

# Sedgwick County

525 North Main Street 3rd Floor  
Wichita, KS 67203



*Sedgwick County...  
working for you*

## Meeting Minutes

**Tuesday, July 17, 2018**

**12:30 PM**

**SPECIAL MEETING**

**Fire Station 32**

**7750 N. Wild West Drive, Park City, KS**

## **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](mailto: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 Special Meeting of the Board of the County Commissioners of Sedgwick County, Kansas, was called to order at 12:29 p.m. on July 17, 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; Ms. Tania Cole, Director of Facilities, Division Information and Operations; Mr. William Deer, Assistant County Counselor; Ms. Kate Flavin, Public Information Officer; Ms. Heddie Page, Deputy County Clerk.*

### **GUESTS**

*Mr. Johnny Steven, Bidder*

### **ROLL CALL**

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

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

### **NEW BUSINESS**

#### **18-580**

#### **FINALIZE SALE OF WICHITA GREYHOUND PARK PROPERTY.**

Presented by: Tania Cole, Director of Facilities Maintenance and Project Services.

**RECOMMENDED ACTION:** Take action as the Board deems necessary.

*Ms. Tania Cole, Director of Facilities, Division Information and Operations, greeted the Commissioners and said, "Commissioners, this afternoon [Jeff] Lange Realty [Real Estate] through auction had successful bids on five parcels of land that totaled 116.86 acres owned by Sedgwick County known as Wichita Greyhound Park. The first auction described as tract one includes three parcels for a total of 82 acres that the Wichita Greyhound Park buildings sit on. This property was auctioned, and high bid sits at [\$]1,600,000. The high bidder of this auction was Mr. Phil[lip] Ruffin.*

*"The second auction described as tract two includes two parcels with a total of 34.86 acres, adjacent and to the west of Wichita Greyhound Park. This property was auctioned, and high bids sits at [\$]150,000. The high bidder on this auction is Mr. Johnny Steven. In total these parcels will sell for [\$]1,750,000 which meets our reserve amount.*

*"Closing on these properties will be on or before August 17, 2018. Buyer and seller will share title policy and closing costs equally and possession will take place at closing."*

*Chairman Dennis said, "Thank you. Any questions of Tania?"*

*Commissioner Ranzau thanked the Chairman and said, "Tell me again..."*

*Chairman Dennis said, "Commissioner Ranzau."*

*Commissioner Ranzau said, "...the number of acres on lot two."*

*Ms. Cole said, "Lot two is 34.86 acres. Excuse me, 34.86 acres."*

*Chairman Dennis said, "Commissioner Unruh."*

*Commissioner Unruh thanked the Chairman and said, "Just a question, I suppose for legal. Can we sell both in one motion or do we need to take two separate motions?"*

*Chairman Dennis said, "We're not going to take motion."*

*Mr. Eric Yost, County Counselor, greeted the Commissioners and said, "You don't really need, you can receive and file her comments. But there is no need for you to take any action to accept because the amount bid on both of them amounted to more than the reserve."*

*Commissioner Unruh said, "Okay."*

*Chairman Dennis said, "Any other questions?"*

*Mr. Johnny Steven, Bidder, greeted the Commissioners and said, "You mean I over paid?"*

*Mr. Yost said, "Not by much."*

*Commissioner Unruh said, "Yeah, but Johnny you can't say 'here comes Ozzie'. Phil has to say that."*

*Chairman Dennis said, "I see no further questions."*

#### **MOTION**

*Commissioner Dennis moved to receive and file.*

*Commissioner O'Donnell seconded the motion.*

*Chairman Dennis said, "I have a motion and a second, any discussion? Commissioner Ranzau."*

*Commissioner Ranzau said, "Yeah, I just want to say I've supported selling this land from the beginning. However, we do have an appraised value of \$2.1 to \$2.9 million on the whole property. Obviously, the [Wichita] Greyhound Park is the lot that's most valuable."*

*"We haven't met that and I have never supported having a reserve that did not meet that total appraised value and I want to, I said that the other day and I want to say it again. With that being said [\$]1.75 million for the whole thing is \$400,000 more than what we had made an offer previously to Mr. Ruffin to sell it for, which is also something I didn't support. There is a whole history behind that as well, so it's kind of a mixed bag here as far as the sale price. So I just wanted to be on the record for that."*

*Chairman Dennis said, "Thank you. Any other comments?"*

*Commissioner Howell thanked the Chairman and said, "I would just like to say I concur with the comments that Commissioner Ranzau. I think, he stated that very well and I would agree with his comments."*

*Chairman Dennis said, "Thank you. Any further discussion? Seeing none Madam Clerk, call the roll."*

#### VOTE

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

*Chairman Dennis said, "Is there anything else need to come before the special meeting today?"*

**Received and Filed**

#### **ADJOURNMENT**

*There being no other business to come before the Board, the Meeting was adjourned at 12:33 p.m.*