



## District 3 Citizens Advisory Board Meeting Minutes

Monday, July 25, 2022 | 7 p.m.  
Goddard School Conference Center  
315 S. Main, Goddard

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**Board Members:** Sharon Ailsieger, Joe Brown, Rhian Collins, Cameron Dawson, Patrick Gaughan, Carl Losey, Janice Manlove, Kevin McWhorter, Michael Mitchell

**County Representatives:** Commissioner David Dennis, County Manager Tom Stolz, MAPD Division Manager Philip Zevenbergen, MABCD Senior Planner Bill Longnecker

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### 1. Call to Order

- a. Chair Kevin McWhorter called the meeting to order at 7:00 p.m.

### 2. Approval of Meeting Minutes

- a. A motion was made by Joe Brown to approve the minutes for the June 6, 2022, District 3 Citizens Advisory Board (CAB) meeting. Carl Losey seconded this motion. **The CAB approved the motion with a vote of 8-0.**

### 3. Public Agenda

- a. No Public Comments

### 4. New Business

#### a. 2023 County Budget – Tom Stolz, County Manager

- i. Tom Stolz gave a summary of the 2023 Budget Narrative – where we've been, along with a Financial Forecast. Presentation slides included budget history from 2008-2022 and information on how we've gotten to this point. There was never an adjusted scale in salary in over 10 years (late 2010) and then the recession hit in 2012. 3 goals were identified in the budget process – Improve compensation, Address environmental working conditions, and continue the commitment to behavioral health. State of operations – Significant turnover, near-historic inflation, supply chain disruptions and continued pandemic response needs.
- ii. Compensation recommendations – Step plan compensation for EMS and County Fire, market pay adjustments for DA, pay adjustments for COMCARE and Corrections, Election worker hourly pay increase, 8% pay adjustment for other staff, and 7% adjustment to move the overall pay scale. Working environment recommendations – CIP \$9.4 million; TRB projects \$2.0 million; funding for e-Corrections support \$78,000; HR position for hiring \$45,000. Behavioral health recommendations – Mental health contingency \$1.0 million; contracted mental health services for juveniles \$300,000; MHSAC funding \$33,000. Recommended budget of Sedgwick County of \$497,530,461 and SCFD1 \$23,472,045 for a total of \$521,002,506.
- iii. Public hearing dates are 8/3 at 6:00 p.m. and 8/24 at 9:00 a.m. Adoption is 8/24 at 9:00 a.m.
  1. Patrick Gaughan asked if the money the Sheriff needs to hire detention deputies is already budgeted or if it is more than what's budgeted.
    - a. Tom Stolz said yes to both.
  2. Patrick Gaughan asked if they are preparing to respond.
    - a. Tom Stolz said yes that the Board of County Commissioners has to decide what to do.

- b. Commissioner Dennis shared that the Sheriff & Finance were planning to give an update to the BoCC on 8/3. The Sheriff's need will have to fund the adjustments in the 2022 budget and will roll into 2023 and beyond.
  - c. Tom Stolz reminded the CAB that the maximum authority the County has to spend is \$521 million.
- 3. Patrick Gaughan asked if there will be a mill levy increase.
  - a. Tom Stolz said the mill levy is the same, but there was a valuation increase.
  - b. Commissioner Dennis also shared that the set budget mill levy is approved and cannot go above.
- 4. Patrick Gaughan asked about the \$2 million budgeted for Technology Review Board (TRB) requests.
  - a. Tom Stolz gave an overview of items part of the TRB request.
- 5. Patrick Gaughan asked why IT costs aren't broken out in the budget.
  - a. Tom Stolz shared that IT requests are between \$20-25 million and that Finance is trying to come up with a great way of showing the IT information.
- 6. Janice Manlove asked what the percentage of salary and benefits is.
  - a. Tom said 60% are salaries and benefits.
- 7. Keven McWhorter shared that the Goddard Library Board's budget for salaries is 72% of the total budget.
- 8. Sharon Ailsieger asked about the benefits breakdown.
  - a. Tom said employees have 3 choices to choose from, but vision, dental and additional supplemental insurances are the same.
- 9. Sharon Ailsieger asked what percentage the employee pays.
  - a. Tom said 95% from the taxpayers and 5% from the employee.
- 10. Sharon Ailsieger asked if the employee part is affordable.
  - a. Tom said everybody can afford the health insurance if they want it. Our benefits plan is less than most. Compensation isn't as great, but a lot of employers aren't offering family plans any longer.
- 11. Joe Brown was grateful for a transparent process but worried about the jail issues. He asked where we're at with personnel issues with EMS.
  - a. Tom said changes were made a year ago. Kevin Lanterman was recently named EMS Chief and employees are happy with an operations guy in charge. Should have less than half of the openings a year from now. Currently have 21 openings.
- 12. Kevin McWhorter asked if \$521 million is an increase from last year.
  - a. Tom said last year was \$480 million.
- 13. Kevin McWhorter asked if there was a policy stating a required percentage in reserves.
  - a. Tom said yes, \$48 million in reserves with some flexibility to support the sheriff if needed.
- 14. Kevin McWhorter asked if the budget can be republished.
  - a. Tom said yes, but would have to go through the entire public process again.
- 15. Kevin McWhorter asked if the money needed is in contingencies and reserves, so you need to republish.
  - a. Tom said hopefully we don't need to.
- 16. Kevin McWhorter asked how much for budget is coming from federal dollars.
  - a. Tom shared that none of the recommended budgets are ARPA dollars. The Commission is not willing to use ARPA money for that purpose.

There is a \$15 million increase in general fund or state dollars that are continuing.

b. **CON2022-00023 – Philip Zevenbergen, MAPC.**

- i. Philip Zevenbergen presented CON2022-00023, a Conditional Use to permit more than one commercial vehicle (exceeding 26,000 gross vehicle weight rating). Applicant is Galen and Georgiana Morris. MAPC's recommendation is Approval with Conditions:
  1. The rural home occupation is limited to the parking of five (5) Commercial Vehicles that exceed \$26,000 pounds gross vehicle weight rating.
  2. Development and maintenance of the site shall be in conformance with the approved site plan.
  3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Condition Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.
  4. Patrick Gaughan commented that the aerial view was difficult to interpret.
  5. Janice Manlove asked if the owners live at the property.
    - a. Philip Zevenbergen said yes.
  5. Sharon Ailslieger asked how it affects the neighbors.
    - a. Philip Zevenbergen said the direct neighbor to the south is concerned with vehicles on site currently. The applicant is installing berms on the south and east of the property that are not required by the zoning code.
  6. Patrick Gaughan said it looks like there are a bunch of trailers on the property.
    - a. Philip Zevenbergen said that if the owner owns the trailers, he can have them there.
  7. Sharon Ailslieger asked how many commercial vehicles there are currently.
    - a. Philip Zevenbergen didn't know, but they can have up to 5 over 26,000 gross vehicle weight rating.
  8. Joe Brown asked if a wastewater permit was issued.
    - a. Philip Zevenbergen said it doesn't apply to the zoning code.
  9. Joe Brown asked if there was a wastewater study done onsite.
    - a. Philip Zevenbergen said not outside of conditional use.
  10. Joe Brown asked about the water service.
    - a. Philip Zevenbergen said it was the City of Wichita water service with the option for sewer.
- ii. Carl Losey made a motion, Sharon Ailslieger seconded, to approve subject to staff recommendation and in addition to adding conditions that prohibit Vehicle Storage Yard and Wrecking/Salvage on the site. **The CAB approved the motion with a vote of 9-0.**

c. **ZON2022-00032 – Bill Longnecker, MAPC**

- i. Bill Longnecker presented ZON2022-00032, SF-20 Single-Family Residential. Applicant is Eagle Ridge Holdings, LLC c/o Tim Chadd (owner/applicant). MAPC's recommendation is approval of the requested SF-20 zoning.
  1. Janice Manlove asked if the sewage and water would come from Colwich.
    - a. Bill said it will be on septic and onsite water.
  2. Rhian Collins asked if this was going to be a housing development and how far would it be from an urban development.
    - a. Bill said yes it is a housing development that would be 1.3 miles away from Colwich.
  3. Sharon Ailslieger asked what the CAB was voting on.

- a. Bill said the recommendation on the zoning change. The plat has already been approved.
    - 4. Sharon Ailslieger asked if the zone change comes after the platting because it seems backwards.
      - a. Bill said this is unusual, but they are now asking for the zone change.
    - 5. Joe Brown asked if environmental resources has weighed in.
      - a. Bill was not aware if they had, but that's usually done during platting, and platting approved onsite septic.
    - 6. Janice Manlove mentioned the irrigated field just to the east pulls more than the housing area.
    - 7. Sharon Ailslieger asked if each house will have septic and wells.
      - a. Bill said yes.
  - ii. Janice Manlove made a motion, Carl Losey seconded to approve the recommendation. **The CAB approved the motion with a vote of 9-0.**
    - 1. Commissioner Dennis added that Sedgwick County is paving N of 135th at 53rd street.
    - 2. Kevin McWhorter asked if the railroad company was putting up signage.
      - a. Commissioner Dennis said the railroad company is deeply involved.
- d. **ZON2022-00033 – Philip Zevenbergen, MAPC**
  - i. Philip Zevenbergen presented ZON2022-00033, TF-3 Two-Family Residential and LC Limited Commercial. Applicant is Smarsh Jerome J Rev Trust(owner)/Nett Development, Co, Inc. (contract/buyer)/Garver, LLC (agents). MAPC's recommendation is approval of the zone change request subject to Protective Overlay #393.
    - a. The publication of the zoning ordinance shall not occur until annexation in the City of Wichita has occurred.
    - b. The LC Limited Commercial zoned property shall conform to Section III-C.2.b of the Unified Zoning Code and establish a Community Unit Plan prior to the issuance of any building permits within the LC Limited Commercial zoned area.
      - i. If the Community Unit Plan is established prior to annexation into the City of Wichita, the Community Unit Plan shall contain language consistent with the landscaping requirements of the Wichita Landscape Ordinance.
      - ii. Amendments, adjustments or interpretations of this Protective Overlay shall be done in accordance with the Unified Zoning Code.
  - 2. Sharon Ailslieger asked if they would be rentals or for sale.
    - a. Philip Zevenbergen said that would be determined by the developer.
  - 3. Kevin McWhorter said he thought the city's location for a dry detention spot had been located.
    - a. Philip Zevenbergen said it was identified but not decided. The developer is aware they are going to complete flood work in the area.
  - 4. Sharon Ailslieger asked if it was in a flood plain.
    - a. Philip Zevenbergen said partly. They have to adjust or avoid the flood plain.
  - 5. Patrick Gaughan said this plan is dense with 2 family homes.
    - a. Philip Zevenbergen said they are going to develop and annex into the city. At some point, a highway will be developed.
  - 6. Sharon Ailslieger asked how much is in the flood plain.
    - a. Philip Zevenbergen said partly. You can develop on a flood plain by bringing the base level up. All of this is handled during platting.

- ii. Will Clevenger from Garver (the agent) said you have to address drainage, but this is just a concept. Regarding dry detention, it is something they will be working with the county on. Question on selling or renting, it will be both, but the market will dictate. Regarding utilities, bringing sanitary sewer to serve the site with special assessments.
  - 1. Kevin McWhorter asked which school district it is in.
    - a. Philip Zevenbergen said Renwick.
  - 2. Joe Brown asked where the nearest fire station was.
    - a. Philip Zevenbergen said 21st and 135th.
  - 3. Joe Brown asked if there was only 1 street now.
    - a. Will Clevenger from Garver said yes but planning more.
  - 4. Janice Manlove asked when this would start.
    - a. Will Clevenger from Garver said the first phase is estimated to begin spring 2023. It could be broken into phases. People are wanting these.
  - 5. Kevin McWhorter asked which waterway is going through the property.
    - a. Will Clevenger from Garver said he didn't know the name, but the engineer will have planning complete by platting.
  - 6. Rhian Collins asked how traffic will be managed.
    - a. Will Clevenger from Garver said there is a potential de-acceleration lane and access potential.
  - 7. Kevin McWhorter asked if 151st is paved.
    - a. Will Clevenger from Garver said no.
    - b. Philip Zevenbergen said paving depends on the city/county and is determined at the time of platting.
  - 8. Cameron Dawson asked what the plans are for the Limited Commercial.
    - a. Will Clevenger from Garver said it was unknown. They are letting the market dictate.
  - 9. Patrick Gaughan asked who the developer was.
    - a. Will Clevenger from Garver said Nett Development.
- iii. Janice Manlove made a motion, Carl Losey seconded to approve the recommendation.

**The CAB approved the motion with a vote of 6-3.**

## 5. Board Agenda

- a. Janice Manlove said she lost her husband June 18. She can't say enough about county Fire and EMS. They do more than treat medical. Received the most care at the VA, and thanked the taxpayers.
- b. Patrick Gaughan mentioned the budget and the pending lawsuit with the problems at JIAC. If a settlement or decision is reached, where does the money come from? Is it insurance with a deductible?
  - i. Commissioner Dennis said there is no insurance for that. We are self-insured. Use of contingency funds will help. They can spread out payments over years.
- c. Patrick Gaughan asked if they will settle.
  - i. Commissioner Dennis said the Commissioners have not been talked to about it, and an amount has not been mentioned.
- d. Patrick Gaughan asked if there are other pending cases.
  - i. Commissioner Dennis said yes, but they are still in Executive Session.
- e. Commissioner Dennis mentioned the shooting range at Mt. Hope. The state water authority evaluated it, and the holes are deeper than the water table. It is deferred indefinitely until it can be remediated.
- f. Commissioner Dennis mentioned that Commissioner and Administrative offices have moved to 100 N. Broadway. Register of Deeds and the Treasurer's Office will be on the 1st floor, while the rest are on the 6th floor. There is no security to go through to come see the offices.
- g. Commissioner Dennis said our first staff meeting at Ruffin is July 26.

- h. Commissioner Dennis said the equipment is on backorder to have Commissioner Meetings at Ruffin.
- i. Commissioner Dennis said the Sheriff briefed the BoCC on staffing issues. They have 100 openings and are at 49% vacancy. The sheriff would like a \$25.50 starting salary, and it will be discussed on the Aug. 3 meeting.
- j. Commissioner Dennis said the 988 bill has been signed. Anyone can call 988 for a mental health crisis.
- k. Commissioner Dennis informed that the Martha C. Buford Safari Express opened at the Sedgwick County Zoo.
- l. Commissioner Dennis said the first budget public hearing is on August 3 at 6:00 p.m.
- m. Patrick Gaughan asked if there was a unanimous decision on the mill levy.
  - i. Commissioner Dennis said yes, and that it can't go up. It could go down, but odds are slim with trying to fix the Sheriff's staffing crisis.
- n. Patrick Gaughan said he was surprised there was no mill levy increase.
  - i. Commissioner Dennis said there was a 7% property tax increase which helped the budget, but he doesn't know what next year will bring.
- o. Commissioner Dennis talked about the Elections drop boxes. Lots of people don't understand the process. There is the vote canvass August 12 at 1:00 p.m. if anyone wants to view the process.

## 6. Adjournment

- a. The District 3 Citizen's Advisory Board adjourned at 9:06 p.m.

*The next Citizens Advisory Board Meeting will be **Monday, Sept. 12, 2022, 7 p.m.**, at Goddard School Conference Center, 315 S. Main, Goddard, KS.*