



## District 3 Citizens Advisory Board Meeting Agenda

March 6, 2023 | 7 p.m.  
Goddard District Conference Center  
315 S. Main, Goddard

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**Board Members in Attendance:** Sharon Ailslieger, Joe Brown, Cameron Dawson, Patrick Gaughan, Janice Manlove, Kevin McWhorter, Michael Mitchell, Stephanie Wise, David Wright

**County Representatives:** Commissioner David Dennis, Appraiser Mark Clark, Deputy Appraiser Ronnie Tidwell, Eryn Ebach-Freund – MAPD

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### **1. ORDER OF BUSINESS**

- a. Call to Order – Chair Kevin McWhorter
  - i. Chair Kevin McWhorter called the meeting to order at 7:00 p.m.
- b. Approval of Meeting Minutes – Chair Kevin McWhorter
  - i. Patrick Gaughan motioned to approve meeting minutes from Jan.9, 2023, and David Wright seconded. **The D3 CAB approved the meeting minutes with a vote of 9-0.**

### **2. PUBLIC AGENDA**

- a. The public agenda allows members of the public to address the District 3 Citizens Advisory Board.
  - i. None

### **3. NEW BUSINESS**

- a. Sedgwick County Appraiser – Appraiser Mark Clark
  - i. Inspect each property every six years, discover list and value all property that had significant changes, update appraisals each year to assure that all properties are valued at fair market value.
    1. January 1 – Appraisal Date
    2. March 1 – Real Property Value Notices Mailed
    3. March 15 – Personal Property Renditions due to Appraiser's Office
  - ii. Sharon Ailslieger asked how someone can schedule a meeting.
    1. Mark Clark replied that they can fill out the form and return it.
  - iii. Patrick Gaughan asked why some people don't get notices.
    1. Mark Clark stated that notices are only mailed to property owners if the property had a change in value or classification.
  - iv. Valuation Considerations
    1. Inflation – 9.1% in June 2022
    2. Labor Shortages
    3. Tight Supply of Housing
    4. Supply Chain issues
  - v. Kevin McWhorter asked, when they say that 25-50,000 new constructions are needed to correct the supply and demand imbalance, how did that number get so big so quickly?
    1. Ronnie Tidwell replied that after the 2008 recession, builders stopped making speculation homes and went to doing custom builds only.

2. Kevin McWhorter stated, so what we have is the accumulation of 15 years of developer behavior.
  3. Mark Clark, yes, that's true.
  4. David Wright asked if we built 25-50,000 units would people in this community be able to buy them at the current prices?
  5. Mark Clark replied that is the big question because of the cost of building. I don't know.
- vi. Janice Manlove asked, how many empty lots are sitting in the city of Wichita that could be backfilled with homes?
1. Mark Clark replied, I don't know but I can get that data for you.
  2. Ronnie Tidwell stated, sometimes people buy empty lots next to their homes to use as a yard.
  3. Janice Manlove asked, aren't there some restrictions where if you buy a lot you are required to build on it in a certain amount of time?
  4. Ronnie Tidwell stated that some of the newer developments, from the late 90s on, might have that requirement. The older areas don't have that.
  5. Mark Clark stated that there was a downtown revitalization program that has since expired but a bunch of new homes were built with it.
  6. Eryn Ebach-Freund stated that the Planning Dept. is working on their 2022 calendar trends in June which will have accurate numbers.
- vii. Property Tax Formula
1. The Appraiser's Office only establishes the Appraised Value of property.
  2. Tax rates are estimated by the County Clerk
  3. Commissioner Dennis stated that the County Appraiser is appointed every 4 years. He doesn't work for the BOCC. Works for the PVD in Topeka.
- viii. Parcel growth in Sedgwick County
1. Growth was 227,141 in 2022 to 229,191 in 2023
  2. Nearly the same amount as Johnson County but their assessed value is much higher.
    - a. They have larger office buildings while Sedgwick County is more manufacturing.
  3. David Wright asked, does the parcel count include multifamily?
    - a. Mark Clark replied, yes, every parcel counts.
- ix. Sales activity, all classes, no impact from COVID-19
- x. New construction, all classes increased by 13.5%
- xi. Residential
1. 60% of assessed value in the county and 66% of total Real Property assessed valuation.
  2. Residential property sales decreased by 13.7% due to inflation and interest rates.
  3. New dwelling construction permits went up 25.2%, just issued permits from MABCD & Municipalities
    - a. Ronnie Tidwell stated we're still about 6-8000 less than in 2006-2004
    - b. David Wright asked if apartments are included in this.
    - c. Ronnie Tidwell answered no, they are not included. Duplexes, triplexes, etc. are included, just not apartments.
    - d. Mark Clark stated this is just permits and permits never equal the build numbers.
    - e. Cameron Dawson asked, is there anywhere with adequate housing?
    - f. Mark Clark stated, the imbalance is nationwide but there could be one. Other municipalities our size are having the same issues.
  4. Residential inventory, month's supply for Sedgwick County
    - a. A normal market has a 4-6 month supply of inventory. We are well below the 4-month mark.

- b. Days on the market – 4-6 months is a normal market, and Sedgwick County is well below that.
- c. The median sale price increased by 10.8%. The median price for a new home was \$350,000

xii. Commercial

- 1. 29% of assessed value, a31% of total Real Property assessed value
- 2. Sales decreased by 2.9% but sale prices remained high.
- 3. Permit Activity remained steady in 2022
- 4. Sharon Ailsieger asked, is there a lot of vacant commercial space?
  - a. Mark Clark replied, yes, there is some.
  - b. Sharon Ailsieger asked, is it a normal amount or something to be concerned about?
  - c. Mark Clark stated I think Commercial has been moving.
  - d. Stephanie Wise stated, I think the market is very slim right now for Commercial. Lots of the deals are happening off the market. A lot of the vacant buildings have problems.
  - e. Mark Clark said they may ask for incentive packages.
- 5. Patrick Gaughan asked, has any kind of evaluation been done showing the overall effect of real estate tax incentives? How much more tax would be collected if not incentives? 10% or 50%
  - a. Mark Clark stated it would be more.
  - b. Commissioner Dennis explained that we always have WSU do an analysis. Always look at the effects before deciding to give incentives. Used to have a 1.5:1 but still has to be at least a 1:1 return on investment.
  - c. Patrick Gaughan stated it would be good to know each year how much these cost us in taxes. Just trying to figure out how much we've invested this way.
  - d. Patrick Gaughan asked, when giving incentives, is the deferral only for the County portion or does it include School, fire, etc?
  - e. Commissioner Dennis stated each tax district votes on it. The Fire District is usually a payment in place of taxes.

xiii. Sales Ratio Study

- 1. The Appraiser's office is the only office in the state that gets a grade.
- 2. We have questions for the state to review the ratio study.
- 3. Will appeal to the state due to the low score.
- 4. Sharon Ailsieger asked, what are the compliance numbers telling me?
- 5. Ronnie Tidwell replied, as of Jan 1, 2022, we put a value on a property and it raised 24%, which would make us out of compliance. We have not valued properties for what they are selling for.
- 6. Sharon Ailsieger asked, what happens if the house sells for less than value?
- 7. Ronnie Tidwell replied that is still not good.
- 8. Mark Clark stated we want the value to be just below market.
- 9. Stephanie Wise asked, are apartments included on the Commercial side?
- 10. Mark Clark said yes. Only Sedgwick County has a problem of this magnitude with the state-approved system.
- 11. Stephanie Wise stated if taxes skyrocket it affects owners and tenants.

xiv. Agricultural

- 1. 67.5% of the land in Sedgwick County is devoted to agricultural use but only represents 1% of the total assessed value.

xv. Questions

- 1. Joe Brown asked, how do you safeguard representation of the office?
  - a. Ronnie Tidwell replied, every member of staff has county issued ID card and will be wearing a Sedgwick County polo and/or jacket. They will not request to come into your house until you have signed a permission slip

- with the County Logo and our letterhead. Most field checks are scheduled.
- b. Joe Brown asked, how are those visits scheduled?
  - c. Ronnie Tidwell replied we'll phone you. The only time we won't phone is if you've recently taken out a building permit. But they will not force themselves in. May ask a few questions and then leave.
  - d. Mark Clark stated we don't have County issued cars. Staff uses their cars and put on a magnet. However, there is a problem with those being stolen or falling off.
  - e. Ronnie Tidwell stated if asked to pay for information, DON'T DO IT. Appraiser information is free.
2. Patrick Gaughan stated he has lived in his house for 30 years and to the best of his knowledge an appraiser has never come onto the property and certainly not into the house. Have filed appeals during that time. How would I know if someone came by?
    - a. Ronnie Tidwell, we've streamlined a lot of our processes. Only go to the field for new construction. The Eagle View program helps with this. If no one is home, staff will leave a yellow door hanger with a phone number and quick reference number.
  3. Kevin McWhorter asked, the Hartman arena got a tax abatement, now Lange is buying the building but wants to keep the abatement, is that legal?
    - a. Mark Clark replied, yes. It's a legal buy. Arena never paid its bills. All paid by an oil company.
    - b. Sharon Ailslieger asked, what you are saying is they can legally get a 10-year abatement? Who makes that decision?
    - c. Mark Clark replied, City of Park City.
- b. CON2023-00002 – Eryn Ebach-Freund, MAPD
- i. CON2023-00002
  - ii. APPLICANT: Henry T. and Lyneisa M. Cocking (owners/applicants)
  - iii. REQUEST: Amend existing Conditional Use for a Kennel; Boarding, Breeding, and Training facility to extend approval for one additional year.
  - iv. CURRENT ZONING: RR Rural Residential (RR)
  - v. LOCATION: Generally located west of 215<sup>th</sup> Street West on the South side of 29<sup>th</sup> Street North (District 3)
  - vi. PROPOSED USE: Kennel; Boarding/Breeding and Training Facility
  - vii. RECOMMENDATION: Approval to extend
  - viii. Questions:
    1. Sharon Ailslieger asked, is the new facility on the same site?
      - a. Eryn Ebach-Freund replied, no, it is on a separate property with a separate conditional use.
    2. Sharon Ailslieger asked, were the neighbors notified? I've had a few calls.
      - a. Eryn Ebach-Freund replied, yes, notification went out but no comments were received. Encourage people to contact MAPC.
    3. David Wright asked, when do you expect construction to be completed?
      - a. The applicant replied, giving extra time due to backlogs of products. Was going to only ask for 6 months but spoke to neighbors and they were fine with a year because you never know what will happen. Happy to share the timeline and explain. Visited neighbors except 1 who received a registered letter. The goal is to be gone this year.
  - ix. A motion to approve was brought by DW and seconded by MM.
  - x. **The motion was approved by a vote of 9-0.**
  - xi. KM stated, if folks have comments, they need to go to the proper channels.

#### **4. BOARD AGENDA**

- a. Commissioner Dennis gave an update on recent zoning cases.
  - i. 167<sup>th</sup> and Central – BOCC voted to send it back to MAPC. Passed by BOCC when it came back.
  - ii. Central and 135<sup>th</sup> (west side) – City of Wichita decided to annex. The case was approved with the caveat being that uses on parcel 1 are to only be developed with single-family homes.
  - iii. Central and 135<sup>th</sup> (east side) – Approved by BOCC with a protective overlay.
    - 1. Patrick Gaughan shared they were shocked by the turnout/vote. Does the Commission ever not follow the recommendations of MAPC?
    - 2. Eryn Ebach-Freund replied, there have been two times in her tenure on event centers.
    - 3. David Wright stated, if the agent hadn't made the change, probably would have followed suit.
    - 4. Janice Manlove asked, what is the government's role in solving the housing problem?
    - 5. Commissioner Dennis stated the County can't do much, but cities can. The fastest-growing city in Kansas is Maize. 2,000 homes under construction. When they bring everyone in, they have 20,000 in the city.
    - 6. Commissioner Dennis stated with Integra bringing in jobs will need more housing.
    - 7. Kevin McWhorter asked, of the 2,000 jobs, how many will be local and how many will be brought in?
    - 8. Commissioner Dennis stated that they are partnering with USD 259 & WSU Tech. Wednesday's decision will be to support training. High-tech companies are laying off and GWP is reaching out to them for recruiting.
- b. Updates from Commissioner Dennis
  - i. There will be a large solar project between Maize and Colwich. Will be a zoning case. 1,000-5,000 acres.
  - ii. Still looking at staffing. Sedgwick County operates 24/7/365, but childcare is an issue. Seeing what we can do to help.
  - iii. New Election Commissioner, Laura Rainwater, was appointed.
    - 1. Patrick Gaughan stated I'm just looking for someone who's going to be dedicated.
  - iv. Admin Building – CIP Amendment of \$42 million to explore options
    - 1. Joe Brown asked, does this show up in the following year's budget?
    - 2. Commissioner Dennis yes, in the CIP portions of the budget. But if you go back you can't see the amendments.
    - 3. Joe Brown stated that timing is tough.
  - v. The legislature is in session. Commissioner Howell has gone to speak. A lot of little things affect us.
    - 1. Food sales tax – may lose \$5.7 million
    - 2. Sharon Ailslieger asked State can take away the County's tax because they are removing theirs.
    - 3. Commissioner Dennis replied, yes
    - 4. Kevin McWhorter asked, how can the state say you can't have a tax?
    - 5. Commissioner Dennis replied that they are the ones who voted to allow it to begin with.
  - vi. Regional Mental Health facility discussion with Legislature.
  - vii. The new KBI Director met with him and RFSC. Requested more funding for expansion and other expenses.
    - 1. Sharon Ailslieger asked if other counties use our RFSC.
    - 2. Commissioner Dennis replied, yes, but we charge them.
    - 3. Joe Brown asked, what was the KBI Director's response?

4. Commissioner Dennis replied, don't think he realized that we have our own that needs help
5. Patrick Gaughan asked, are we able to process everything internally?
6. Commissioner Dennis replied, yes, but there is a backlog. It takes 4-5 months to get results to the DA. With 41 people working
7. Cameron Dawson stated that the turnover rate at the KBI is outrageous and can't keep up. Also understaffed and underfunded.
- viii. The Sedgwick County Zoo received the Spirit of Wichita Award from the Chamber. Can only get it once every 20 years. Zoo also got it 20 years ago.
- ix. The county provided a 1-year endowment to KU for a child psychiatric program. KU just got accredited.
- x. Thunder Bolt Siren Ceremony – 3 of the oldest in the US are here. People from 15 states attended. It is believed that Wichita is the first to use an air raid siren for tornados.
- xi. There are openings on several advisory boards.
- c. Chairman McWhorter reminded the CAB that when we receive unsolicited comments from people about zoning and other issues, we must instead refer those persons commenting to the proper government authorities, to not merely field them and then state them in our meetings as hearsay.

## **5. ADJOURNMENT**

- a. The meeting was adjourned at 9:06 p.m.

*The next Citizens Advisory Board Meeting will be **Monday, April 3, 2023, 7 p.m.,**  
at Goddard School Conference Center, 315 S. Main, Goddard, KS.*