

## **MEETING OF THE BOARD OF COUNTY COMMISSIONERS**

### **REGULAR MEETING**

**JUNE 26, 1996**

The Regular Meeting of the Board of County Commissioners of Sedgwick County, Kansas, was called to order at 9:00 A.M., Wednesday, June 26, 1996, in the County Commission Meeting Room in the Courthouse in Wichita, Kansas, by Chairman Thomas G. Winters; with the following present: Chair Pro Tem Melody C. Miller; Commissioner Paul W. Hancock; Commissioner Mark F. Schroeder; Mr. William P. Buchanan, County Manager; Mr. Stephen B. Plummer, County Counselor; Ms. Becky Allen-Bouska, Director, Bureau of Finance; Mr. Marvin Krout, Director, Metropolitan Area Planning Department; Ms. Irene Hart, Director, Bureau of Community Development; Ms. Louanna Honeycutt-Burress, Administrative Officer, Department of Housing and Economic Development; Ms. Lynne Melton, Assistant Director, Department on Aging; Ms. Cecile Goff, Department of Corrections; Mr. Don Brace, Director, Bureau of Central Services; Mr. David C. Spears, Director, Bureau of Public Services; Mr. Larry D. Jecha, M.D., M.P.H., Director/Health Officer; Mr. Darren Muci, Director, Purchasing Department; Mr. Fred Ervin, Director, Public Relations; and Ms. Luan Chebultz, Deputy County Clerk.

### **GUESTS**

**Mr. Hiram Rank**, Potentate, Midian Shrine Temple  
**Mr. Gary Wiley**, Professional Engineering Consultants, P.E.  
**Dr. Jerry Vogt**, 454 Waverly, Wichita, Kansas

### **INVOCATION**

The Invocation was given by Mr. David Cline of the Christian Businessmen's Committee.

### **FLAG SALUTE**

### **ROLL CALL**

The Clerk reported, after calling roll, Commissioner Gwin was absent.

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**CONSIDERATION OF MINUTES: Regular Meeting, June 12, 1996.**

The Clerk reported that all Commissioners were present at the Regular Meeting of June 12, 1996.

**Chairman Winters** said, "Commissioners, you've had an opportunity to review these Minutes, what's the will of the Board?"

**MOTION**

Commissioner Hancock moved to approve the Minutes of June 12, 1996, as presented.

Commissioner Miller seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Absent on date when Minutes approved
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Abstain
Chairman Thomas G. Winters	Aye

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

**Ms. Becky Allen-Bouska**, Finance Director, greeted the Commissioners and said, "You have previously received the certification of funds for today's Regular, Sewer, and Fire District agendas. I am available for questions if there are any."

**PROCLAMATION**

- A. PROCLAMATION DECLARING THE MONTH OF JULY AS "SHRINER'S KIDS MONTH."**

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**Chairman Winters** said, "Commissioners, I have a Proclamation that I would like to read into the record."

**PROCLAMATION**

**WHEREAS**, the Hospital Van Unit of Midian Shrine Temple, Wichita, Kansas, and other Shrine Masons across North America operate a network of pediatric specialty hospitals -- 19 Shriners Hospitals for Crippled Children and three Shriners Burns Institutes -- that offer free, quality medical care for youngsters up to their 18th birthday; and

**WHEREAS**, Shrine charity is reflected in members of the Midian Shrine Temple who presently serve 265 "Shriner's Kids" across its 32-County jurisdiction through the Hospital Committee, a Hospital Van Unit, a Flying Fezzes (air-transport) Unit, the "Plane of Mercy" Fund, and a Board of Trustees representative for the Shriners Hospital for Crippled Children in St. Louis, Missouri; and

**WHEREAS**, the Hospital Van Unit reached a 10-year milestone with One Million Miles in physician-ordered child transport by driving to the Shriners Hospital for Crippled Children in St. Louis, Missouri, or wherever necessary for a child's care; and

**WHEREAS**, members of this dedicated Hospital Van Unit; their brothers with Midian Shrine Temple; volunteers with other Kansas Temples; and Shrine Masons across the nation subscribe to the slogan that, "No man stands so tall as when he stoops to help a crippled or burned child";

**NOW THEREFORE BE IT RESOLVED**, that I, Tom Winters, Chairman of the Board of Sedgwick County Commissioners, do hereby proclaim the month of July, 1996, as

**“SHRINER'S KIDS MONTH”**

in Sedgwick County, and urge all citizens to support the volunteers who are dedicated to strengthen and enriching the lives of our needy citizens.

**Chairman Winters** said, "Commissioners, you've heard that Proclamation, what's the will of the Board?"

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**MOTION**

Commissioner Hancock moved to adopt the Proclamation and authorize the Chairman to sign.

Commissioner Miller seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you very much. Here accepting is Hiram Rank, illustrious Potentate. I see there are several Shriners here, so if you would all just come to the podium please to be recognized for the work and the service you do for this community and if one of you would like to step forward and say a couple of words, it would be appreciated."

**Mr. Hiram Rank**, Potentate, Midian Shrine Temple said, "On behalf of the Midian Temple and all the Shriners around North America, and our Hospital Van Unit, I appreciate this recognition. Our Van Unit, they donate so many, many hours free. They don't charge a dime for their time to haul these children back and forth to our hospitals. Thank you very much."

**Chairman Winters** said, "Thank you and keep up the good work. Let me tell you, when I was reading that thing, Fezzes is not easy to do sometimes, but keep up the good work. This community certainly appreciates all that you all do. Alright, next item please."

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**PLANNING COMMISSION**

**B. METROPOLITAN AREA PLANNING DEPARTMENT (MAPD).**

- 1. CASE NUMBER SCZ-0714 - ZONE CHANGE FROM 'SF-20' SINGLE FAMILY RESIDENTIAL TO 'LC' LIMITED COMMERCIAL, LOCATED ON THE NORTHEAST CORNER OF 13TH STREET NORTH AND GREENWICH ROAD.**

**CASE NUMBER DP-224 - APPROVAL OF COMMERCIAL COMMUNITY UNIT PLAN (C.U.P.) FOR COMMERCIAL DEVELOPMENT, LOCATED AT THE NORTHWEST CORNER OF 13TH STREET NORTH AND GREENWICH ROAD.**

**Mr. Marvin Krout**, Director, Metropolitan Area Planning Department, greeted the Commissioners and said, "You have two items and this first item is out in the Four Mile Creek area. It is at the intersection of the northeast corner of the intersection of 13th and Greenwich. As you can see, there was the typical six acres at each corner zoning that was established back in 1958 by the County and has remained all this time. Areas to the west of Greenwich are basically owned by Ratheon and are in Industrial zoning districts.

"The request is to expand the Light Commercial zoning from the six acres to a net of 20 acres. Because we're talking about more than six acres of Light Commercial, under the new zoning code, it requires the filing of a Community Unit Plan. The request would stretch out on what is basically about a quarter of a mile of frontage along 13th Street and leave about 500 feet to the K-96 right-of-way. This 500 feet and the area further to the north is owned by a church and is planned to be developed, at least the frontage for a church with possible residential development behind that church in the future.

**SLIDE PRESENTATION**

"The staff recommended approval. There are four parcels in this CUP and I'm sorry I don't have a drawing. You do have copies of a drawing, but this is called the Dillon CUP and basically the plan is for a supermarket at the corner on about 11 acres with about one acre taken out for a pad site for some other development, a bank, restaurant, or some other use at the corner.

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"Then there are two more parcels which comprise the eastern two thirds of the area further to the east. The staff recommended approval of the two thirds of the acreage for the Dillons store and the corner pad site, about 12 acres, but did not recommend the remainder of the site for Commercial zoning.

"Our concern had to do with the whole length of 13th Street and what it would look like in this area. In the Comprehensive Plan, we say that 21st and Greenwich and K-96 is the appropriate area for intensive commercial development, but when you look at 13th Street and drive 13th Street, out from the City east to the County line, 13th Street did seem to have a special character to us. It's full of private schools, churches, upper-end housing, private park land, golf course, institutional uses. It has a character that is not very intensely commercial in character, so our recommendation was 21st Street is the street that should be more intensely commercial and 13th Street should be a little bit more modest in terms of commercial development. But it is near the K-96 interchange, so that's the question, whether or not this area should develop all along this portion of K-96 on both sides of the street. I think when you zone this side of the street, it is very difficult to tell property owners on the other side of the street that they can zone, so this sets up a situation where you have quite a bit of Commercial zoning along this section of 13th Street, which we thought was out of character for the 13th Street corridor.

"The Planning Commission disagreed. Obviously, the applicants disagreed and they are requesting the flexibility to have the Commercial zoning extend to this area and part of their reasoning was that we are only talking about 500 feet here between the sites that we recommended approval of and the church and what can you do in the 500 feet. We have seen places where you can do all kinds of uses, including single family and other kinds of uses that area less intense than commercial, but that's what the Planning Commission issue was.

"At the Planning Commission hearing, there was no opposition to this case. In fact, a representative of the church appeared at the meeting and voiced their support for the zoning change. The Planning Commission took up the issue and they decided to divide the zoning up into the eastern portion, which is parcels one and two, for the supermarket and the corner site, and the western portion. On the eastern portion, the vote was unanimous, twelve to zero. On the western portion, it was a close vote, it was seven to five, but the Planning Commission did recommend approval with that second vote of the entire Light Commercial zoning and the entire Community Unit Plan.

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"There has been no protest petition that has been filed after the case, so it requires a majority of the Commissioners, it will require three votes to approve.

"This is the aerial photograph. It is mostly undeveloped in this general area. This is the Raytheon holding. There are some old outside storage and shed areas here that Raytheon uses. This is K-96 freeway and the east side is Palace Stone Development, the White Tail development, and Lakeview Cemetery. We are looking now at the intersection, looking north and east across the site. In the background you can see K-96 going over the Burlington Northern tracks, up a half mile north of 13th Street. This is looking at the southeast corner of the intersection, all undeveloped. The southwest corner of the intersection. This is the northwest corner of the intersection, looking up the road; 13th Street on the east side of the Raytheon property and some sheds behind that; there is some old airplane storage that you may have seen in the past. This is looking across the site. I think you can see a monument in the cemetery in the background. Then looking north and east of the site and K-96 in the background. Back to the aerial photograph and the zoning map. I'll be glad to answer any questions you have and the applicant's agent is here this morning."

**Chairman Winters** said, "Marvin, can you point out where parcels one and two are on that map?"

**Mr. Krout** said, "If you were to draw a line about where this arrow is, then parcels one and two represent about that western two-thirds of the map and there is about a 500 foot strip which is parcels three and four on the eastern portion."

**Chairman Winters** said, "Thank you. Commissioner Miller."

**Commissioner Miller** said, "Thank you. Marvin, would you reiterate your reasoning, and I'm talking about MAPD's reasoning for denying parcels three and four?"

**Mr. Krout** said, "Well it has to do with looking at the plan and the commercial development in general, in terms of trying to develop areas for more intense and less intense commercial development, and frankly, in the discussion with the MAPD, the issue about far west Wichita came up and how, in that area, we looked at Kellogg and 21st Street as being areas where there was more intensive commercial development, but areas in between ought to be less intense and more neighborhood oriented."

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“So it is in that same spirit that we looked at 13th Street and 13th Street, if you start at Woodlawn, has several churches, a church at Woodlawn, a residential development up to Rock, where you have two churches, a country club at Rock and 13th Street. You have a very nicely landscaped Country Place and Lake Point additions and you have the private school and corporate office headquarters, then the Beech private park area on both sides of 13th Street east of Webb. Then you get up to Greenwich here and it is undeveloped and you cross K-96 and you have Lakeview Cemetery, which is very nicely landscaped, the White Point development with its kind of unique living fence. Development very limited commercial at 127th Street, Crestview Golf Course, and so that is quite an assemblage of institutional and open space and residential uses and so what we were saying is that 13th Street has a special character. To create basically this street between Greenwich and K-96 as a Rock Road, I think there needs to be Rock Roads in the County, but if you look at Rock Road, let's say north and south of K-96, you can expect this portion of 13th Street on both sides to look like that if you approve this zoning. We thought that 13th Street and its character could be reserved at least for now. Maybe in the future you would look at it differently, but there are no plans for development for that parcel three and four and so our feeling was, let's keep the options open at least until this area develops further and we see what happens.”

**Commissioner Miller** said, "And parcels one and two are pre-planned for a Dillons?"

**Mr. Krout** said, "Parcel two, which is the large parcel of about 11 acres, is proposed for a Dillons store. Now Dillons is very successful in the market, so we're not about to question where they think their prime locations are. I guess they believe that this is now a future location which would serve the Four Mile Creek area very well. So parcel two would be for the Dillons store and parcel one would be a typical corner site for a restaurant or a bank, which would just be an acre or so."

**Commissioner Miller** said, "Okay, thank you. Thank you Mr. Chairman."

**Chairman Winters** said, "Okay, thank you. Anything else Marvin?"

**Mr. Krout** said, "That's all."



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**Chairman Winters** said, "Okay, thank you. At this time, as is our custom here at Sedgwick County, we'll take comments from the public. If the applicant or his agent is here and would like to speak in support of this application, this would be the time to do that. Please state your name and address please."

**Mr. Gary Wiley**, Professional Engineering Consultants, P.E. said, "I'm here today representing Dillons, the contract purchaser on this 20 acre site. Dillons is looking at a super store at this location sometime in the next three to five years, this is their projection. In order to get this piece of property, they were required to purchase the area all the way across to where the church, which is Chapel Hill United Methodist Church, it has purchased the area that is adjacent to, I think it's about 40 acres approximately, 43 acres, that they plan on a church and maybe some residential to the north. What they have proposed is a church parking lot in about the first 500 feet, adjacent to 13th Street, which would be the majority of the commercial area that we're talking about in parcels three and four. I think we're at about 695 feet, as I recall. Then a church to the north of that and additional parking and church related functions.

"We were sensitive to the development along 13th. Most Community Unit Plans that you see come in with 30% ground cover and 40% maximum growth floor area. We've limited this CUP to a maximum of 30% ground cover and 30% maximum growth floor area. This maxes out to somewhere in the neighborhood of about 100,000 square feet of building that could have been permitted at this location that we elected not to do.

"We have proposed the six foot screening wall, masonry screening wall, six to eight footer, along the east and northerly property lines. We have limited the building heights to a maximum of 35 feet so that they are in the same building heights as the residential areas surrounding are permitted to develop at. Part of parcel three, that Dillons proposes will be utilized for a detention system, about an acre of it, in fact, because there is some drainage that is coming through this site that we will have to take care of, along with the increased drainage that we will be producing. Based on that, I'd be happy to answer any questions the Commission may have."

**Chairman Winters** said, "Okay Mr. Wiley, thank you very much. Commissioner Miller."

**Commissioner Miller** said, "Mr. Wiley, some points of clarification. You were saying that parcels three and four will take up approximately that 43 acres that Dillons is going to..."

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**Mr. Wiley** said, "Be adjacent to the 43 acres, the church site."

**Commissioner Miller** said, "Okay, I needed to make sure. Thank you."

**Chairman Winters** said, "Thank you. Mr. Wiley, I see no other questions. Thank you very much. Is there anyone else who would like to speak in favor of this application? Please come forward and state your name and address please."

**Dr. Jerry Vogt**, Wichita District Superintendent, United Methodist Church said, "I live at 454 Waverly Wichita, Kansas. I am the Wichita District Superintendent for the United Methodist Church. A little over a year ago, our District Union, which are our trustees, purchased the 43 acres that was referenced to a few moments ago. We are planning to locate there within a few years. A structure for our newest congregation, we know from demographical studies, that this is going to be one of the fastest growing areas in Central Kansas. We want to do it right. I've had the experience where my offices are located, at South Webb Road and Harry, of being just across the street from a Dillons Super Store. When that was built, they put in a very nice looking fenced area of six to eight feet high and we have been very pleased with that facility and the way that it has added to our area. So we spoke, as mentioned, in favor of these proceedings and this application. As has been mentioned, the first 600 or so feet south to north would be in parking and then the church beyond that, more parking, some recreational area and then perhaps some area for single family homes. With a fence that they are assuring us would be around that eastern side, adjacent to our property, we have no reason to object, in fact we are encouraging the approval of this."

**Chairman Winters** said, "Okay, thank you very much sir. Appreciate you being here. Is there anyone else who would like to speak in support of this applicant? Is there anyone here in the chamber who would like to speak in opposition to this application? Is there anyone here who would like to speak in opposition to our Planning agenda item B-1? Seeing no one, we'll limit discussion to staff and Commission. Commissioner Hancock."

**Commissioner Hancock** said, "Thank you Mr. Chairman. Marvin Krout, just one question relative to parcels three and four. Do you think that the Planning Commission members, the five members that voted in opposition to this would have been more amenable to the project if there has been some planning for three and four?"

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**Mr. Krout** said, "If there was a definite use for that property?"

**Commissioner Hancock** said, "Yes."

**Mr. Krout** said, "Maybe they would have felt more comfortable if they knew how the property was going to be used."

**Commissioner Hancock** said, "Hard to read minds."

**Mr. Krout** said, "But I think in the end, what they felt was that this is really just a small piece in between what everyone agreed to be approved and the church site and with the church site being in favor, they didn't see a big problem with it. There are controls in the CUP. There will be landscaping and sign controls and at least one of the Commissioners said that he didn't think that necessarily because all of this frontage would be zoned on the north side that all of the frontage on the south side would be developed. So we'll just take it as comes."

**Commissioner Hancock** said, "Okay, thank you Marvin. Thank you Mr. Chairman."

**Chairman Winters** said, "Thank you. I think one of the things, and again, Marvin I appreciate your staff's comments and your comments on this case. One of the things thought that I think I'm going to be tending to support the recommendations of the Metropolitan Area Planning Commission, their final decision on both parcels, is the location of K-96 Expressway. If K-96 Expressway wasn't going through this section and just a few more hundred feet down the street, I think I could probably look at this perhaps in the terms of the way that things looked on the west side and trying to really concentrate on 21st Street and on Kellogg and maybe let the interior streets have an interior not quite as intense. But with K-96 right there, to me that gives it a different look."

**Mr. Krout** said, "That's another point. I'm not arguing against myself, I guess I am, you approved a cemetery up on 21st Street. Now maybe that use is going to change, but if it remains a cemetery, that's going to displace some of the commercial development that we thought was going to go up on 21st Street and so maybe you do need to provide places for that to happen."

**Chairman Winters** said, "Okay, thank you. Commissioners, any other discussion?"

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**MOTION**

Commissioner Miller moved to adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change and C.U.P. subject to the condition of platting; adopt a Resolution and authorize the chairman to sign; and instruct the Planning Department to withhold publication until the plat has been recorded with the Register of Deeds.

Commissioner Hancock seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you very much. Next item."

- CASE NUMBER SCZ-0716 - ZONE CHANGE FROM 'SF-20' SINGLE FAMILY RESIDENTIAL TO 'LC' LIMITED COMMERCIAL, LOCATED ON THE SOUTHEAST CORNER OF HARRY AND WEBB ROAD.**

**SLIDE PRESENTATION**

**Mr. Krout** said, "This case involves a tract that is on the south side of Harry and the east side of Webb Road. We are talking about a small strip that varies from 25 to 65 feet in width. It is just to the east of the 600 foot corner that was zoned back in 1958 at this intersection and we're not exactly sure why, but the property was acquired and then platted and the plat, this lot is partly in Light Commercial and partly outside of Light Commercial."

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“The lot has been split since then and there is a car wash existing on this small lot, the western portion of the original lot and now there is an auto parts store that wants to acquire the remainder of the lot and in order to have the flexibility for siting of their building and parking, they are asking to expand the Light Commercial zoning to the lot line, which is a total of about four tenths of an acre.

"On this zoning map, first of all, this is the area that remains in the County. It is surrounded, actually, by Wichita, but there is an area that hasn't been annexed yet and it is partially developed. As I said, there is a car wash to the west. There is a home immediately to the east that I'll show you, that does have some landscaping and screening already and then there is a farm building and then Sunnyside Nursery if you've been on in the area. We expect that probably this area to the east will also come in for zoning eventually and redevelop for commercial uses. The area to the north has Light Commercial zoning. There is an existing office building here, it is undeveloped and in this area, but this corner is developed. There is a Quik Trip at the corner here.

"This is where the store that the United Methodist Church representative was just talking about. This is the Dillons store and I think their church office building is back in this area. So it is a developing commercial area and we think this is absolutely a reasonable request. This is the aerial photograph and you can see the development. This is Sunnyside Nursery. This is the car wash. This is the site that would be used by the auto parts store. We're looking now, this is the application area. Basically, this is the strip area that we're talking about. This is the home to the east. This owner did not object or appear at the Planning Commission and I expect this will be zoned Commercial in the future. We're now looking, this would be Harry over here and we're looking east back on Harry, this is the auto parts store location and this is the car wash that has developed on the split part of the lot. We're looking now across Harry and the commercial development near the corner. You can see the Dillons sign at this location and the store in the background. We're looking across the street now. This is zoned Light Commercial but undeveloped at this time. This is the house we talked about just east of the site. Back to the aerial photograph and the zoning map. The Planning Commission was unanimous in recommending approval. There was no opposition at the Planning Commission and no protest petition has been filed. There must have been something wrong."

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**Chairman Winters** said, "Yeah, must have been something happening that day. Alright, thank you. Any questions of Marvin at this time? Seeing none, we will ask if there is anyone here in the chamber today who would like to speak in support of this or in opposition? If there is anyone who would like to speak to the Commission regarding our Planning Commission case B-2. Seeing no one, we'll limit discussion to staff and Commission."

**MOTION**

Commissioner Schroeder moved to adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change; adopt a Resolution and authorize the Chairman to sign.

Commissioner Miller seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you very much. Thank you Marvin. Next item please."

**NEW BUSINESS**

**C. PRESENTATION OF RECOMMENDED 1997 BUDGETS AND 1996-2000 CIP**

**Mr. William P. Buchanan**, County Manager, greeted the Commissioners and said, "Sorry for the delay, Brad and I were figuring out one last slight detail. We presented to you yesterday, three documents. One of them is a new document, one is called the Recommended Annual Budget, entitled the exact same thing as the other Recommended Annual Budgets, except one of the smaller one is a summary, is a reduced copy."

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“If you want to know how much SKYP has budgeted for water for that program then you need the big book. If you want to know what Lake Afton Park is going to need \$750 for equipment repair, then you'll need the big one. But the small book is a summary of each department by category, by personnel, contractive services, commodities, capital outlay and inter-fund expenditure. It also gives a review of the CIP for 1997. So in one document, you have the information, big chunks of information, about each department, how many employees they have, how many they are requesting, new programs, big categories of expenditures and the CIP program. Most people will be getting this document and because we've gone to this document, we have saved a number of trees, certainly, and a considerable amount of money rather than producing this detailed piece of information. Of course, if people want the details, if we want to know the exact details of all the funds, then the big documents fine. The third document is the Capital Improvement Program. Not only is this for 1996, but from 1996 to 2000, but the specifics of 1997 are in here also. So it will help you and public understand the programs and the activities over the next five years for the CIP.

"The budget presentation process began in January and February. Looking at my notebook this morning, I discovered that the first draft budget that I received was on February 25, which is several months ago. In March, the Department Heads produced their recommended budgets, their requests. You can, I had hearings in April and May regarding those budgets and these last several weeks we have been working toward developing those budgets so that we could recommend them to you.

"In developing those budgets, I think it is important to understand a couple of criteria that we use and certainly some of the assumptions. We assumed that the assessed value would grow at about 3%. We assumed that the sales tax would grow at a rate of 4.5%, and that is a rate that we've experienced in the past. That's what we're hearing from the economists in the area and that's what all the indicators we use to try to determine that rate are telling us about growth in this community. We know that motor vehicle taxes are decreasing by 5% and that is because of change in the State law. The other criteria by which we decide, there are either slight or insignificant changes in those, both up and down.

"Those of you who attended yesterday's meeting, Councilman Rogers talked about the underlying philosophy of decision making. The underlying philosophy, certainly in this process, has been our mission statement.

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“Our mission statement says that we assure quality public services that provide for the present and future well being of the citizens of Sedgwick County. Recently, you added the present and future phrase to that. That has guided me and the budget group and this team specifically, because, in the near future, our commitments will strain our resources. So in establishing the budget for 1997, we tried to figure out how to position ourselves so that strain would be manageable and it is. The budget decisions were made by using the mission statements and goals to position ourselves for that future.

"Let me just speak a little bit about what is not in this budget. There is about 12 to 15 million dollars of requests that aren't here. All those requests that came across our desks made sense. They would improve service to the public. They would assist the less fortunate in this community. They would make our operations more efficient. We simply had choices to make and we made those choices based on the mission and goals and trying to position ourselves for the future. It seems to me that what you decide at this time of year is what makes politics and democracy work. It is the matter of deciding priorities and you will be required to make those choices. This year may be more difficult than usual. It's not easy. It is not an easy task. It is one that we struggle with about how to deliver service. Let's remember that you are really delivering democracy, that in fact this is a noble calling, that in fact the decisions you are making deliver democracy to people's door steps and that is the exciting, challenging part of your task. Of course we are here to answer questions. We are here to try to develop issue papers and share with you the reasons why we made the decisions that we made in our recommendations.

"Let me say at this point, that in the development of this budget, we had great assistance, as usual. Brad Hanson, who directs that department, along with Renfeng Ma and Collin McKinney were of great assistance and crunched the numbers. Tammy Brand, in fact, did most of the typing and processing of the information and we thank those folks because without them, it couldn't get done. The senior management team worked very hard and with Becky Bouska's direction, we bring you this document that we're proud of. We're proud because obviously it took a lot of hard work. It also delivers to you a document by which you can make decisions. We have a little presentation that gives you an overview of this and this is the time to do that.

**Chairman Winters** said, "Excuse me, before you start, do we have copies of the overview or are we just going to follow along?"



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**Mr. Buchanan** said, "Yes, you do."

### **SLIDE PRESENTATION**

"Before we begin, this is the software that we've found that we think will help, not only in this presentation but other presentations. If you have questions on any of the slides, please note that in the corner of the slide, way down here, is the page number, and that will help you identify it.

"We thought it would be helpful to review where we've been, because it absolutely has driven where we are going. In the last five years, we have spent most of our money on the criminal justice system or safety and justice. Out of those five years, that's been \$25,000,000; \$8,800,000 has gone to the Sheriff at Detention for 20 officers, 20 detention officers. The commissary, in a 3 year plan, which also included 28 Sheriff Deputies and civilians; \$1,900,000 or almost \$2,000,000 was for Emergency Communications; \$2,000,000 was for EMS; and \$3,800,000 for Youth Services for 20 employees; and \$1,100,000 for the District Attorney and 16 additional positions. You will see how the numbers have grown in those areas and the significance of those.

"In terms of where we are financially, we are in good shape, but please note where I want to begin is in this area here. This area is the portion that is being made up with cash. We are using our current cash position to make the difference between the expenditures, the yellow line, and the revenues on the red line. The future years need to make sure those lines touch or cross the other way and we need to do that by several methods. One method is to take a serious and hard look at our revenue sources and what we need to do to increase those and second is what we can do about expenditures and decrease that line.

"This budget calls for no increased tax levy, that we will maintain the same tax levy that we have since 1994 and this chart depicts that. The major budget items in the last three years was, the Sheriff's three year plan, the Detention Facility, the Science Center, Youth Services, and Exploration Place.

"The Sheriff's three year plan is complete and we continue to see, by his reports, that the plan has been successful. Sheriff Hill has indicated that a number of things will occur by developing that plan and they have.

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"We have had a better evidence of people on patrol and a level of satisfaction from people who live out in the County, about seeing more Sheriff Officers. In fact, the crime statistics continue to indicate that his decision to come to us for more people made sense, because they continue to decline and it is because of their good efforts.

"The Detention Facility, we know, we continue to pay out. People who live outside Sedgwick County in those facilities and we are in the process of beginning to construct a new one. The Forensic Science Center was a project that we undertook and developed and is now operational. Youth Services planned and we will see more about that, but Youth Services plan in the last three years we have struggled with and continues to use our resources in this year's budget. Exploration Place, in the last several years, we have assisted them in their operation cost and are prepared to borrow money to help with that construction.

"Please note that these expenditures, that this \$167,000,000 worth of expenditures, and \$162,000,000 in 1997, reflect an almost 3% decrease in expenditures. Now that may sound good, but in fact, what we have done was consolidate some funds. The difference between 167 and 162 is about \$5,000,000, almost \$6,000,000. What occurred was, in the budgets, if you remember, each department would transfer dollars out to Information Services to that fund and that would be \$100 from the Commission's Office for Information Services for assistance, or computer, or software, would go to the Information Services fund. Then Information Services would spend it and that would be another \$100 so that it would count up to be \$200 when in fact it was the \$100 spent twice within the organization. So we consolidated those funds. That is why that number appears to go down and that number also appears to go down.

"You'll see that the property taxes grow here by 2.9%, based on growth assessed valuation increase. The question you will ask is how much did we really grow? How much are expenditures up and how many dollars is that? Expenditures are 1.8% above last years, 1.8%. That is about \$2,700,000.

"You will see that our famous pie charts, which depict where the dollars are spent. The largest chunk continues to be Public Safety and Justice at 44%, Public Works is 21% and then you can see that Community Development, Recreation and Administration are these figures, then Health Services, Tax and Education is 4.4%.

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“ Please note that in Education, we have a mill and a half levy for WSU and we spend about another \$2,000,000 or about another mill on out of County tuition that we continue to spend those dollars to places like Butler County Community College and Cowley County Community College and those things. We also consider education as the Conservation District and some other functions.

"By category, this is one that we monitor more than others because we want to make sure that we understand that 49% of our budgets are for benefits and personnel. That's a significant number. It is not as high as many public organizations and that goes to the physical strength of this organization. We see that the CIP and debt is 18% and the Capital Outlay is another 1.9% and Capital Outlay are such things as Motor Pool replacement vehicles and those sorts of items so that we are close to 20% in those Capital Outlay issues. Then the contractual, which would be electric companies, gas company and other contracts that we are in are for 26% of the budget and commodities, pencils and paper and paper clips are those sorts of items.

"The 1997 budget revenues are \$162,268,228. You see that the taxes here, ad valorem is 33% and here is some more taxes, motor vehicle, and here sales taxes, and here are the other taxes. All those taxes add up to 59.4% of our budget. That includes all the ad valorem motor vehicle sales tax and other issues. The other revenue, pretty much are self explanatory. This other revenue column here is made up of reimbursements, fines, permits, phone revenue from the Detention Facility and reimbursements for medical costs from the Detention Facility.

"This is a summary of all the County funds and when we say all County funds, we exclude Sewer and Fire. We are at a total mill levy of 28.16 and we are asking you to maintain that tax and that will be a zero tax increase.

"Expenditure highlights, for the 1997 budget, first of all we are going to spend \$39,000,000 on public safety, \$12,000,000 with the Sheriff, \$11,700,000 for the detention facility, Youth Services at \$7,400,000, District Attorney at \$4,400,000, Coroner at \$1,900,000, and District Court at \$1,700,000. That comprises 67% of the ad valorem taxes that goes to these six areas. Sixty-seven cents on every tax dollar that we collect goes in these areas.

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"I wanted to spend just a minute to talk about prevention programs and what is occurring in those. You saw the figure of 39 million dollars. We talked about these programs, Big Brothers and Sisters, we've increased funding in this program this year up to \$30,500. We've maintained the Cities in Schools. The Community Crime Prevention is through the Sheriff's Department, a specific unit to deal with crime prevention. Community policing is one that we have also identified as crime prevention. JRBR counseling and living skills is \$378,000. The Youth Development Services is \$15,420 and Metropolitan Family Preservation is a new program that we are recommending for a total of \$969,835.

"These are the recommended supplementals that would be improvements or differences to the budget that we haven't seen in the past year. The first one is \$803,000 for Youth Services enhancements. You and I know that we've entered an agreement, a consent order with the Department of KDHE to make that program better, in fact, to have a document that says that we will do certain things. To accomplish those things will require more money in 1997. We have included more money in the 1996 budget and with that addition, plus these dollars, we believe we can comply with our agreement and get on with our task of providing that service to the community and the youth without being in violation or difficulty with the State.

"There is \$263,000 added for the Court Trustees to add a legal team of seven positions. This is in the process of being worked and they will bring their own dollars to this program and we are in the process of submitting a request for a proposal to the State and this issue will be determined later, but that is currently in the recommended budget.

"District Court's computer enhancements was \$150,000. The next item was the \$98,000 for the District Attorney to create a prosecution program, three positions for the juvenile end of her work. The program, in vision, would divert people into this program. These people, the young people, would not necessarily be the ones that would be going to a juvenile detention facility, but we would capture them earlier, capture them and widen our net of intervening by the District Attorney's Office and Law Enforcement so that these children will have an opportunity to succeed rather than to continue the path that they've chosen.

"The last one is \$50,000 for the Appraiser's imaging contract. Because of some work that was done with Ken Keen and others, we have adjusted that program significantly and the Appraiser believes that he can do that. The Imaging Program will assist you and tax payers for \$50,000.

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"The 1996-1997 staffing changes for the Public Safety positions, we are requesting three additions for the District Attorney, four positions for Youth Services, and four positions for Security.

"The other staffing changes would include one for Facility Management, seven for Court Trustee, and you can read the rest. Please note that it is this one, is the only one that has a tax impact, that the rest are self-funded, funded by revenues that will be generated by that employee. So the total staffing changes in the general fund for this year is an increase of 18 employees, which will bring our total to 2,136.8 and I don't know who the .8 person is.

"So the summary is the chart that you saw before that indicates our expenditures, property tax revenue and mill levy.

"The Fire District Budget has a slight reduction. You'll see that it is less than a tenth of a mill but the budget is indeed going down. You'll see that the expenditures grew by 5.3 and that the other revenues are increasing also and that the mill levy is going down a little bit.

"I think there is some exciting news that is happening in the Fire District. We are building an Andale mini-station. The Chief is proposing that a station be built there. It will utilize existing staff. It will enhance response time in northwest Sedgwick County, and the cost of construction and operation will total \$98,000 in 1997. I think this is a program that is using existing staff and spending its sum dollars on the construction of the building and increasing services, it is the kind of public service that we're all excited in providing.

"You will see that in the Fire District, the preponderance of expenditure is in fact in personnel and benefits. I need to tell you this, as you will sit as the Fire District Board of Directors, that I am recommending for them, a pay plan for the Fire District that is equal to the pay plan that will be instituted for the rest of the County, that is 3%. It is a 13 step program. It is the same as other County employees. I will be recommending to you, through this budget process, that the longevity not be addressed because that is set by contract and that needs to be negotiated and that they will receive the same COLA as other County employees. I have failed to mention in the general budget presentation, but I will do it here, that in these budgets, I am recommending a 1.5% increase COLA increase for all County employees.

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"You will see that the Fire District Revenues, again the perponderance of those, come from taxes rather than anything else. You will see that, also, although this looks like the taxes are decreasing, I would call your attention, and it is intended to do that, because they are, I would call your attention to this scale, however. You will see that it is so slight that it is only going down by .2 of a mill and that is why the decrease looks so significant here.

"The Sewer District is in a similar position, that although the expenditures are increasing over here, property taxes are decreasing and other revenue is increasing and that is the fees. We are proposing a mill levy decrease of almost one mill, three quarters of a mill decrease. Sewer District expenditures are both personnel, benefits and contractual. The contractual has mostly to do with electricity and chemical use. Sewer District revenues, 62% are by fees and 22% by taxes, and we are planning to continue to reduce that pie over the next several years.

"On this scale, and you can see the tax reductions that have happened over the last five years in this fund. You will see this scale is in mills and it has gone down four mills over the last five years.

"Part of the budget process is our Capital Improvements Program. You will see that the five year Capital Improvement Program calls for \$188,000,000 expenditure for roads, bridges, intersections, and all others. Roads and bridges in this five years have been reduced to 59% and that is because all others, this category down here, includes a \$35,000,000 jail and a \$20,000,000 contribution to Exploration Place, which is, in fact, a significant bite out of CIP in the next five years.

"The next five year CIP, we're anticipating that to continue to be 34% will come from bonds. The sales tax will be 30% but special assessments will make up 7.5% and state and federal grants will be 9.9%, and operating funds are at 6.5%.

"The 1997 Capital Budget, that is the projects that we will do next year, include \$26,800,000 worth of improvements and 75% of that is roads, intersections and bridges and then you can see that Exploration Place is 4.2%, Cowtown's visitor center is 2.3% and all others are 7.7%. Then next year we will see the jail be placed on this chart too.

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"The total revenue, again, it is pretty proportional as what we've seen in the past. Eleven percent G.O. bonds which turn into expenditures for the general fund later. This is not, because we say G.O. bonds, it means that we are deferring the cost of this to a later year; sales tax 37%.

"The budget calendar that you need to be aware of is that next Wednesday is July 3, is a public hearing, that the July 10 meeting is a public hearing and it is the last up day. August 12, about a month later, we will be here again for a public hearing and the adoption. After the adoption, it will be the end and some of us will be on vacation. That's the end of this presentation. I have no other remarks, if you want to ask any questions or have questions or comments."

**Chairman Winters** said, "Alright, thank you very much Mr. Buchanan. Commissioners, any questions or comments at this time? Commissioner Schroeder."

**Commissioner Schroeder** said, "Mr. Chairman, if you please. Bill, looking at 1997, you show no mill increase. What is '98 and '99 look like for us?"

**Mr. Buchanan** said, "1998 and '99 at the current financial plan, and that continues to change because we continue to get new information, if we believe the plan it would indicate about a 4.5 mill increase in '98 and a couple mill, I think two, in '99. But again, coming across some information late yesterday, there are some assumptions that I would like to challenge in that plan and we will refine that and get that back to you. That's what it looks like."

**Commissioner Schroeder** said, "Let me ask you this. I know expenditures occur in certain years, but is there any way to spread that dramatic increase of 4.5 mills over the next three years instead of in '98 alone?"

**Mr. Buchanan** said, "The increase in '98, and again, we've not spent a great deal of time, but the preponderance of the increase in 1998 is the opening of the new jail. We're assuming that people will be hired January 1 and we need to make that assumption. We need to train them and they will be on site. That's almost 100 employees and it is several million dollars, it's almost \$3,500,000 or \$4,000,000 alone, just the salary of those folks. It doesn't include what we're spending on operation costs for the new building.

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"If you remember, Commissioner Schroeder, one of the slides, we indicated that this year the detention facility was about \$1,700,000. We're doubling that facility. Now that doesn't mean we're doubling the cost, because some of the kitchen and some of the internal functions, but we're essentially going from 350 beds to 600, almost 700 beds. So that is going to be a significant portion."

**Commissioner Schroeder** said, "Okay, I was just curious. I haven't gone back to look at the old budget to see what kinds of increases we've had over the past eight, nine, ten years, but I'm going to assume that this is going to be the biggest one we'll ever see, this 4.5. I don't recall anything that..."

**Mr. Buchanan** said, "Please don't hold our feet to the fire, that's a projection. If we look at what the budget folks have told us and the financial plan of what the mill levy would be, they've been consistently conservative and that's the way we want them to be. We have found ways in which not to meet their expectations, which has been good. I think there are some clear choices that we have this year and next."

**Commissioner Schroeder** said, "I just think it's easier for the taxpayer to accept a little bit every year as opposed to zero this year and then a big jump the next year. It makes our lives a lot easier too and I think that's why I'm hoping that maybe our staff can find us some wiggle room in there to bring that back down or some other places to cut. Anyway, for what it's worth. Thank you. Thank you Mr. Chairman."

**Chairman Winters** said, "Thank you. Commissioner Miller."

**Commissioner Miller** said, "Mr. Manager, I first want to commend your efforts on being able to realize that it is not only fiscally hurtful sometimes to raise a mill levy, taxpayers don't like to see an increase in taxes on their tax bill, but obviously that can cause some policy problems too. I'm talking about from a Commissioner prospective and I understand and I respect that, but I would like to concur with what Commissioner Schroeder has stated. I think it is commendable to see that we can keep the mill levy in tact, that we don't have to see it increase. I understand some reasons and some logic and see in the display in your presentation of how we were able to do that. But an increase two years down the road, to the tune of four mills is a whopping increase and I agree that taxpayers certainly would not want to see that. I'm hopeful, and I'm listening to you, I'm hopeful that you'll take the challenge and we'll see how we can possibly spread that currently and in the upcoming year."



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"Now, my original start was an accommodation and I want to state that again. In your presentation, you have a section that talks about preventative programs and you've been able to pull out and raise the awareness level of the public of Sedgwick County is going to be indeed committed to preventative programs. There have been preventative programs that we've been funding in the past and I recognize that, but there were some that I felt needed to definitely get an across the board acceptance, simply to say to the public, okay we can build jails for \$35,000,000. We can do that, we can lock them up. We can lock criminals up. But we can also realize that there is a method of actually starting to stem this cycle. That is being able to recognize that we can place dollars, prioritize our dollars, our funding, into a preventative area. So I simply needed to be able to say publicly that I am proud and very happy that Sedgwick County has chosen, and from your perspective as a Manager, to recommend it in the budget. I'm hopeful and optimistic that my colleagues will indeed accept that across the board, so thank you. Thank you Mr. Chairman."

**Chairman Winters** said, "Optimistic note. Okay, thank you very much. Commissioner Hancock."

**Commissioner Hancock** said, "Thank you Mr. Chairman. Thank you Mr. Manager for the presentation. Appreciate everyone's effort, the budget staff, and all the folks that need named and I'm sure there are others. You've done a lot of hard work and we appreciate that. I just wanted to make a comment in reference to Commissioner Schroeder and Commissioner Miller's comment concerning the concern with the future. I know last year, I proposed to the Commissioners, that we institute, as they had in the past, a one mill to buy down some of the future cost of the jail and I'm not sure whether I will do that again. I think last year, we assumed it would be a one year mill levy before we started doing anything with it. The assumption was a little bit wrong.

"It looks to me now, that we could have had that in place for about two years. That would have raised about \$4,000,000 to buy down some of the cost of the jail. I wish now that I had pushed harder for that and I may ask for it again. Because we have done something that we ordinarily don't do in the presentation and in the information given to us by the Manager, and that is a clear depiction of what the criminal justice system and safety is costing the citizens of Sedgwick County. It has been an expansion proposition for the last few years and it is not going to get any better.

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"Over the course of the last few years, there haven't been many comments that are negative concerning the County's actions towards criminal justice and public safety. My constituents, as I see them, and I'm sure most of the constituents in the County, are very concerned with the criminal justice system and would like to see it strengthen and are very concerned about public safety. Therefore, the comments we have received, have led us to believe that we are making an investment, at least right now, in the proper direction. I want to thank the staff and Bill Buchanan for depicting that on the charts and for talking about those particular numbers. I also want to caution the Commissioners that I think Commissioner Schroeder came on in '86 and did a very, very wise thing. They instituted a one mill levy just to buy down the bonds in the jail and save interest on the financing of the first portion and I wish we could have done it last year and I hope that decision doesn't call us to really have to go through this four mill excruciating exercise next year. We'll see how that goes. Thank you very much. Appreciate your hard work. Thank you Mr. Chairman."

**Chairman Winters** said, "Thank you Commissioner Hancock. Commissioner Schroeder."

**Commissioner Schroeder** said, "Chairman Winters, if you please. I would really like to look at that again Bill, if there is any way that we could look at buying that down, but I think I was told by the Manager's Office that it would be less expensive to go ahead rather than to buy down in the long run. Also, I think some of our decisions were made at that time, on staff telling us we were looking at a \$20,000,000 to \$25,000,000 jail, through the last budget process. Between now and then, it has jumped to a 35 million dollar jail and probably more. I think that is where a lot of our problems come in, that we fail to get an accurate estimate of what the cost of the jail was going to be over the last 12 months or so and this years budget was decided on a much less expensive jail. I think we all know that. But I am just looking for a way. As Bud Hentzen always told me, a little bit every year is better than none here and a lot there and if I got anything out of his tenure here, it was that probably. I just wish that we could get back to that a little bit, but I agree with you Bill. We probably made a mistake by not trying to buy that down, but I was under the assumption then that we were looking at a \$20,000,000 to \$25,000,000 jail. Now we are looking at one that is \$10,000,000 to \$15,000,000 more and I think that's had an impact on how we budgeted."

**Mr. Buchanan** said, "Commissioners, I understand your concern and I understand the issue, but the cost of bonding the jail for 20 years is the less significant figure than operations. Operations cost in about three years or four of operations, would have paid for this jail."

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“So the operation cost of the jail is the preponderance of the increase. The debt service on that jail over a period of time is not a lot of money.”

**Commissioner Schroeder** said, "Well, with the larger jail come larger operation costs and that's part of what I was saying. We have gone to a bigger jail and I failed to say on the other side that yes, we do have larger operation costs now than we had originally proposed. With a larger jail you have more employees and a greater utility cost, greater upkeep and it all adds up. You're absolutely right. Thank you. Thank you Mr. Chairman."

**Chairman Winters** said, "Thank you. Mr. Manager and staff, again, thank you from my perspective on putting together this budget. We'll see how much of it hangs together and how much of it gets either in or out. I think one of the things that you did say that was significant is what's not in here and the fact that in the conversation that I've had with staff and other electees, I don't think anyone has presented a frivolous, worthless program. They are items that we need to consider as we consider what services we are going to provide to the citizens of Sedgwick County. That is what our task is going to be, to decide which of those need to be seriously considered by us and either included or excluded. I appreciate your staff making some tough decisions already and I'm sure certain ones of those we'll revisit and probably add some of our own. Again, do we need to take any action besides receive and file?"

### **MOTION**

Commissioner Schroeder moved to receive and file.

Commissioner Hancock seconded the Motion.

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

### **VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

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**Chairman Winters** said, "Thank you very much. Mr. Manager, do you have anything else on this issue? I'm about to have us take a ten minute recess."

**Mr. Buchanan** said, "That's fine, we're finished."

**Chairman Winters** said, "Alright, thank you. We're going to be in recess for ten minutes."

**The Board of Sedgwick County Commissioners recessed at 10:25 a.m. and reconvened at 10:35 a.m.**

**Chairman Winters** said, "I'll call the regular meeting of the Board of County Commissioners back to order at this time. One comment at this point, we do have a new person here at the front, Luan Chebultz, with the Clerk's Office. Luan, we're glad to have you here and so far you're doing a great job. Thank you. Please call the next item."

### **D. RESOLUTION ESTABLISHING MINIMUM RENT AND ADJUSTING INCOME LIMITS FOR FAMILIES RECEIVING CERTAIN FEDERAL HOUSING ASSISTANCE.**

**Ms. Irene Hart**, Director, Bureau of Community Development, greeted the Commissioners and said, "Every year Federal Department of Housing and Urban Development (HUD), issues adjustments in the income limitations for the housing authority. This year we also had changes brought about through Federal regulations. This is the part of the Agenda item that I really hate to bring to you. You approved these changes March 27th and we sent in as we normally do the fact that you all had approved the policy changes and it has taken HUD two months to confirm to us that simply sending the Minutes of the Commission Meeting is not enough that you all must approve a Resolution that makes these changes. So today I bring for your consideration a Resolution that confirms something that you did three months ago. I'd be happy to try to answer any questions."

**Chairman Winters** said, "Thank you. Are there questions of ..Commissioner Schroeder?"

**Commissioner Schroeder** said, "Irene, on page 40 here it kind of gives a description, number of persons in family and income limits. Can you give, would you kind of go through that for me very quickly, to make sure I understand where the income is and the number of.."

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**Ms. Irene Hart** said, "What does your page 40 look like?"

**Commissioner Schroeder** said, "Well it's page 40, it's got the..... here."

**Ms. Irene Hart** said, "What it does is provide income limits based on the number of persons in the household. HUD breaks it out to very low income and low income folks."

**Commissioner Schroeder** said, "So say for instance a family of four."

**Ms. Irene Hart** said, "A family of four very low income would be \$22,250.00 and low income would be \$35,600.00."

**Commissioner Schroeder** said, "Then under those conditions, they are offered what?"

**Ms. Hart** said, "They are eligible to submit an application to receive assistance through the Housing Authority."

**Commissioner Schroeder** said, "Okay and that goes directly to the payment of any housing costs, right?"

**Ms. Hart** said, "In a rental situation, our portion would go to the landlord."

**Commissioner Schroeder** said, "Directly, it does not pass through..."

**Ms. Hart** said, "It does not."

**Commissioner Schroeder** said, "It goes directly to the landlord."

**Ms. Hart** said, "Yes sir. It is a rent subsidy and we subsidize with a payment directly to the landlord."

**Commissioner Schroeder** said, "Okay, great. Thank you. Thank you Mr. Chairman."

**Chairman Winters** said, "Thank you Commissioner Schroeder. Any other questions?"

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**MOTION**

Commissioner Miller moved to adopt the Resolution.

Commissioner Hancock seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you very much. Next item please."

**E. DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT.**

- 1. RESOLUTION AUTHORIZING ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS, SERIES A, 1996 IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$2,562,300 FOR THE PURPOSES OF ACQUIRING, CONSTRUCTING, INSTALLING, AND EQUIPPING A MULTIFAMILY HOUSING FACILITY FOR SENIOR RESIDENTS IN COUNTRY ACRES.**

**Ms. Louanna Honeycutt-Burress**, Administrative Officer, Department of Housing and Economic Development, greeted the Commissioners and said, "You first considered this item back on December 13, 1995, when you approved a Resolution of Intent to issue these Industrial Revenue Bonds. For the benefit of the public, I'll just give you a quick recap of what the project is about.

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"It is being undertaken by Mennonite Housing Rehabilitation Services and will entail building 56 apartment units for senior residences in the Country Acres area of the City of Wichita. In addition to the individual apartment units, it will include a recreational, living, and meeting rooms and a library in the common area. Back in December, you held a public hearing and at that time you notified the City Clerk, the City of Wichita, USD 259, and a notice of the public hearing was printed in the official County paper. Again, you approved the Resolution of Intent to issue these Industrial Revenue Bonds back in December. The action I am recommending today is that adopt the Resolution authorizing the actual issuance of these bonds.

"Tom Bishop, who is President and CEO of Mennonite Housing is with us today, as is Joe Norton with Gilmore and Bell, the Bond Counsel. If you have questions specific to the project, we'll address those."

**Chairman Winters** said, "Okay, thank you very much. I think we did talk about this at some length back in December, but Commissioners, if anyone else has questions for Louanna or Mr. Bishop or Mr. Norton, this would be the time to ask them. Seeing none, what's the will of the Board?"

**MOTION**

Commissioner Hancock moved to adopt the Resolution.

Commissioner Miller seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

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**Chairman Winters** said, "Thank you very much. Thank you Tom for being here. This community does appreciate very much your efforts and all the efforts of the organization that you work with. Thank you. Next item."

**2. RESOLUTION AUTHORIZING ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS, SERIES A, 1996 IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$442,400 FOR THE PURPOSES OF ACQUIRING, CONSTRUCTING, INSTALLING, AND EQUIPPING A MULTIFAMILY HOUSING FACILITY FOR SENIOR RESIDENTS IN BENTON, KANSAS.**

**Ms. Honeycutt-Burress** said, "This project is similar to the previous project, however, this is for a 12 unit apartment complex in Benton, in Butler County. Again, it is being undertaken by Mennonite Housing Rehabilitation Services. If you have any questions, we'd be happy to address those, otherwise, the recommended action is to adopt the Resolution authorizing the issuance of the Industrial Revenue Bonds."

**MOTION**

Commissioner Hancock moved to adopt the Resolution.

Commissioner Miller seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you very much. Again, Tom, thank you. I'm glad we could work with you on these two projects. Next item please."



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**F. DEPARTMENT ON AGING.**

**1. AMENDMENTS (6) TO SENIOR SERVICES, INC. CONTRACT FOR SENIOR CARE ACT SERVICES.**

- **Home Health Care Services**
- **Kelly Assisted Living**
- **Wichita Lifeline**
- **Mt. Hope Health Services**
- **Professional Care**
- **Senior Services, Inc.**

**Ms. Lynne Melton**, Assistant Director, Department on Aging, greeted the Commissioners and said, "I need to clarify on the first agenda item, it is amendments to Senior Care Act Contracts, not to Senior Services, for six contracts for Senior Care Act Services for fiscal year 1996. These are six amendments that reduce or increase contracts according to the Senior Care Act Revision that was approved by you on June 5. It does not add up to the correct numbers because two contracts were also reduced in Butler and Harvey County and approved by those Commissions and then authorized Commissioner Winters to sign those contracts for Butler and Harvey County Commission. This spends our Senior Care Act money, which ends June 30, and spends all of our State funds."

**Chairman Winters** said, "Okay Lynne, when you say they don't add up to the right numbers, that doesn't mean there is anything wrong with it does it?"

**Ms. Melton** said, "No, on what we said on the agenda items, there's been some decreases on contracts and then increases. The decreases don't equal the increases and that's because there was a decrease in both Butler and Harvey County."

**Chairman Winters** said, "Right, I thought that's what you were saying, just wanted to make sure there was nothing wrong with these figures."

**Ms. Melton** said, "No, there is nothing wrong with them."

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**Chairman Winters** said, "Okay. Commissioners, you've heard Lynne's report, do you need additional information? Do you want to talk about any of these individually or have you reviewed those?"

**MOTION**

Commissioner Schroeder moved to approve the Amendments and authorize the Chairman to sign.

Commissioner Miller seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you. Next item."

**2. FY97 AREA PLAN TO BE SUBMITTED TO KANSAS DEPARTMENT ON AGING.**

**Ms. Melton** said, "The 1997 Area Plan describes how we will spend Older Americans Act and State dollars for services for October 1 through September 30, 1997. From the Federal government, we received about a 5% decrease in funding across the board for those Older Americans Act services. The one exception was that home delivered meals actually kept at the same level. I think that was in part due to some of the responses they got from senior citizens that were receiving those home delivered meals. This plan, we were able to keep basically at the same level, except for a few services, because our providers were able to spend very thriftily at the end of last year and we were able to have some carry over that will carry us through 1997. So we were able to basically maintain our programs at the same level as we did for 1996."

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**Chairman Winters** said, "Okay, thank you. Commissioners, any other questions or what's the will of the Board? Commissioner Miller has a question."

**Commissioner Miller** said, "Just a point of clarification. This looks as though this is an annual, is this renewing funding?"

**Ms. Melton** said, "It's a three year plan. This is the third year of this plan, but yes, we have to do the full blown plan each year and the funding is basically proposed on what 1997, and we haven't actually had the appropriations for 1997 so this is really just a best estimate compared and based on what they approved in 1996, which they just did about a month and a half ago. So we have been in operating in 1996 with no appropriations at that point too."

**Commissioner Miller** said, "So three years from now, will you have to resubmit for this funding source from the Federal government?"

**Ms. Melton** said, "We have to submit every year. Even though it is a three year plan, we still have to do it every year."

**Commissioner Miller** said, "Okay, I do understand. Thank you. Thank you Mr. Chairman."

**Chairman Winters** said, "Okay, thank you Commissioner. Any other questions? If not, what's the will of the Board?"

#### **MOTION**

Commissioner Miller moved to approve the FY97 Area Plan and authorize the Chairman to sign.

Commissioner Hancock seconded the Motion.

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

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**VOTE**

Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you very much. Thank you Lynne. Next item."

**G. REQUEST OUT OF CYCLE MOTOR VEHICLE PURCHASE WITH A CHANGE IN VEHICLE CLASS.**

**Ms. Cecile Goff**, Department of Corrections, greeted the Commissioners and said, "The Department of Corrections has a 15 passenger van that we purchased seven years ago with State grant monies. Because the van only has 18,000 miles on it, it is not scheduled to be replaced at this time. This vehicle is currently used by our maintenance personnel in hauling materials and equipment. We believe that our needs were better met if we were to have a pickup truck. We currently have \$10,000 of State funds available for the additional funds to make this out of cycle purchase. This purchase would allow us to meet our needs better and provide Motor Pool with a 15 passenger van that only has 18,000 miles on it for better use in another department perhaps. I recommend the Commission approve this request and authorize Motor Pool to facilitate the purchase."

**Chairman Winters** said, "Alright, thank you. Commissioners, any questions or what's the will of the Board? Commissioner Schroeder."

**Commissioner Schroeder** said, "Mr. Chairman, if you please. Bob is here today, do we have any idea where we would use that van or would it simply be surplus?"

**Mr. Buchanan** said, "We were thinking about converting that van into a van that could go around to take pictures of houses for the video presentation for your hearings. We were going to contract that work, but this may be a way to do it. What Bob Lamkey and the Motor Pool will do is bid for the pickup truck indicating to the bidder that the van may be traded in so that they can submit bids both with and without trade in and whatever the price is will determine whether it is in our best interest at that point for the Appraiser to buy."

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**Commissioner Schroeder** said, "So it's not a done deal to just turn it over to Motor Pool, it could be traded in."

**Mr. Buchanan** said, "Yes, and that is how he is planning on bidding."

**Commissioner Schroeder** said, "Okay. Thank you. Thank you Mr. Chairman."

**Chairman Winters** said, "Thank you. Any other questions? If not, what's the will of the Board?"

**MOTION**

Commissioner Hancock moved to approve the out of cycle purchase.

Commissioner Miller seconded the Motion.

**Chairman Winters** said, "Commissioner Miller."

**Commissioner Miller** said, "Actually, I think it was already clarified with the question that Commissioner Schroeder asked, I just want to make sure. The way that it reads, I couldn't tell if indeed it was going to be traded or if it was what. So you are saying that it could possibly be kept or it could be traded, we don't know that."

**Mr. Buchanan** said, "We are approving the out of cycle purchase and whether it is traded or whether it is sold to another department will come to you later, once we have the financial picture."

**Commissioner Miller** said, "So what we're doing now is approving them to be able to purchase the truck."

**Mr. Buchanan** said, "That's right, and once we have better information, we will bring it back to you to determine what we're going to do with the van."

**Commissioner Miller** said, "Okay, thank you. Thank you Mr. Chairman."

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**Chairman Winters** said, "Thank you Commissioner. We have a Motion to approve the out of cycle purchase. Any other discussion? Please call the vote."

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you very much. Next item please."

**H. CAPITAL PROJECTS DEPARTMENT.**

**1. MODIFICATION TO CONTRACT WITH WILSON DARNELL MANN FOR REMODELING HISTORIC COURTHOUSE, PB-307.**

**Mr. Don Brace**, Director, Bureau of Central Services, greeted the Commissioners and said, "This modification with Wilson, Darnell & Mann covers additional design services which were identified after remodeling was started in the Historic Courthouse. These designs enhance the safety of the occupancy and the building itself, and the work environment. The cost of the design change is \$6,668. The project still remains under budget and my recommendation is to approve the Modification of Plans and authorize the Chairman to sign."

**MOTION**

Commissioner Schroeder moved to approve the Modification of Plans and Construction and authorize the Chairman to sign.

Commissioner Hancock seconded the Motion.

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

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**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you. Next item."

**2. MODIFICATION TO CONTRACT WITH GREAT PLAINS CONSTRUCTION, INC. FOR REMODELING HISTORIC COURTHOUSE. CIP PROJECT #1995 PB-307.**

**Mr. Brace** said, "This modification covers cost for carpet installation, reworking of lights due to conflicts with mechanical system that was identified after the contractor got into the ceiling, refinishing one door, and a deduct for a retaining wall that was originally planned to be erected and cancelled. The cost of this modification is \$2,329.68 and again, the project remains under budget. My recommendation is to approve the Modifications and authorize the Chairman to sign."

**MOTION**

Commissioner Schroeder moved to approve the Modification of Plans and Construction and authorize the Chairman to sign.

Commissioner Miller seconded the Motion.

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

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**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you very much. Thank you Don. Next item."

**3. AMENDMENT TO BUREAU OF PUBLIC SERVICES CIP PROGRAM FOR 1996 TO ADD PROJECT #R-240, GREENWICH ROAD.**

**Mr. David C. Spears, PE.**, Director/County Engineer, Bureau of Public Services, greeted the Commissioners and said, "Item H-3 is a request for an amendment to the 1996 Capital Improvement Program to add the design of Greenwich Road to four lanes between Central and the Wichita City limits, which is Douglas. The preliminary estimate for this professional service is \$62,500. The other half mile of Greenwich, between Douglas and US 54 is in the City limits of Wichita. Consideration of the design of that portion is on the City Council agenda next Tuesday, July 2. Be glad to answer any questions you may have."

**Chairman Winters** said, "Thank you."

**MOTION**

Commissioner Schroeder moved to approve the Amendment.

Commissioner Hancock seconded the Motion.

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



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**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you very much."

**Mr. Spears** said, "Thank you."

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

**I. COMMUNITY HEALTH DEPARTMENT MONTHLY REPORT.**

**Mr. Larry D. Jecha**, M.D., M.P.H., Director/Health Officer, greeted the Commissioners and said, "Before you is our monthly report for May. Some highlights from that. In conjunction with the Wichita Wranglers, the Health Department celebrated World No Tobacco Day 1996, at the Wranglers' game on Friday, May 24. The theme of World No Tobacco Day was "Sport and the Arts without Tobacco." After the game, there was an extensive message broadcasted about World No Tobacco Day, and "Protect Our Right to Breathe Clean Air." About 300 children participated in the base-run, pledging tobacco free lives.

"Personal Health Services. As you know, the Health Department, we're mainly in the prevention business but we do have a children's clinic in the evening in conjunction with the school medicine. They provide volunteer physicians for this. During the month of May, about 233 children were seen. This is a very important clinic in that it meets the working poor. It is not made for people with insurance. It is not made for the Medicaid, it fits that segment of our population that has no insurance and they are still working. So it is an important community endeavor, I think between the school and ourselves and this clinic sees mainly the otitis media, conjunctivitis, and things like that and gives a good service to our community, I believe.

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"Our new health agent is bilingual so we're now better able to meet the needs of non-English people that attend that clinic. The Supervisor of Clinical Services position was filled this month with Peggy Baker. She was our supervisor at Evergreen Clinic and congratulations to her and we're delighted to have her in that position.

"Homeless services at the shelters, we do screening at these shelters, and during the month of May there were a lot more sore throats and upper respiratory systems than we usually see and a lot of lice and ringworm. So it is important that we do get out to these agencies.

"A total of 309 City and County Fire Department staff were skin tested for Tuberculosis during the month of May. A good turn out by all and we appreciate the participation. Thirteen had positive results we had clustered in one of the City Fire Departments. None are infective at this time and we're continuing the follow-up with that program. It is important to know the status of tuberculosis and people like this, especially, in close quarters they have, the sharing of masks and that sort of thing, so I think it is a good program.

"With the mobile van, we're still having problems with the vacancy of the driver. We're trying to fill that, but we are trying to get out to the sites we usually serve and we continue to see the patients out in the County areas.

"We had another successful stop smoking class at City Hall. This is for the City and County employees. We encourage everyone to come. This is one of our favorite classes to teach. It seems like the City and County employees are dedicated to stopping. Out of nine participants, six were able to stop smoking during this. We appreciate the County people and staff sending their smokers to us. We'll be glad to hold another clinic any time we have enough individuals to support another class.

"Environmental Services, most of it is the ground water contamination, the North Industrial Corridor Project. It is doing well now. We have 25 businesses in the NIC area who have contributed about \$390,000 to assist in funding the Remediation Investigation and Feasibility Study for the site. We are in the process now of going out and getting a consultant for this project, so it is going well.

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"There is a new approach that we are going to try, I think, with west Wichita ground water site. KDHE and a local investigative team, using KDHE and our local staff with geo-probes, are going to develop enough field data to take enforcement action against the pollution sources. This approach would eliminate designating an area with boundaries as has been done in the past and reduce the impact of yet another ground water contamination district by focusing up front on the sources and taking action to eliminate the pollution sources through KDHE enforcement powers or by individual settlement agreements. If this is successful, it will eliminate the need for going out for remedial investigation and feasibility study like we are doing now for the North Industrial Corridor, and establishing a tax increment district. The main reason this process may work is that there is a discrete pollution sources in this area and it is comparatively new in terms of age and has suspected facilities as opposed to the North Industrial Corridor and the Gilbert-Mosley sites.

"KDHE and EPA are working with staff to sample wells in the 57th and Broadway superfund site. The EPA is still in the process of selecting a contractor to perform their remedial investigation feasibility study of this site. In the interim, EPA wants to assure there is no exposure to the contamination through water wells. EPA, KDHE and the Health Department will participate in education and informational programs to keep the public informed as the project progresses.

"Again, the discovery of the Brooks Landfill contaminated plume has prompted sampling of domestic wells down gradient of the site in the Meridian Gardens neighborhood at 37th North and Meridian. Domestic wells throughout the area have been sampled and there is no landfill contaminates detected in these wells. Contamination appears to have migrated to an area of K-96 and I-235, as you heard before, and does not impact private land. Staff will continue to monitor the migration, sample private wells and coordinate efforts with KDHE. With that, I'd like to stop and take questions. I would like to push, our hazardous waste collection site will be on the 13th of July for next month. It is from 9:00 a.m. to 3:00 p.m., for people with hazardous waste, please bring them to that facility. It is at the sewage treatment plant at 2305 East 57th Street South. Anyone with household hazardous waste in the County, we appreciate them coming to that site between 9:00 and 3:00 Saturday, July 13."

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**Chairman Winters** said, "Thank you Dr. Jecha. As we become, all of us, more knowledgeable about landfills, we realize that one of the keys to making a landfill work properly is to keep household hazardous waste and all other hazardous materials out of an existing landfill so that is an important project. Commissioner Hancock."

**Commissioner Hancock** said, "Thank you Commissioner Winters. Dr. Jecha, a couple things on the van. Does the driver of the van just drive the van or..."

**Dr. Jecha** said, "Well, the driver of van does have some clerking duties because we have to utilize him in both capacities. We may have to reevaluate this in the personnel guide. We might have to go to a different classification. We're just not able to attract anyone at that salary that we have presently so we may have to go back to personnel and get it structured so it is more feasible for what we can get."

**Commissioner Hancock** said, "My question was, other people that go with the van, couldn't they drive it?"

**Dr. Jecha** said, "I tell you, have you seen the van? It almost takes a special license. It is a huge, you need someone that's used to driving buses or something like that. That is the type of calibre of person that we really need to drive that van."

**Commissioner Hancock** said, "How big is it?"

**Dr. Jecha** said, "It is 43 feet. It is just right on the..."

**Chairman Winters** said, "Like a big motor home."

**Dr. Jecha** said, "Yes, it's a huge motor home. It even has a TV camera in the back for backing purposes."

**Commissioner Hancock** said, "One thing while I have you here, I've been meaning to call you for a couple of days. One is soil samples in regards to lagoons, could you meet with the Board and bring back to me, at least, an option, alternatives other than sampling every location for a possible lagoon. I had a number of folks call me about that over the last few months. Lagoons require that every location is sampled by a professional engineer."

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"I would like to have your Board discuss that and give me some reasons why and get me some answers to that. Secondly, is it your department that licenses the grass haulers or are you aware of that?"

**Dr. Jecha** said, "The grass haulers?"

**Commissioner Hancock** said, "People who cut grass and haul it someplace are now required to have a license."

**Dr. Jecha** said, "We do if they go to the landfill."

**Commissioner Hancock** said, "My indication is that they require everyone who cuts grass and loads it on a trailer, every trailer, every vehicle has to be licensed whether they are going to the landfill or not."

**Dr. Jecha** said, "I will check, because right now, all I know is we do landfill vehicles."

**Commissioner Hancock** said, "Thank you."

**Dr. Jecha** said, "You bet."

**Chairman Winters** said, "Commissioner Miller."

**Commissioner Miller** said, "Yes, I have a couple of follow-up comments, one would be Homeless Services. How often is that rendered?"

**Dr. Jecha** said, "We have a nurse practitioner and they go out almost every day. They have to rotate, not every homeless shelter gets it every day. They have to rotate through and they do use the van services for the homeless too."

**Commissioner Miller** said, "Okay. And then under Environmental Services, the North Industrial Corridor Project, 25 business that are participating to the tune of \$390,000, was it willing participation?"

**Dr. Jecha** said, "Right."

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**Commissioner Miller** said, "Okay, that's interesting. Thank you."

**Chairman Winters** said, "Thank you. Dr. Jecha, one last question. Yesterday we had a joint meeting with the City of Wichita, talking about landfill issues. One of the speakers made a comment about a new sub-title D landfill that has failed and has developed a leak. You probably are not aware of that, but if you come across any information about that or through your folks that work with the City on that landfill."

**Dr. Jecha** said, "I can find that out for you."

**Chairman Winters** said, "I'd certainly be interested in knowing about that. Any other questions of Dr. Jecha? Seeing none, what's the will of the Board?"

**MOTION**

Commissioner Hancock moved to receive and file.

Commissioner Schroeder seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you very much. Thank you Doctor for being here. Next item please."

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**J. BUREAU OF PUBLIC SERVICES.**

**1. MODIFICATION OF PLANS AND CONSTRUCTION, REQUEST NUMBER ONE AND FINAL, WITH ASPHALT CONSTRUCTION CO. ON SEDGWICK COUNTY PROJECT - 1996 MISCELLANEOUS HOTMIX OVERLAYS. CIP #R-181.**

**Mr. David C. Spears**, P.E., Director/County Engineer, Bureau of Public Services, said, "Item J-1 is a Modification of Plans and Construction for the miscellaneous hotmix overlays projects designated as R-181 in the Capital Improvement Program. The location of these projects are on Colwich Road, both north of Kellogg and north of Central and also on Greenwich Road, south of 47th Street South. These projects have been constructed and are ready to be finaled out. There is a net increase of \$1,005.30 due to variations in planning quantities from actual field measurements. Recommend you approve the modification and authorize the Chairman to sign."

**MOTION**

Commissioner Hancock moved to approve the Modification of Plans and Construction and authorize the Chairman to sign.

Commissioner Miller seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you. Next item."

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**2. AGREEMENT WITH KANSAS DEPARTMENT OF TRANSPORTATION FOR INSPECTION OF BRIDGE PIN AND HANGER SUPPORT SYSTEMS. DISTRICTS #3 & #4.**

**Mr. Spears** said, "Item J-2 is an agreement with the Kansas Department of Transportation to do in-depth ultrasonic inspections of pin and hanger assemblies on four bridges in Sedgwick County. This inspection program began in 1988 and will continue into the future as we monitor these bridges. The cost will be shared by both parties in an 80-20 split. Sedgwick County's share will be \$2,280. Recommend you approve the agreement and authorize the Chairman to sign."

**MOTION**

Commissioner Hancock moved to approve the Agreement and authorize the Chairman to sign.

Commissioner Miller seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you. Next item."

**3. CONTRACT FOR FEDERAL-AID ROAD CONSTRUCTION ENGINEERING (FORCE ACCOUNT AGREEMENT) ON K.D.O.T. PROJECT 54-87 K-6006, SEDGWICK COUNTY PROJECT NO. 620-839; U.S. 54 AND 143RD STREET EAST. CIP #I-74. DISTRICTS #1 & #5.**



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**Mr. Spears** said, "Item J-3 is a Force Account Agreement with the Kansas Department of Transportation to reimburse Sedgwick County for construction engineering services performed by our personnel during construction of the intersection at U.S.54 and 143rd Street East. This project is designated as I-74 in the Capital Improvement Program and will have 80% reimbursement. The maximum amount of Federal funds the County can receive is \$27,723.47. I recommend you approve the agreement and authorize the Chairman to sign."

**MOTION**

Commissioner Schroeder moved to approve the Contract and authorize the Chairman to sign.

Commissioner Hancock seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you very much. Next item."

- 4. COST ESTIMATE FOR UTILITY RELOCATION WITH KANSAS PIPELINE IN CONNECTION WITH SEDGWICK COUNTY PROJECT NO. 624-14 AND 797-R (R-228); 23RD STREET SOUTH BETWEEN 183RD AND 199TH STREETS WEST (624-14) AND 183RD STREET WEST BETWEEN 23RD STREET SOUTH AND U.S. 54 (797-R). CIP #R-228. DISTRICT #3.**

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**Mr. Spears** said, "Item J-4 is approval of a proposal by Kansas Pipeline to relocate a utility pipeline at a not to exceed cost of \$4,980 in connection with the road improvement project by Goddard School on 23rd Street South between 183rd and 199th Streets West and on 183rd Street West between 23rd Street South and U.S. 54. This project is designated as R-228 in the Capital Improvement Program. Recommend you approve the relocation and cost estimate."

**MOTION**

Commissioner Schroeder moved to approve the cost proposal.

Commissioner Hancock seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you. Next item."

**5. RESOLUTION RELATING TO EXTENSIONS, ADDITIONS OR SUBSTITUTIONS IN STREET LIGHTING EQUIPMENT TO BE FURNISHED BY KG&E. DISTRICT #5.**

**Mr. Spears** said, "Item J-5 is a Resolution prepared by KG&E for modification of street lighting in Sedgwick County. The Resolution calls for the installation of two street lights, one at each of the following locations. The first at west of Harry and 127th Street East and the second at 95th Street South and K-15. There will be a net increase of \$389.80 in annual compensation paid by Sedgwick County to KG&E. This will make the total annual compensation to KG&E for street lights \$110,020.16. I recommend you approve the Resolution."

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**MOTION**

Commissioner Schroeder moved to adopt the Resolution and authorize the Chairman to sign.

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

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you."

**Mr. Spears** said, "Thank you."

**Chairman Winters** said, "Thank you David. Next item please."

**K. REPORT OF THE BOARD OF BIDS AND CONTRACTS' JUNE 21, 1996  
REGULAR MEETING.**

**Mr. Darren Muci**, Director, Purchasing Department, greeted the Commissioners and said, "You have before you the minutes from the June 21 meeting of the Board of Bids and Contracts. There are four items for consideration today."

**(1) PERSONAL COMPUTERS FOR SHERIFF - CAPITAL PROJECTS  
FUNDING: DETENTION FACILITY ADDITION**

"Item one, personal computers, software and peripherals for the Sheriff through the Capital Projects Office. There were two items that we did not receive bids. We would like to accept the low total bid of Business Computer Center, in the amount of \$5,958.18. Purchasing was directed to expedite the purchase of the remaining items."

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**(2) DISPOSITION OF MOWERS - MOTOR POOL**  
**FUNDING: MOTOR POOL**

"Item two, disposition of mowers for the Central Motor Pool. It was moved to reject the only bid received and to declare these items as surplus and authorize the Director of Purchasing to dispose of the items in the best manner possible.

**(3) DISPOSITION OF PROPERTY AT 6151 S. BROADWAY - CAPITAL PROJECTS**  
**FUNDING: CAPITAL PROJECTS**

"Item three, the disposition of real property at 6151 S. Broadway for Capital Projects. After a review of that, we would like to recommend deferring that item indefinitely so we can continue to review.

**(4) 2000 TEST PROGRAM - INFORMATION SERVICES**  
**FUNDING: INFORMATION SERVICES**

"Item four, 2000 test program application for Information Services. It was moved to accept the low proposal of Isogon Corporation in the amount of \$6,000 which includes a guaranteed price on a three year maintenance plan.

**ITEMS NOT REQUIRING BOCC ACTION**

**(5) MAINFRAME COMPUTER - INFORMATION SERVICES**  
**FUNDING: INFORMATION SERVICES**

"There was one item that does not require action at this time and that was a mainframe computer for Information Services. Of the proposals that were received, we have two proposals, and it was moved to recommend to table this item indefinitely for review. Unless there are questions, I would recommend that you approve the recommendations with the exception of Item 3, as submitted by the Board of Bids and Contracts."

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**MOTION**

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

Commissioner Hancock seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you very much. Next item."

**CONSENT AGENDA**

**L. CONSENT AGENDA.**

**1. Utility and Highway Permit Agreements.**

- a. Southwestern Bell Telephone Co. is submitting this application requesting permission to bury cable on the west side of Hydraulic from 1,500 feet north of 77th Street North south to 77th Street North, then 1,600 feet west along the north side of 77th Street North to drive, then north along drive to Sedgwick County tower at 1200 E. 77th Street North. Valley Center Township. Utility Permit No. 060-96. Road No. 600-27 & 823-F. District #4.

### **Regular Meeting, June 26, 1996**

- b. Southern Kansas Telephone is submitting this application requesting permission to bury cable along the south side of 103rd Street South and across 119th Street West to east right of way of 119th Street and south for approximately 150 feet. Ohio Township. Utility Permit #063-96. Road No. 805-CC. District #3.
- c. KGE is submitting this application requesting permission to install one pole on the south side of 63rd Street South approximately 1,500 feet west of Hydraulic. Riverside Township. Utility Permit No. 064-96. Road No. 634-27. District #2.
- d. Southwestern Bell Telephone Co. is submitting this application requesting permission to bury cable along the west side of 151st Street West from 53rd Street North to 61st Street North. Union Township. Utility Permit No. 065-96. Road No. 801-I. District #3.
- e. ECCO Development is submitting this application requesting permission to install a temporary entrance onto Hoover Road between 31st Street South & MacArthur Road for construction of ECCO Industrial Addition. Waco Township. Highway Permit No. 015-96. Road No. 813-T. District #2.

### **2. Right-of-Way Instruments.**

- a. Five Easements for Right-of-Way and seven Temporary Construction Easements for Sedgwick County Project No. 817-G through N½ J; Meridian from the north city limits of Wichita to the south city limits of Valley Center. CIP #R-169. District #4.
- b. One Drainage Easement for Belle Terre Second Addition. District #1.

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**3. Section 8 Housing Assistance Payment Contracts.**

<u>Contract Number</u>	<u>Rent Subsidy</u>	<u>District Number</u>	<u>Landlord</u>
V96048	\$142.00	3	Mt. Hope Comm. Dev., Inc.
V96047	\$7.00	4	Sunflower Gardens

**4. The following Section 8 Housing Contracts are being amended to reflect a revised monthly amount due to a change in the income level of the participating client.**

<u>Contract Number</u>	<u>Old Amount</u>	<u>New Amount</u>
V93087	\$364.00	\$337.00
V95099	\$231.00	\$222.00
V95092	\$201.00	\$210.00
C95122	\$325.00	\$243.00
V03004	\$325.00	\$268.00
V95088	\$182.00	\$343.00
C863005	\$317.00	\$363.00

**5. Real Estate Purchase Contract with Victor G. Baker and Kay V. Baker in the amount of \$68,610, less required deductions, under the FEMA buy-out program.**

**6. Orders dated June 19, 1996 to correct tax roll for change of assessment.**

**7. Consideration of the Check Register of June 21, 1996.**

**Regular Meeting, June 26, 1996**

**8. Budget Adjustment Requests.**

<u>Number</u>	<u>Department</u>	<u>Type of Adjustment</u>
960364	Animal Control	Transfer
960365	Lake Afton Park	Transfer
960366	Sedgwick County Park	Transfer
960367	Human Resources	Transfer
960368	Human Resources	Transfer
960369	Sheriff Grant	Supplemental Appropriation
960370	Department of Corrections	Transfer
960371	Willard Parker	Supplemental Appropriation
960372	Road & Bridge Sales Tax	Transfer

**Mr. Buchanan** said, "You have the Consent Agenda before you and I would recommend you approve it."

**MOTION**

Commissioner Hancock moved to approve the Consent Agenda as presented.

Commissioner Miller seconded the Motion.

**Commissioner Schroeder** said, "Mr. Chairman, if you please."

**Chairman Winters** said, "Okay, we have a Motion and a second."

**Commissioner Schroeder** said, "I didn't get a chance to say anything to anybody else, but could I offer a substitute Motion, we approve it with the exception of Item 960365 and 960366 until next week, would that give anybody heartache? Contingency expenditures for Lake Afton and the Sedgwick County Park. It totals \$30,000 between the two of them."



**Regular Meeting, June 26, 1996**

**MOTION**

Commissioner Schroeder moved to approve the Consent Agenda with the exception of Item 960365 and 960366 until next week.

There was no second and Commissioner Schroeder withdrew the Substitute Motion.

Commissioner Hancock said, "Those are for food they are stocking in their stores. Is that going to run the food short of inventory?"

**Commissioner Schroeder** said, "Well nobody has been over to talk to me. Is that coming out of contingency? Okay, that's fine. No, let's go ahead and go with it, I'll withdraw my substitute Motion."

**Commissioner Miller** said, "Was that a yes or no, where it is coming from. I didn't hear."

**Mr. Buchanan** said, "The funds are coming from Finance General which is a reshuffling of dollars in that fund. It is not coming from the Commissioner's contingency."

**Commissioner Schroeder** said, "It says contingency, so that's all I knew."

**Mr. Buchanan** said, "It is coming from Finance General. This fund is one that is used to replenish the store and those revenues then would be returned to that fund based on the sales."

**Commissioner Hancock** said, "It revolves in and out?"

**Mr. Buchanan** said, "Yes."

**Chairman Winters** said, "Alright, let the record show that your Substitute Motion didn't really have a second and you are withdrawing the Substitute Motion. Now we have before us the Motion to approve the Consent Agenda. Is everybody clear or do we need to talk about that more or defer it?"

**Commissioner Schroeder** said, "No, that's fine, I didn't understand correctly."

**Regular Meeting, June 26, 1996**

**Chairman Winters** said, "We have a Motion and a second. Is there any other discussion on the Consent Agenda? Seeing none, call the vote."

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you very much. Is there other business to come before this Board? We are going to recess the Board of County Commission."

**The Board of Sedgwick County Commissioners recessed into the Sewer District and Fire District #1 Meetings at 11:20 a.m. and returned at 11:26 a.m.**

**M. OTHER**

**EXECUTIVE SESSION**

**Chairman Winters** said, "Call back to order the Regular Meeting of June 26 Board of Sedgwick County Commissioners."

**MOTION**

Commissioner Miller moved that the Board of County Commissioners recess into Executive Session for 45 minutes to consider consultation with Legal Counsel on matters privileged in the attorney/client relationship relating to pending claims and litigation and personnel matters of non-elected personnel, and that the Board of County Commissioners return from Executive Session no sooner than 12:10.

Commissioner Hancock seconded the Motion.

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

**Regular Meeting, June 26, 1996**

**VOTE**

Commissioner Betsy Gwin	Absent
Commissioner Paul W. Hancock	Aye
Commissioner Melody C. Miller	Aye
Commissioner Mark F. Schroeder	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Thank you very much. We are in recess."

**The Board of Sedgwick County Commissioners recessed into Executive Session at 11:26 a.m. and returned at 12:19 p.m.**

**Chairman Winters** said, "Let the record show that there was no binding action taken in Executive Session. Is there any other business to come before this Board? Alright, seeing none, this meeting is adjourned."

**N. ADJOURNMENT**

**Regular Meeting, June 26, 1996**

There being no other business to come before the Board, the Meeting was adjourned at 12:20 p.m.

**BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS**

\_\_\_\_\_  
**THOMAS G. WINTERS**, Chairman  
Third District

\_\_\_\_\_  
**MELODY C. MILLER**, Chair Pro Tem  
Fourth District

\_\_\_\_\_  
**BETSY GWIN**, Commissioner  
First District

\_\_\_\_\_  
**PAUL W. HANCOCK**, Commissioner  
Second District

\_\_\_\_\_  
**MARK F. SCHROEDER**, Commissioner  
Fifth District

ATTEST:

\_\_\_\_\_  
**Susan E. Crockett-Spoon**, County Clerk

APPROVED:

\_\_\_\_\_, 1996