we hadn’t, but it’s not like we didn’t know about them and they weren’t there. I mean, people have been talking about this for a long time. What I’m saying is, I know the discussion that’s going on about these buildings behind the scenes and et cetera, and these are being used as a reason to build here. If it’s that important, we knew about them a long time ago and we shouldn’t have went through the hassles and all the time and money and resources to even look at off-site buildings. So that is all I have to say. Thank you, Mr. Chair.”

Chairman Dennis said, “Thank you. Any other, Commissioner Unruh.”

Commissioner Unruh said, “Thank you. Well I would just make a comment that it’s a major decision and it involves a lot of money, and it involves a lot of our partners that, and fellow electeds that work in this building. So I think a process where we kind of stumble along, if you will, until we get to a clear vision of what we want to do is not a bad process.

“A lot of the objections that were brought up by our electeds that how they run their operation and some of the details, I wasn’t aware of all of those, and I think they have legitimate considerations for us. So I’m not upset with the process. I think a big process like this requires lots of discussions and starts and restarts until we get to the point we actually want to make a vote on a 20-some million dollar project. So I appreciate the input of fellow electeds. They educate me a little bit on how their process works. So that’s all I had, Mr. Chair.”

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

Commissioner Howell said, “Thank you, Mr. Chairman. I have a number of questions. First, I would like to say thank you to the Manager and Tania for all of the work you’re done on this. I appreciate it very much. I do have a couple of questions just back to the kind of, Managers steps, the logistical steps on the shuffle, a previous agenda item where we put the Sheriff over to the Adult Detention Facility. How many square feet do we think that would be, that move?”

Mr. Scholes said, “That’s about 5,400 square feet.”

Commissioner Howell said, “Okay, so the DA Annex would be part of the courthouse addition would have to be demolished. Where was the DA office at that point?”

Mr. Scholes said, “We would move the DA out of the Annex into this building, and then we would, to make that happen, the first phase, we would renovate the jail facility, which has been in the CIP forecast for years. It’s just in this case it would be a first phase to provide the necessary space for the DA to move into this building, which is the second floor space. We would move out the Sheriff into the jail to make room for that, and then we would push off-site the Deed and the Clerk and also the Finance to

move the rest of the DA function into this Courthouse based off of the DA needing to stay into, into this space.”

Commissioner Howell said, “Okay. That’s a good answer, thank you. I asked staff, I’m not sure they prepared this or not, but I did some of my own analysis, I’ll just present this I guess, unless you have different numbers and that’s fine. But to me, we’re not going to bond out the utility costs or long-term maintenance things that are routine in nature. Maybe some repairs required for the older Riverview Building, perhaps. But some of that we would do, if we were to go into that direction we would probably do some of that right off the bat, but some of that might be delayed for a while. So I’m not sure about how much of the \$2.54 million in repairs will be needed. I will tell you, also the remodel low and the remodel high the remodel low is based on the [Ronald] Reagan Building, if I understand, \$25 a square foot.

“The Reagan Building, in my opinion, was much more difficult. We moved it towards what we called a paint and carpet plus. It was over a million dollars, about a million dollars a floor. Initially we moved it significantly to a more conservative remodel. I think it’s a fine building in terms of where we ended up. But they didn’t start out at \$25 a square foot. They ended up something else.

“We kind of pushed them in that direction. So you say [\$]25 to [\$]45. One of the advantages of the Riverview Building, I thought, when I did the walk-through there was, I’m just going to antic dotally say about 60 percent maybe 75 percent of that building was essentially move-in ready. It didn’t require anything. Carpet was in good condition and things like that. So in terms of 25, to apply dollars per square foot to that entire building in my opinion is not the approach I would take. If I was building, if I was going to buy a used home, for example, I might identify the areas I needed to fix and I would apply estimates towards those areas, but to apply a square foot factor to the entire building in my opinion is not the right approach there.

“But nevertheless, even with that in mind, if you add in the remodel low and remodel high factors, then you add in the lease buyout, when you add in the bond costs for all of those things I just mentioned, so assume you do all the repairs, you do all the remodel and you do the buyout. Okay, that’s what’s been presented, I’m using your numbers, and I was told yesterday by staff it was \$470,000 per million for 20-year bonds. That’s kind of a normal number we would expect. Maybe it would be above or below that, but that’s a number we should use for just ballparking it. So I applied that number, I ended up with, now I didn’t add in utility costs. I didn’t add in the tax aspect, but just those two numbers alone, the low was [\$]17.5 [million] and the high was [\$]20.2 [million]. Those are the numbers. That comes out to \$192 a square foot or \$221 a square foot, depending on whether it’s a remodel low or a remodel high number.

“Then if you do the same thing with the Courthouse addition, the construction, and by the way this includes \$100,000 for the demo to prepare the site. The total price to construct that, if I see correctly, would be 13, I have [\$]13.4 [million] or [\$]16.9 [million]. Those are the construction numbers with the demo added in. Does that sound about right? Those are the numbers I came up with, [\$]13.4 [million], [\$]16.9 [million]. I think I’m using your numbers, adding [\$]100,000 to it. I’ll say I’m right for now. If you add in the fifth floor, I have those numbers as well, [\$]15.7 [million] to [\$]19.2 [million] for low and high, depends on whatever construction costs you want to use.

“Add in the bond dollars for those items, without the fifth floor, it’s [\$]19.7 [million] or [\$]24.9 [million]. With the fifth floor, it’s [\$]20 [million] to [\$]28.3 [million]. Without the fifth floor, it’s \$304 a square foot for the high number and \$240 a square foot for the low number. So what I’m getting to is, to me these are the costs we ought to be looking at when we make this decision. Utilities and long-term repair costs aren’t really major factors, even the tax issue is interesting, and the other things you brought up about the sidewalks and the maps and all of that, those were interesting points, but those are not decision drivers to me. Those are things we can work through and solve, and we’ll manage those things over time.

“But the price per square foot, considering the construction or the purchase, remodel and repair, those are the things I’m looking at, plus bonds. I’ll just say, it’s a significant difference. Again, and by the way, the fifth floor, surely we would finish that off, that is a, right now I’m showing \$28.3 million, but at some point you’re going to finish off that fifth floor, just throw another million dollars in there. “We’re touching \$30 million for the Courthouse addition with five floors. That’s a \$30 million solution. With that, we would have about 100,000 square feet, without the fifth floor, with 82.1 thousand square feet. Our problem statement said we needed 93.3 thousand square feet, so we really kind of have to do the fifth floor in my opinion. The other thing is the Riverview Building is a 24,000 square foot DA Annex mixed into that, so with the Riverview we would have 115,000 square feet in play. Whereas, if you go to the Courthouse addition, at the most you’d have 100,000 square feet, so a 15,000 square feet difference. I guess my point is, between these two options, to me the option, the answer is very clear.

“I’ll also throw-out there one more thing is is this a 50 to 100 year decision. I’m going to be dead a long time before this is re-thought through. I think that’s reasonable. We’re all going to be gone, so somebody else gets to manage the next problem statement that comes up. But the DA Annex gives us very limited options. You know, we could build on top of the Courthouse now, but that’s complicated, and we’re not going to do that. So adding more to the DA, to the Courthouse addition later on in my opinion would be just as complicated. So we’re going to build five floors potentially, that’s it. Once you outgrow that building, then what? If you purchase a commercial building, we have options. We can do all kinds of things at that point. You can sell it, and by the way, it will appreciate in value over time. So 50 years from now or whatever when we decide we’re out of that building, we have options.

“It’s a beautiful building. My opinion, a lot of the numbers that have been given to us in my opinion are driving us towards a certain solution, but I’m, I guess I’d like to find a little bit more pragmatic numbers. Maybe these are good numbers, I know we tend to talk about worst case. We don’t want to overrun our budgets and things like that. I really feel like the Riverview Building is a better option for lots of reasons. It’s the size we need. It gives us more space to provide a more long-term solution. If we decide we outgrow that building, we can sell it at some point in the future and it will appreciate in value. Our cost to get in the building is less dollars, absolutely less dollars no matter how you divide this out, it’s always less dollars. Every way I analyze this I can’t find a way where these are actually equivalent.

“But it comes down to the timeline. If I understand correctly, the Courthouse addition is about a 24-month process to get us into that building or get all the administration and things moved into that Building, about 24-months. If I understand correctly we got a letter from Riverview people. I think Steve Martens you’re a part of this as well, thank you for the information. But we could be, with those numbers I’ve given you already, we would have 84 percent occupancy of the Riverview Building potentially. We’d have

access to the building in 30 months. So time-wise, it's not a significant difference. Even if it was a year, to save that kind of money, I think it's worth a year of our time.

Deferred

"So I'm trying to be analytical, and I'm trying to really think this through, but the price per square foot is significantly more for the Courthouse addition. The timeline is not significantly different. The Riverview Building is a longer term solution that provides much more space for us at a lower cost, no matter how you do the analysis.

"So for me, I only have the one I'm interested in right now is Riverview and that's my opinion. Mr. Chairman, I may have other comments later if the conversation continues, but that's where I am right now. Thank you so much."

Chairman Dennis said, "Thank you. I don't see any other questions from the Commissioners at this time. Do you have anything else, Mr. Manager?"

Mr. Scholes said, "No, Commissioners. I just put up on the screen just the three decision points, so you can vote as necessary."

Chairman Dennis said, "Okay. Well, then at this time, I'd like to open this up to public comment to see if anyone in the audience would like to speak on this issue. Is there anyone in the audience that would like to speak? Yes, sir. Please approach the podium, Lonnie. State your name for the record. I'm sorry, Mr. Wright."

Mr. Lonnie Wright, 1721 South Lulu Street, greeted the Commissioners and said, "I favor building next to the County Courthouse. I'm not persuaded by your numbers, Mr. Howell, although they may be correct. But being a 20 minute walk away for so many people, I think we're trading a lot of inefficiency there to try to get a lower initial cost. I think we need to look at the operations for all the departments that are affected, not just for the County Commission, and take that into consideration. For me, the best buy for the taxpayers would be a new addition."

Chairman Dennis said, "Thank you. Thank you, Lonnie. Please approach the podium and state your name for the record."

Mr. Tony Utter, Utter Commercial Real Estate, greeted the Commissioners and said, "I'm one of the owners of the Riverview Building. I walked over here. I watched the first part of the meeting. I walked over here from my office across the street from the Riverview Building in four and a half minutes. Granted, I used a brisk pace, but I used sidewalks all the way. Had no trouble on that journey. So I just wanted to address that part of it, because it shouldn't be 20 minutes, unless you're on crutches.

"A couple other things. Commissioner Howell addressed something very important, I think and that is with the Riverview Building, if you decided to acquire that structure, remodeled it and then outgrew it sometime down the road, you would have a marketable asset. The residual value there is millions of dollars saved for the taxpayers.

If you build on to the Courthouse, you don't have a marketable asset. You would have to sell everything to do that and based on my 40 years of experience in the business, I can't think of anybody who could use that much square footage in the future for office space. Other than that, I just wanted to make myself available for any questions that

the Commissioners might have.”

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

Commissioner Unruh said, “Thank you, Mr. Chairman. Mr. Utter, Commissioner Ranzau mentioned that we would start receiving rents. I’m a little confused with the financial arrangements you have with your current tenants and the escrow account that’s established and it’s counted towards reducing our cost of getting in. But then, when do rents actually start? From whom do they come?”

Mr. Utter said, “That would be the county’s choice based on my conversation yesterday morning with Rich Kerschen, who’s CEO (Chief Executive Officer) of The Law Company [Inc.] and LK [Law Kingdon] Architecture. You could either, let me back up a little bit. When we acquired the building, we did a master absolute net lease with The Law Company, which means we have income that was escrowed into the bank for the entire five year term. So all the rents are there, no risk involved. The Law Company, as the master lessee, has all of the building operating expenses, including taxes, insurance, utilities, maintenance, everything.

“They’ve also had, assumed the costs of tenant improvements and lease conditions, but those won’t be a factor anymore. So what we had proposed in a letter that I addressed to everybody was that if we close August 1st thereabouts, there would be approximately \$896,000 in rents still available under the master lease. That’s escrowed in a local bank. You could either, we would either assign the lease and our rights to receive those payments to the county or, if you wanted the money upfront, I had this discussion with Rich yesterday, too, he would be willing to pay a discounted rental amount of \$833,000 immediately, and we would give it to the county at the closing. So the funds would be there. You can take your choice either way.

“We arrived at that number by using a seven percent return on investment factor. The remaining tenants in the building who would stay there through December 31st, 2020, and there is one of them who would be there for four months longer than that. You would have an additional \$257,000 in rent coming in and no expenses. So we’re looking at one point, almost [\$]1.1, \$1.2 million in additional financial benefits to the county, and that’s, and then we would also be willing to either apply \$400,000 to the county’s price or for the acquisition of the building, or we would be willing to contribute \$400,000 toward the lease buyout and relocation costs for The Law Company.

Commissioner Unruh said, “Alright well, did you get a copy of this presentation that shows the cost of us, for the Riverview Building? I mean, I just want to say, do you agree with these numbers that we have here?”

Mr. Utter said, “I have not seen that, so I couldn’t comment directly on that, but I can tell you that I have a lot of experience about renovating existing buildings and constructing new buildings. I was in charge of the construction of the [Wichita Area Association of] Realtor’s Association’s (WAAR) headquarters at the Waterwalk. I oversaw the conversion of the Farm Credit Bank Building from a single tenant building to a multi-tenant building, converting floors ranging in size from 15,000 to 60,000 square foot floor plates. I do this for a living every day.”

Commissioner Unruh said, “Okay. But back to my original question, when would rents beyond the lease escrow and the assistance and termination fee, when would we then get revenue in excess of that?”

Mr. Utter said, "Okay. I am not sure I understand the question."

Commissioner Unruh said, "I'm not sure I do either. So it's we showed we would get the benefit of the escrow master lease money..."

Mr. Utter said, "Yes."

Commissioner Unruh said, "...and \$400,000 if we close now."

Mr. Utter said, "Yes."

Commissioner Unruh said, "The question that was asked earlier by Commissioner Ranzau is that rents would start or we would receive rents. When would that start or we would receive rents? Is that..."

Mr. Utter said, "On the day of closing, if we closed August 1st."

Commissioner Unruh said, "We would start receiving rent beyond the \$833,000?"

Mr. Utter said, "Yes. No, hang on a second. Let me back up."

Commissioner Ranzau said, "I have the answer."

Mr. Utter said, "I don't think that's correct."

Commissioner Unruh said, "You have the answer."

Commissioner Unruh said, "Commissioner Ranzau has the answer."

Mr. Utter said, "Well, good. I'd like to hear it."

Commissioner Ranzau said, "Well, this is the information given me by staff yesterday. This, if we did it this year, we'd get \$187,000 in rent. Next year, we'd get \$448,000 in rent, and it goes [\$]700,000 the next year, and then it would start going down [\$]156 [thousand], [\$]83[thousand], [\$]55[thousand], so the total is \$1.6 million."

Commissioner Unruh said, "Over..."

Commissioner Ranzau said, "Above and beyond, yes. All that other stuff."

Commissioner Unruh said, "Over what timeframe?"

Commissioner Ranzau said, "Through 2023. The bulk of it would be through 2020."

Commissioner Unruh said, "Okay, but that's in addition to that \$833,000?"

Mr. Utter said, "I haven't seen that tabulation, but just based on my familiarity with everything connected with that building essentially, in addition, since it's a master lease and the master lessee escrowed all of the rents for the entire five-year term."

Commissioner Unruh said, "For everybody in the building?"

Mr. Utter said, "For everybody in the building. They receive the rents currently from the

other tenants and would continue to receive those rents until they vacated the building. So for example, let's say we closed on August 1st on the sale of the Riverview Building. We assign the master lease to the county. We also either let the county assign our rights to collect \$896,000 through July 31st, 2020 or we would take the discounted early rent payment and give that to the county. So it's either, under that scenario, it's either \$896,000 or \$833,000. Under that master lease, which doesn't expire until July 31st, if LK and LC (Law Company) were to remain in the building during that period of time under the master lease, they are entitled to receive, let me back that up. Right now, if this weren't an issue, if we weren't even talking about this, they would continue to receive rents from the other tenants. I haven't studied this legal issue. If we assign the master lease to the county, who gets the rent to be paid by the other tenants?"

Commissioner Unruh said, "Yeah..."

Commissioner Ranzau said, "I was informed by staff, that's where I got the information. If that's wrong, then I need to know but that's what..."

Mr. Utter said, "I don't know."

Commissioner Ranzau said, "I mean, this was in response to my question of how much rent money would we get as we moved along, and they did two scenarios. One of them was under the assumption that maybe we wouldn't have to buy them out and that would be a different story."

Mr. Utter said, "Sure."

Commissioner Ranzau said, "But this one includes the one that we did. So maybe I don't have the right information, but this is what..."

Mr. Utter said, "Under the current, under the master lease as it's currently written, The Law Company as the lessee, and the master lessee receives all of the rents paid by the other tenants. They renegotiated an amount with them for their rent payment for the entire building in consideration of them also assuming all building operating expense costs, taxes, insurance, everything. So the county would also be in that position. You would have no expenses at least through July 31st of 2020, possibly through December 31st of 2020. Now, the question of what happens to the rents to be paid by the other tenants, of which there are, was it six?"

Commissioner Unruh said, "Yeah well then, Tony that's or Mr. Utter, that's part of my under, trying to get an understanding here, is that we're supposed to get that \$833,000 and it's implied we're going to get the rents and we're going to have no expenses, and I'm having a hard time reconciling that."

Mr. Utter said, "Yeah."

Commissioner Unruh said, "Mr. Kerschen is absolutely a great businessman, you know, I mean he's a friend of mine, a great K-Stater [Kansas State University]. So hello Rich if you're watching, but I'm just trying to figure this out, so thanks, Tania, do you have clarification?"

Ms. Cole said, "Commissioners, the way that I understand the leases and Will Deer and I have both reviewed the leases. We would have the master lease that begins August 1 of 2018 through July 31st of 2020. We would either get the [\$]896 [thousand]

in whole if we took monthly payments, or we would get the [\$]833 [thousand] in cash up front. The remaining, August 1 of 2020 through December 31st of 2020, we would then receive those lease payments from all tenants in the building, which I think there are nine tenants, if I'm not mistaken."

Commissioner Unruh said, "We would have landlord responsibilities beginning at that time?"

Ms. Cole said, "We would have landlord responsibilities beginning August 1 of 2020."

Commissioner Unruh said, "Okay thank you, that's helpful. I'm pretty sure I have it now. So thank you, that's all I have."

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

Commissioner Howell said, "Thank you. Just wanted to make a comment on the two speakers. I don't know if we have a good understanding exactly of how many people go between the Courts that go the Deeds or the Treasurer, so I'm not sure I have a handle on that just yet, but back to Mr. Utter's point, I just did a Google Map's verification. According to Google Maps, if you go from this Courthouse straight south to Third Street and turn west, that route has sidewalks all the way, it's 0.5 miles, and according to Google, a leisurely three mile per hour walk, you get there in 10 minutes, and by the way, you have to walk past the Reagan building to get there. That's seven minutes to the Reagan building and 10 minutes to the Riverview Building if you took that route. According to Google, if you drive it, it's three minutes by car or two minutes to the Reagan Building. So again, I think a lot of us walk to the Reagan Building when we go over there. I know I do. So it has not been a problem, this is just slightly further.

"I'll just tell you, as a resident of Sedgwick County, I've lived here pretty much my entire life. I've never had to come to either one of these buildings, any of these buildings in doing my normal business, just never had a reason to come here. So I don't know how many people go between the court system, or the DA and the Sheriff to the, any of the other admin functions. That's the curiosity part of this. Again, it's even mentioned in the front material that we possibly would have kiosks or other types of minor services here in this building to avoid people going from building to building. But if that was to happen, then nobody would have to go unnecessarily between the buildings.

"But like, for example, the DA and the Sheriff, how many times they interface with the County Counselor's Office, I have no idea. But I don't think it's that many times per month. Even when the DA and the Sheriff are here, I'm not exactly sure which one I asked now, but I asked either Judge Fleetwood or the Sheriff or someone from the DA's Office, whoever that was, you know, how often do you interface with County Counselor's Office or other admin, and I think the answer was minimal. It wasn't like it happened all the time. So he said it wasn't a major problem. I think that's what the Sheriff said, if I remember correctly, he said it wasn't a major consideration. So I do know they do interface once in a while. The question is how much. So thank you for the chance to speak to those issues. Thank you, Chairman."

Chairman Dennis said, "Thank you. Is there anyone else in the audience that would like to make a statement? Anyone else? Okay, I will bring it back to the bench. I've got something I'd like to read, and I'm going to read it because I want to make sure that I'm clear. I've been debating on whether to say this, and I feel that I must, because we as an elected body must have all of our work conducted with the identified

process and transparent process.

"I've become very concerned about the new Riverview offer because even though a letter from Mr. Utter was addressed to the County Manager and sent by the building owner to all Commissioners, it appears that an individual Commissioner has been in private communications in negotiating about the Riverview Building, and I say this because the Manager was briefed on the details of that letter by a Commissioner before the letter was ever sent to the Commission.

"I've only been subpoenaed once in my entire life, and that was last fall when the F.B.I. (Federal Bureau-Investigation) questioned us about the concern and perception of Commissioner O'Donnell working closely with building owners. This goes far beyond that.

"As I said, it goes way beyond the activity of bringing forth buildings for the staff to consider. This was an elected official communicating and negotiating directly with building owners. While I'm sure it will be portrayed as trying to get a good deal for the county, the proper channel and process is to direct our staff to do that negotiation so that there is no perception of insider dealing. We truly must work to regain the trust of the community. As I move through this, I'm asking every Commissioner to please follow the process. Go through our staff rather than to meet separately with anyone trying to sell us anything. Thank you.

"Ladies and gentlemen, we have several decisions that we need to make at this point. The first decision is whether or not we look at 150 North Main or look at the Riverview Building or look at County Courthouse expansion. I'd like to hear what our Commission would like to do first of all with 150 North Main. Commissioner O'Donnell."

Commissioner O'Donnell thanked the Chairman and said, "To be clear on that last statement, it was not me that was talking to the building owner is that correct?"

Chairman Dennis said, "That's absolutely correct."

Commissioner O'Donnell said, "Okay since my name got put in there, I just wanted to be clear that you were not referring to me. I don't know if, with all this information if I'm, if I personally am ready to make a decision today on the Riverview or building onto the Courthouse or even buying 150 North Main. I would be in favor of postponing that at this point for a date not certain until I'm personally more comfortable. I don't know where the rest of the Commission is sitting, but if that's a motion to make, I would make that at the appropriate time."

Chairman Dennis said, "Thank you. Any other discussion? Seeing none, I agree. I think right now with all of the latest information, we just got a letter on the 150 North Main, an e-mail a day or two ago. We just got an extensive letter from Mr. Utter that I have alluded to. We've gotten new numbers just within the last day or so on a Courthouse expansion, and now we're trying to make a decision today on something that's [\$]20 to \$30 million. I think that the right time to take a look at this is after we approve a budget, approve the CIP, and find out exactly what our financial situation is for the 2019. So I concur. I think this ought to be deferred until after we pass a budget. Commissioner O'Donnell."

MOTION

Commissioner O'Donnell moved to defer until after the budget is pasted in July.

Commissioner Unruh seconded the motion.

Chairman Dennis said, "We have a motion and a second. Discussion? Commissioner Howell."

Commissioner Howell said, "Thank you, Mr. Chairman. Just to clarify, we have a July 9th deadline for that one building. Is that correct? To make a decision one or the other, either up or down. So this would effectively take Riverview off the table."

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

Commissioner Howell said, "June 9th."

Mr. Scholes said, "Yep. So Riverview essentially if you don't vote on it would be taken out June 9th."

Commissioner Howell said, "Okay. So that is what we're really being asked to do, is taking one option off the table potentially. Okay. Well, I think there's other reasons to delay. That wouldn't be the reason why, but I think it's no, not misunderstood I think right now we have one option that makes sense to me and that's the Riverview. I actually would be in favor of 150 North Main over building. I think any existing space, someone said there was a million square feet of unused office space downtown, and to build new office space doesn't really make sense, especially when there's a significant difference in cost per square foot. So I guess, I would be more inclined, to me the one building is about the size we need and has a reasonable proposal that I think saves a lot of taxpayer dollars, in my opinion is the one."

"So if we are not going to vote on that today, then this takes it off the table. I think to delay this, we maybe ought to delay this until the next Commission is seated, potentially. Because the Reagan Building, if I remember correctly, was purchased right in the lame-duck session, and I as a Commissioner had to deal with that decision. We are now in the middle of election season right now, and don't know who is going to be back here next year, but this is a decision that's going to be made essentially administered by the next seated Commission. So I think if we're going to delay this, we should delay it until January. Thank you, Mr. Chairman."

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

Commissioner Ranzau said, "Well I guess I have two questions. First of all, in general, I'm going to support the motion, but I wanted staff to confirm this rent issue that I think I understand, I need to make sure I understand, but that is now, I need to clarify if we do postpone this, does it truly, we have a representative from the Riverview Building, does that take that off the table or are they willing to, do you want to speak? Because if it takes it off the table then this doesn't matter, and I don't need to clarify, but..."

Mr. Utter said, "On behalf of the ownership group, June 9th is not a relevant factor. We're willing to extend the deadline for the option. I had put in my letter to, I think July

9th and then I added, but we will give you as much time as you want.”

Commissioner Ranzau said, “Okay. Well, that means, as far as I am concerned, I still need to make sure, where’s Tania. But anyway, oh there she is, I just need to make sure I understand what I think I understand.”

Ms. Cole said, “Sure.”

Commissioner Ranzau said, “Let’s make sure we clarify with that or legal or whatever the details of that.”

Chairman Dennis said, “We have a motion and a second to delay until after we pass a budget, and I understand Commissioner Howell’s position, we may need to delay it again at that point in time until after the general election at some point. We can make that decision at a future point. I think right now we need to just cool off a little bit, and we, I ask everyone to please go through the proper process and the proper process is through our Manager and his staff. So with that, Madam Clerk, call the roll.”

VOTE

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

Chairman Dennis said, “Thank you, next item, please.”

CONSENT

Mr. Mike Scholes, said, “Alright. Commissioners, recommend you approve consent agenda items Juliet (J) through Romeo (R).”

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

MOTION

Commissioner Unruh moved to approve consent agenda items Kilo (K) through Romeo (R) with the exception of item Juliet (J).

Commissioner O’Donnell seconded the motion.

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

VOTE

Commissioner O’Donnell II	Aye
Commissioner Ranzau	Aye
Commissioner Howell	Aye
Commissioner Unruh	Aye

Chairman Dennis Aye

Chairman Dennis said, "Commissioner Ranzau."

MOTION

Commissioner Ranzau moved to approve consent agenda item Juliet (J).

Commissioner Howell seconded the motion.

Chairman Dennis said, "We have a motion and a second. I'll open it up for discussion. Commissioner Unruh."

Commissioner Unruh said, "Mr. Chairman, my concern about this is that I believe this went through a CIP committee and they voted no on it. Is that, is that my understanding correct, Mr. Manager? Did the CIP committee consider item J, and did they vote disapproval of that item?"

Mr. Scholes said, "Correct."

Commissioner Unruh said, "Okay, thank you. So for that reason I won't be supporting the motion."

Commissioner Dennis said, "Thank you. Further discussion? Commissioner Ranzau."

Commissioner Ranzau said, "Well, I got this here, the rationale given was because the CIP committee doesn't support the idea of doing township roads and they recommend that we end the program for all township roads. The one mile every other year that all Commissioners are getting, I really don't think that was relevant to this particular issue, but nevertheless, I don't think we want to, you know, end the one mile for every Commissioner, every other mile. So but that being said, this is just a need that I have in my district. We each have different needs in our districts at different times and I think an issue with respect to the gravel road issue R342 got intertwined in an issue that didn't need to be. Quite frankly, I would be surprised if we approve the Bid Board's recommendation to abolish, they also recommended abolishing that program. I mean, we are not going to support that, are we? I don't think so. So anyway."

Chairman Dennis said, "Okay, further discussion? Seeing none, we've got a motion to approve Juliet (J). Madam Clerk, call the roll."

VOTE

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

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

J [18-473](#)

Amend the 2018 CIP to add a Project for Gravel Road Replacement for 2 Miles in District 4.

Approved

- K** [18-445](#) Agreement between the City of Wichita and Sedgwick County for County staff/employees working in the Ronald Reagan Building Staff Parking to park in the Surface Lot East of Waco Street (Rounds and Porter).
Approved As Amended
- L** [18-448](#) Agreement between the City of Wichita and Sedgwick County for Metropolitan Area Building and Construction Department (MABCD) for Staff Parking at the City Hall Complex.
Approved As Amended
- M** [18-464](#) Consideration of a grant in the amount of \$39,200.00 for a Hazardous Materials Emergency Preparedness (HMEP) Project through the Kansas Division of Emergency Management (KDEM).
Approved As Amended
- N** [18-465](#) Bankruptcy Estate of Phillip Eugene Harden, Agreement and Mutual Release.
Approved As Amended
- O** [18-450](#) Shelter Plus Care Housing Rental Assistance Contracts.
Approved As Amended
- P** [18-401](#) General Bill Check Register for May 23, 2018 - May 29, 2018.
Approved As Amended
- Q** [18-402](#) General Bill Check Register for May 30, 2018 - June 5, 2018.
Approved As Amended
- R** [18-403](#) Payroll Check Register for the May 26, 2018, payroll certification.
Approved As Amended

LEGISLATIVE ISSUES

Chairman Dennis said, "Legislative issues, do we have anything on the agenda? Nothing on the agenda. 'Other'? Any Commissioners have anything? for 'other'? Commissioner Unruh."

OTHER

Commissioner Unruh said, "We have received a notification that the City of Wichita, or we got some unofficial notification, they wanted to have us contribute \$500,000 towards..."

Mr. Scholes said, "North junction."

Commissioner Unruh said, "...right-of-way purchases at the north junction, which is in Commissioner Ranzau's district. Are we, I mean, has that become an official request or where do we stand on that, I guess is my question?"

Mr. Scholes said, "I think it was an official request, but I do have a meeting next week on Wednesday with the City Manager, because I didn't receive specifically anything on it, it came through Public Works. But he has scheduled a meeting next Wednesday to talk about that very issue, so I will have more information after that."

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

Chairman Dennis said, "Thank you. Anything else for 'other'? Well, I want to remind everyone that we are going to be done in time for lunch over at Riverfest today. Don't forget tomorrow night we have a salute to our first responders. We want to make sure we recognize how much that we appreciate everything that they do. We have no need for an executive session, from what I understand. Does anything else need to come before the board today?"

EXECUTIVE SESSION

ADJOURNMENT

There being no other business to come before the Board, the Meeting was adjourned at 10:40 a.m.