

MEETING OF THE BOARD OF COUNTY COMMISSIONERS

REGULAR MEETING

JULY 8, 1998

The Regular Meeting of the Board of County Commissioners of Sedgwick County, Kansas, was called to order at 9:00 A.M., Wednesday, July 8, 1998, in the County Commission Meeting Room in the Courthouse in Wichita, Kansas, by Chairman Mark F. Schroeder; with the following present: Chairman Pro Tem Paul W. Hancock; Commissioner Betsy Gwin; Commissioner Thomas G. Winters; Commissioner Melody C. Miller; Mr. William P. Buchanan, County Manager; Mr. Rich Euson, County Counselor; Ms. Kristi Zukovich, Assistant County Manager; Ms. Becky Allen-Bouska, Director, Bureau of Finance; Mr. David C. Spears, Director, Bureau of Public Services; Mr. Darren Muci, Director, Purchasing Department; Mr. Fred Ervin, Director, Public Relations; Mr. Marvin Krout, Director Metropolitan Area Planning Department; Mr. Tom Smith, Grants- In-Aid Coordinator, Finance Department; Mr. Joe L. Norton, Bond Counsel; Ms. Louanna Honeycutt Burress, Administrative Officer, Department of Housing & Economic Development; Ms. Deborah Donaldson, Executive Director, COMCARE; Mr. Kevin Bomhoff, Director Developmental Disabilities; Mr. Doug Russell, Director, Department of Aging; Ms. Susan Erlenwein, Director, Environmental Resources; Mr. Mark Masterson, Director, Department of Corrections; Mr. Jim Weber, P.E. Director, Sewer Operations & Maintenance; and Ms. Linda Leggett, County Clerk.

GUESTS

Mr. Tim Rogers, Director, Salina Airport Authority.

INVOCATION

The Invocation was given by Mr. Joe Stout of the Christian Businessmen's Committee.

FLAG SALUTE

ROLL CALL

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

CONSIDERATION OF MINUTES: Regular Meeting, June 17, 1998

The Clerk reported that all Commissioners were present at the Regular Meeting of June 17, 1998.

Regular Meeting, July 8, 1998

Chairman Schroeder said, "Commissioners, you've received the Minutes of the meeting, what's the will of the Board?"

MOTION

Commissioner Hancock moved to adopt the Minutes of June 17, 1998.

Commissioner Gwin seconded the Motion.

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

VOTE

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

Chairman Schroeder said, "Thank you. Next item."

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 expenditures on today's Regular and Fire Agenda. I am available for questions if there are any."

Chairman Schroeder said, "Thank you, Becky. I see no questions. Thank you. Before we go on to the next item, I want to make a little announcement here regarding our manager. I just received in the mail last week, as I think the other Commissioners did, that our Manager, Mr. Buchanan, is due to receive a service award from the International City/County Manager's Association for years of service. I believe he has 30 years of service dedicated to the association and to public service. We want to congratulate you today, Mr. Buchanan. Job well done. Thank you."

Mr. William Buchanan, County Manager, said, "I started when I was twelve."

Chairman Schroeder said, "Right, started when he was twelve. Next item please."

Regular Meeting, July 8, 1998

AWARD PRESENTATION

A. PRESENTATION OF 1998 NACO ACHIEVEMENT AWARD FOR "COMMUNITY DISCUSSIONS I & II."

Chairman Schroeder said, "Commissioners, we received the other day in the mail our National Association of Counties Achievement Award for Community Discussions I and II, which involved the discussion of solid waste we did some time ago. I think a lot of the credit would go to Kristi Zukovich who was kind of the team leader in that process. Kristi, are you here? Kristi, on behalf of the Board of County Commissioners, we want to congratulate you and present you with this certificate. Thank you. Would you fill us in and enlighten us on the discussion we had?"

Ms. Kristi Zukovich said, "I would like to do that. Some time ago, one of the things that we learned at Sedgwick County and what we take through every thing we do here, is that it is so valuable for us to invite people to the table to hear their ideas and suggestions about issues and projects that effect us and the citizens of Sedgwick County. One of the benefits of that is by listening to those diverse perspectives, we are able to make better informed decisions. Those community discussions on solid waste allowed us to do that because we asked people to come and sit down in small groups and to talk about what they wanted and what they expected out of how we handle trash for the next generation.

"The other important part of that is that by the people who participated and came out to participate in the group meetings, it reminds all of us who we work for, Sedgwick County. That people who live here are interested in what we do and they want to know what we do. It is also that constant reminder that we are accountable to them. I think that is something we need to keep in mind as employees here. We appreciate your support and the assistance of the staff people at Sedgwick County who helped facilitate as well as the other volunteers from the community."

Chairman Schroeder said, "Kristi, thank you. Again, congratulations to you and all of our staff that put the time and effort into those community discussions. I think this Commission has done a lot of good for our community and we've come a long way in involving the public and this is one way that we did it. I think it was very successful and obviously the National Association of Counties thought it was a good idea and honored our folks for doing such a good job. I'm really proud of you and I know we're going to use that process in other areas of discussion and one that we have coming up is the issue of consolidation. I don't know to what extent or what level we will involve the community, but obviously this County Commission sees a need to involve the community and our voters in those difficult discussions and issues.

Regular Meeting, July 8, 1998

“I’m just proud to be a part of an organization that sees fit to do that. I think it means a lot and it says a lot about this organization. Again, thank you, Kristi. Congratulations. Next item please.”

PRESENTATION

B. PRESENTATION OF RECOMMENDED 1999 BUDGETS.

Mr. William P. Buchanan, County Manager, greeted the Commissioners and said, “This is a process that we go through every year. It is a process that is, in fact, a team effort. Thanks for this effort really goes to elected officials, bureau chiefs and department heads, who spent lots of months putting together the information. Once that information was put together, Kathy Bradshaw-Sexton, who is the Budget Director, and that staff, Renfeng Ma and Kim Dorsey and John Rowland with the two interns, Matt Benoit, really made this process easy. Our office, again, was heavily involved, but it would not work without those efforts.

“The proposed budget for 1999 is a spending plan, it is a proposed spending plan for you to deliver services to this public. In this budget document, there are two smaller budgets. One is the fire district budget and that’s 9.6 million dollars and there will be a proposed increase of about 1.3 mills for that budget. Then the sewer district budget, which is about 1.1 million dollars, which will be a requested tax reduction of about half a mill for those.

“I want to talk about the County wide services that we propose in this 1999 Budget. The budget is delivered to you and it is built upon the concepts of accountability and service. We know that you have provided us that foundation through the County mission goals and values. The mission of this County is to provide quality public service and to do so in a way that makes sense to the changing needs of the public. The goals are to build partnerships, to help our employees be as good as they can be, train them, reward them. Our other goals are to do the whole issue of allocating resources in a way that makes sense to the public and their changing needs and to do so with quality in mind. We try to do that by changing the way we deliver services. You will see in this budget, as you have in the past, we continue to out source where it makes some sense. We’ve developed partnerships with the people that we have in the past and continue those partnerships and try to develop new ones. We are sharing personnel in some departments, which is a new and different way of doing business. We are jointly funding equipment to that it can be shared in a way that we haven’t seen in the past. We also plan for quality public service. That is an easy catch phrase, but for us it means real work.

Regular Meeting, July 8, 1998

“It is to define programs and services, to measure them, to measure to see how we compare from last year to this year, to continuously improve. It is a process of continuous improvement and to compare ourselves to others who deliver the same sorts of services to see how we are doing, to steal their best practices, to share out best practices with them, so that this constant improvement can continue and this quality public service is delivered to citizens.

“We serve all of Sedgwick County in this budget. We continue to provide community benefits. The issue of serving all of Sedgwick County is one that we need to remind ourselves about. There are 400,000 to 425,000 citizens in Sedgwick County, who live in 20 different cities, some of whom, about a quarter of them, live in unincorporated area. It matters not where they live. It matters not where city boundaries are. We provide services to all those folks on a County wide basis. We provide services that enhance the quality of life for our citizens area-wide. We provide funding for prenatal programs for folks and we provide funding for those who die who are indigent to bury them at the County’s expense. We provide services from the beginning to all strains of life. We provide services for citizens in this community who are vulnerable, those who are homeless, we try to get them jobs and provide them their medication to keep them out of jail. We provide transportation for the elderly so that they can go to their doctor or pick up their prescriptions. We provide recreation opportunities at our parks, at our zoo and our Coliseum, so that families can be families together. We provide the basis for economic development, good roads, good infrastructure, and try to retain and attract businesses to our community. Finally, we encourage citizen participation. You just heard a few minutes ago about our award that we received and it is a way in which we engage the public and our employees asking how we’re doing, to be sure they are part of this decision making process. So we continue those community benefits.

SLIDE PRESENTATION

“Let me talk to you about in 1999 where we expect to get our revenues. Ad valorem taxes or property taxes are 38.5% of our revenue sources. You see that over here, motor vehicle taxes 5.9%, a significant chunk. If Governor Graves has his way, that will continue to be reduced and then the intergovernmental portion will be increased. He is expecting to reduce the revenues for motor vehicle tax and replace it someplace else in local governments. Our other big chunk of this pie are clearly sales tax and as with a healthy and good economy, that continues to be a strong revenue source. Finally, the other big one is user fees. That’s from EMS fees that we charge for ambulance runs and COMCARE or mental health for counseling and other charges that they have. You can see the other percentages of the dollars.

Regular Meeting, July 8, 1998

“So for the dollars that we receive, here is how we spend the dollar, whether it is taxes or grants or whatever it is from. For the dollars that come into the County, \$.49, almost half, you can't get much closer to half than that, is for public safety and justice. For the process of going through the public safety and the process of providing court rooms and the whole justice system that we're required to do because we live in a democracy. You can see the other chunks, the other pieces of this dollar bill, the other cents, \$.19 is for public works, those issues that you provide for the good roads in this community and the other public works issues. Health services, \$.07, and that is COMCARE and the Department of Health and treating and caring for those people in this community who are vulnerable. The business of government, taxation, elections, what we do, is \$.06 out of that dollar. Community development, those issues in that Department of Aging and Animal Control, and those other issues, about \$.04. Local college support is \$.04 out of that dollar. That is our grant to WSU and to community colleges. That is \$.04 out of each dollar. Recreation is \$.06 and that is for the Coliseum, the zoo, and our parks and those other activities. Administration is a pitiful \$.05. Expenditures by class in terms of how we spend our dollars, clearly half of our dollars go to our resource of personnel and that is what we are proposing in our 1999 budget. You see that it is almost \$180,000,000 for 1999, and 50% of that will go for personnel costs. Commodities, the things that we purchase, the goods and materials are almost 4%. Contractual services are those things that we have contracted with, for energy and for those other contractual pieces that we have and capital outlay is 12% of what we do.

“We are, in 1999, investing clearly in the future. We will continue to maintain the services that we have had in the past, but we will continue to invest in the future. The investment in public safety includes the jail operations. That will be for a portion of the year. The jail will start next year. Some of those employees have been hired now and some will continue to be hired throughout the year. EMS improvement in not only staffing but equipment. Improvements for that system and the juvenile justice system will be increased funding to help in that situation. We continue with the prevention program to keep children from committing crimes. This year you are funding shoplifting programs, domestic violence, truancy, after school recreation, and tutoring programs. The purpose of that, let us remind ourselves, is so that we don't end up spending money on the jail issues or at least less money on jail issues to give children an opportunity to succeed in this community. We continue with our quality public service issues. That's about performance measure. It is about citizens and employees giving us feedback. It is about asking how are we doing and changing what we do because of what we've heard. We continue to do that and some of our programs, as you know, the citizens are engaged in ways of developing services that we have in the past. Finally, investments in the future with Exploration Place. This is a quality of life issue for this community. It is a \$20,000,000 investment for us. It is about providing a hands-on science museum that will be the pride of this community and a partnership with the private sector that we haven't seen the likes of for a while.

Regular Meeting, July 8, 1998

“Perhaps our most important investment in the future clearly is our employees. The proposal is for a 2.5% salary adjustment for all employees. We will continue with our excellent health insurance and other benefits at very low cost for our employees. You’ll see that the net staffing increase is 166 employees, which is very large, which is really unusual. That is for the new detention facility. You’ll see that out of that 166, 164 of those folks are all public safety, including this COMCARE employee. That’s the employee that was requested, the mental health nurse, to be placed in the jail. It was requested by the Sheriff and Director of COMCARE to be placed in the jail to provide services for those people who are incarcerated. There are only two employees that are added to the budget this year, both come from funds that were targeted amounts or self-generated funds in those areas.

“Our other investments are certainly technology, the year 2000 changes will be accomplished in 1999. We are told that. We will be testing them all through next year to make sure that we’re in a position so that glitches won’t happen here. We continue to work at that. This year, we developed a technology review committee that has made recommendations about increasing productivity, about compatibility with systems that are in place and providing service to citizens differently. Those recommendations are seen throughout the budget as they review technology plans from departments. We’re also attempting to use technology today that will be not only for today but for the future so that it is compatible with systems that are coming. Our impacts of the 1999 budget is that the department heads, bureau chiefs, elected officials and others were told to hold the operating budgets at the 1998 level and that was done in most cases. We have increased budgets in some of those departments because of the changing needs of this community. We’re working smarter to provide services at a lower cost. We’re sharing employees as indicated. We’re working with the state correction system on partnerships. We’re out-sourcing services when financially beneficial, that’s in the billing of EMS and others. Some of our security is out sourced. Finally, we’re charging fees in 1999 budget for services. We’re looking at booking fees in the jail and fees at the juvenile detention facility for some of those services.

“What specifically will you see in 1999 that we haven’t seen in the past? Well, it is a continuation providing quality public service, it is improving that service in many areas. First of all, in our building the infrastructure, it is a quality of life and economic development issue. You have provided funds for aggressive road maintenance programs that continues and is superb. We also will identify drainage solutions for the southern part of this county and begin working on that problem and we will expand the waste water treatment facility at Four Mile.

Regular Meeting, July 8, 1998

“The community health services, this is an issue again that we care for people who are vulnerable. We continue to do community health and addiction treatment services at the level that we have in the past. We will deliver service to the homeless, to get them jobs, to allow them to have contact with people who will help them take their medicines so they can be productive in this community and clearly to find housing that is permanent and provide, preventive mental health services to reduce long term law enforcement costs, we will continue to try to do those in our prevention programs. We provide safety to our citizens in emergency service. This year we will provide more outdoor warning siren systems. We will increase county wide, EMS response with new employees and different equipment that will be more effective in saving people. Fire prevention inspection and suppression will continue at the high level. The Sheriff will continue a community presence that is important to us all. The Forensic Science Center with its DNA analysis and toxicology and drug identification will continue to be part of the criminal justice system that is well known throughout the region. Sedgwick County does provide for the safety of our citizens.

“We also provide recreation and entertainment so families can be families. The zoo has an expanding collection of animals. We continue at the Coliseum providing entertainment options. We have Cowtown that utilizes public private partnership in ways that are unique to this community and the parks maintain a family recreation activity. Truly, there is something there for everyone. In providing for basic services to this community, we do economic and community development. We are partners with the Chamber of Commerce to provide economic development on a county wide basis for retention and attraction of businesses. We coordinate for aging services and populations not only in this County but two surrounding counties. We will begin this whole process and continue the process of solid waste planning and implementation in a way that is different and new to this community, but which is environmentally safe.

“Taxation and elections is the business that governments do. We are in the business of maintaining land records and property values. We continue to be in the business of providing that fair elections are held for all units of local government. In our capital improvement program in 1999, we are in the process of widening some roads that are absolutely important and essential to this community. The 4.2 million dollar Oliver/ 47th Street to 63rd Street South, those of you who travel that know of the importance of that. The \$4,000,000 13th Street North eastern city limits to K-96 and \$1,000,000 Central/ K-96 to 143rd Street will all be widened. We continue with the capital improvement projects in our buildings.

Regular Meeting, July 8, 1998

“We will provide little over a million dollars for the repair and replacement of mechanical and plumbing fixtures in the two juvenile detention facilities, one is the Juvenile Detention Facility on Minneapolis and the other is the Judge Riddel Boys Ranch. We have a little more than \$650,000 for the Coliseum ice floor budgeted for the 1999 budget, so that Hockey and the other skating activities and those shows can continue. About half a million dollars for the examination and planning of space needs and other needs for two of our internal major departments, 911 and Motor Pool.

“We have program enhancements in the 1999 budget for an excess of \$1,000,000. Clearly the new jail at \$8,000,000, which includes bond and interest payments of about \$2,000,000 and \$6,000,000 of added cost to the jail in 1999. You’ll see this in next years budget because next year will be a full year of operation also. We have juvenile housing of \$388,000 increase. This is a housing for juveniles outside of Sedgwick County. The cost continues to increase. There are other improvements in that housing also for some of the improvements of the facilities. EMS staff and equipment increases will be almost a million dollars in the 1999 budget so that those activities can continue at a high level of service that the customers and citizens are used to. Children in need of care case loads and we’ve read a lot about that recently, but in fact Sedgwick County cannot hire new judges, Sedgwick County cannot do the things that the state is required to do. But what we can do is provide services for the District Attorney and others so that those case loads can be shifted and changed and children who are abused or have parents that don’t take care of them can be handled in a way that is faster, more effective and more efficient, and Sedgwick County is stepping up to make sure we do our share. We are going to replace fire trucks on a lease purchase basis, which allows us to do that and get those in service in 1999. We will have a solid waste education program of almost \$200,000 to begin the discussion about transfer stations and about recycling, how citizens can participate and be more effective in the use of recycling in this community. We are proposing to contribute \$125,000 to YMCA south project in this budget. Finally, the Kansas African American Museum, besides what we have contributed in the past, we are recommending that an \$88,000 increase be granted to that program. The new director there has inspired us all. We think he can succeed. He needs the tools to be given that opportunity to do so, so we are recommending that project.

“Our commitment, your commitment, our commitment to the citizens last year that there will be no levy increase and there is none proposed. What does this mean to the taxpayer? Well, the taxpayer who has a house of about \$80,000, using the formula, would mean that the taxes on that would be about \$277.75. We pick \$80,000, that’s about the average house. For \$277.75 a year, you receive the services that I just talked about. Let me remind you that one half of those services, \$136 or so of that service is for public safety issues.

Regular Meeting, July 8, 1998

“So half of those tax dollars go for public safety. When the phone rings, we answer it and we dispatch the emergency vehicles. Some of those emergency vehicles are ours. If it happens to be your neighbor who is in trouble, they go in the jail that you fund. We provide them medical care while they are in the jail. We provide them with a court system that allows them to be tried by their peers. It is about delivering democracy. So these dollars that we spend as taxpayers come to you and are allocated in this way. This is what we are proposing in the 1999 budget. I’m sure there will be lots of questions as you read through this document that you can never lose. It does glow in the dark. Again, we’re pleased and proud to present this to you and it couldn’t be done without all the good help that I’ve received in putting this together. Thank you, Mr. Chairman.”

Chairman Schroeder said, “Thank you, Mr. Manager. As always, good job on preparing the budget and thanks to you and your staff for doing so. Would you, for the public’s interest, give them the dates that we will have public hearings that they are welcome to come down and speak to us or at least listen if they want to.”

Mr. Buchanan said, “The dates for the public hearings are July 15, July 29, and the budget would be adopted on August 12. Next Wednesday is the first public hearing and then two weeks after that.”

Chairman Schroeder said, “Very good. Thank you, Mr. Manager. Commissioners, any questions?”

Commissioner Winters said, “I just have two quick ones. The prevention funds that we started as a new program for 1998, did you mention that specifically?”

Mr. Buchanan said, “Yes. The 1998 prevention funds are provided in this budget. The budget increase, about 5%, I’m recommending an increase of those funds of about 5%. So it will be \$1,050,000 or so. We are requesting that we continue that process.”

Commissioner Winters said, “All right, thanks. The other question I had was I guess I can kind of maybe foresee part of the headline tomorrow that the County increases by 166 employees for the year. I think it is important to remember that 164 of those again are involved in public safety. I agree completely with the City of Wichita and led by Mayor Knight a couple of years ago when they really said we need to increase the police officers on call in the City of Wichita and I think they added some 150 or more officers. I think this is our part of that fight against crime that we see in our community. When a city like Wichita adds 150 officers, that has a big effect on the rest of us, but I think it has had a very positive effect. I think things are really looking better in this area of how we fight crime, but it is an expensive process. They’ve made a huge commitment with personnel and

Regular Meeting, July 8, 1998

now we're going to step up and make our commitment. Thank you."

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

Commissioner Hancock said, "Thank you. I just wanted to echo what Commissioner Winters said. This shouldn't be a surprise to anybody. We committed to 150 some people four or five years ago when we talked about building the jail and really committed to it when we determined there would be another 650 beds. This isn't a surprise. It would be irrational to believe we could operate a jail over twice the size that we have with the same number of people. So this shouldn't be a surprise to anyone. This is about the fourth year in a row that we've really committed a lot of resources to public safety. Beginning in about 1992, it became apparent to this community and many communities throughout the country that the number one issue in those communities was crime and how do we take the bad guys off the streets. Now we're beginning to think about prevention, how do we keep the guys from becoming bad guys in the first place. I think that probably makes a lot more sense in the long run. I think that we're going to have to commit to that for many years without knowing or understanding what the results will be. It is a long term investment in our community and I see by the proposal that we're going to be increasing that by about 5%. I hope that in the years to come, as we begin to de-emphasize the back end of our criminal justice system, that we can begin to invest even more each year than 5%. I would like to see that six to eight million dollars that we're putting into that jail go into prevention on known winners. We won't know those winners for several years. It will take five, six, or seven years of measurements before we'll understand that the results of our efforts will be. Certainly we'll have to make adjustments in the future.

"I suppose and I really hope that future Commissioners, for future leaders of the community understand what we started here and carry on that and understand what our intention was here. We measure and we assess and then we adjust until we get it just about right, how we take our citizens and try to prevent crime when they're young and impressionable. We may have to write it on the wall somewhere. By that time, we'll probably all be gone, but to write that somewhere on our desks, carve it on the top, to keep watch out for that sort of thing. I know there will be a lot of folks here that were here before I came and a lot of folks after I came to remind those folks. The other thing is, as I said earlier, this is about the fourth or fifth year we've really committed to public safety. A little bit on the negative side, I'm a little bit tired of it. It would be nice to get back to what I call more traditional things of not taking care of the darker side of the communities but to put more resources into the brighter side and improving ourselves and not just trying to catch up in the terms of public safety. We have maintained and we have done very well I think so far in the criminal justice system and emergency responses.

Regular Meeting, July 8, 1998

“Most recently to be proud of, our response to the DeBruce tragedy in the south part of the County. The resources have been put in good places, but it would be nice once more to take a look at the positive side of how can we really improve the quality of life and delivery of services in this community and put more resources there. I hope this is the last year we will be emphasizing, maybe it won’t be, but 1999 will be the last year really emphasizing the public safety and the need to get the bad guy off the street. That’s my wish, but we’ll see how it goes in the year 2000. Thank you, Mr. Manager, for a good presentation.”

Chairman Schroeder said, “Thank you. Any other questions or comments? I see none. Bill, thank you. Appreciate the presentation today and we will begin our work.”

Mr. Buchanan said, “The recommended action is to receive and file.”

MOTION

Commissioner Hancock moved to receive and file.

Commissioner Winters seconded the Motion.

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

VOTE

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

Chairman Schroeder said, “Thank you. Next item please.”

PLANNING DEPARTMENT

C. METROPOLITAN AREA PLANNING DEPARTMENT (MAPD).

2. CASE NUMBER V-2083 - REQUEST TO VACATE A UTILITY AND

Regular Meeting, July 8, 1998

DRAINAGE EASEMENT LOCATED WEST OF 151ST STREET AND NORTH OF CENTRAL.

Mr. Marvin Krout, Director, Metropolitan Area Planning Department, greeted the Commissioners and said, "It is always nice to see a crowd leaving when I've got a planning item. I don't mind a bit. We have two cases this morning and this first case involves property that you saw just a few weeks ago. This is out on West Central, west of 151st Street. This was the tract that was involved in the horse stable case, the conditional use that was approved by the County Commission a few weeks ago. These property owners are intending to build a new horse barn in that location. Their property includes all of Lot 10 and part of Lot 9 and they bought part of that lot after the platting of this area occurred several years ago. They have no need for the 20 foot utility and drainage easement that was platted between the lots in anticipation of needing to provide services between two lots and County Engineering and private utilities indicated that they had no need for a utility and drainage easement through the middle of this property as it has been acquired so they recommended approval. The Planning Commission recommended approval. We did notify adjacent owners and no one showed up at the Planning Commission meeting and no one objecting. This is an advertised public hearing so you will need to ask for public comment. We recommend that you approve the vacation."

Chairman Schroeder said, "Just a little housekeeping note here, that is Item C-2, correct Marvin? We had Item 1 as Case Number SCZ-0764, but we're taking up 2083, right?"

Mr. Krout said, "I'll have to take your word for it since I didn't see the Agenda."

Chairman Schroeder said, "That's all right. So we are on Item C-2, Case Number V-2083."

Chairman Schroeder said, "At this time, we'll open the meeting to public hearing. Anybody who would like to be heard on this item, please come forward. Seeing no one, we'll close the public hearing and limit discussion to bench and staff. Marvin, anything else? Commissioners, what's the will of the Board?"

MOTION

Commissioner Winters moved to approve the Vacation Order and authorize the Chairman to sign.

Commissioner Hancock seconded the Motion.

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

Regular Meeting, July 8, 1998

VOTE

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

Chairman Schroeder said, "Thank you. Next item."

- 1. CASE NUMBER SCZ-0764 - ZONE CHANGE FROM "LC" LIMITED COMMERCIAL AND "SF-20" SINGLE-FAMILY RESIDENTIAL TO "OW" OFFICE WAREHOUSE ON PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF 21ST STREET NORTH AND HOOVER ROAD (2102 NORTH HOOVER ROAD).**

Mr. Krout said, "I think we've got that one straight and here it is. This is an irregular shaped tract. It is just under six acres of land.

SLIDE PRESENTATION

"It is bounded on the west and south by Zoo Boulevard, the railroad tracks parallel to Zoo Boulevard and Hoover Road, which intersects Zoo Boulevard here and runs in a kind of meandering way around this boundary and then continues to the north. The north boundary is 21st Street North, which runs both east and west and then connects to 21st Street west of the railroad tracks. The eastern boundary was approved long ago for a sand excavation, has recently been acquired by the City of Wichita water department and is intended for use as a future water treatment plant. As you can see, this is Zoo Boulevard, 21st Street, this is Sedgwick County Zoo and Sedgwick County Park, and this has been identified in planning documents as an important corridor in terms of visual identity of the community both because of the major County facilities, and also because of the bend and the fact that is both a gateway to the west Wichita area and also into the central city and towards downtown, Zoo Boulevard to Central to the river. So this is a very prominent location and so we had some concerns about the appearance of anything that might develop in this area.

Regular Meeting, July 8, 1998

“The majority of this tract, as you can see, is zoned Limited Commercial. It’s part of one corner of four corners that was zoned 40 years ago by the County in a three mile ring outside of what was then the City of Wichita boundaries. The southern portion of this area and some of the surrounding area is zoned in the County’s SF-20 category. A majority of this tract is already available for use for retail and office type uses that are permitted in the limited commercial zone.

“The applicant is requesting to take this ownership and rezone it to the OW category. OW is the office warehouse category. Office warehouse permits certain non-retail commercial type uses including the intended use, which is a self-storage type warehouse facility. The applicant is U-Needa Self Storage and they are the perspective purchaser. They are requesting this zoning in order to construct a self storage warehouse on this site. As I indicated, the surrounding zoning and uses are mixed. You can see some heavier commercial zoning and industrial zoning along the railroad tracts further to the west. There are some commercial uses that have developed in this area. There is a residential property, a couple of residential properties in the near vicinity. This is a changing area and it will be developing in the future.

“The staff looked at the existing zoning and some of the surrounding zoning and uses, the water treatment plant, the other commercial zoning, and felt that this was a reasonable use of this location and supported the rezoning. We did recommend a number of provisions and a protective overlay to try to deal with the fact that this is a special place in the County so the appearance of this use is important. If you’ve seen many warehouses, there is a wide variety in terms of their appearance. They can be very good looking or less so. So we recommended a number of conditions and a protective overlay, most of which the applicant initially did agree with. He had a couple of reservations about a couple of them and I’ll talk about that. One would limit the uses to not all the uses that are permitted in the office warehouse. There wouldn’t be a massive warehouse project or contract storage yard type of development in this area. There are a number of standards that are in the zoning code in lesser districts for mini-warehouse projects and those would be included. There are signage limitations. The applicant agreed to landscape the frontage along Hoover Road, which would be the most prominent frontage in that area.

“The disagreement came with the overall appearance of the project. The applicant had elected an architectural building system, it was a metal building system and intended to have a white painted set of buildings with green overhead doors and wanted that facility including views into the interior of the facility to be visible from the roadway for security reasons and also for advertising reasons. The staff felt that what we had originally recommended that this facility be of brick construction, substantial brick construction, which would be more compatible with some of the facilities of the Zoo and the Park and would give more of a view of permanence to the construction in this area.

Regular Meeting, July 8, 1998

“We had also recommended that the interior views be screened, by using, as you’ve seen in some of these projects, the rear of one of the buildings be along Hoover Road so that the rear of that building brick wall would be the screening for the facility. The applicant didn’t agree to those conditions at the Planning Commission meeting. We did send notices out and at the Planning Commission meeting there was a marketing director for the Zoo who did appear and spoke at the Planning Commission meeting, expressed concerns about the appearance of this area as being very important to the positive marketing of the Zoo and spoke in favor of the staff’s recommendations for appearance controls. The Planning Commission voted first on the Motion and voted seven to zero. There was a second Motion to approve subject to the staff’s original recommendations about brick construction and turning one of these buildings so that it would act as a screening for the interior of the complex. That passed by a ten to two vote.

“After the Planning Commission hearing, then the applicant contacted the staff and said we have another idea, sort of a compromise. We really want to maintain this construction system but we would be willing to place in front of it, in addition to the landscaping, along Hoover and along Zoo Boulevard, we would be willing to place a six foot masonry wall that would be the same in appearance as the wall that is along 21st Street, along the Sedgwick County Park property, it is sort of a gray, brick textured concrete wall, very attractive, it has a sort of column in appearance. The only place that would be broken is for a wrought iron entry way into the complex itself. Most of these structures are going to be only 8 ½ feet tall and so a six foot wall would substantially screen the construction and the overhead doors. The staff felt that that was a good compromise. We weren’t able to ask the Planning Commission to reconsider it. You could formally ask the Planning Commission to reconsider it if you desire by sending it back to them, but we did bring the case back informally to the Planning Commission Meeting at the beginning of their Agenda a couple of weeks ago and asked them informally how they would feel about this project with the changes that are proposed. In an informal way, the consensus of the Planning Commission was that they were in favor of the idea of the brick screening wall in front of the metal building complex. So that is an informal recommendation. Formally, their motion was to approve it subject to some other conditions that were originally recommended. I also contacted the Zoo Director and explained the proposed changes and he indicated that he would be satisfied with those changes and could be supportive of this application. So I believe that the staff, Zoo Director, the applicants are in agreement on this and we would recommend to you that you approve this subject to a revised Resolution with conditions on the protective overlay that take out the requirement for brick construction and a rear wall but that do provide for the brick look masonry wall along Hoover Road and the railroad tracks along the south and west boundary of the property.

Regular Meeting, July 8, 1998

“Also, there is a requirement in the original recommendations for a site plan to be submitted to the Planning Commission. I believe that all the issues have been resolved now and we just need a final site plan for the record and that would just be submitted to the Planning staff for approval to show the masonry wall and the heights of the buildings and does not need to go back to the Planning Commission.

“Let me give you just a little bit more information about this. This is the area that we’re talking about. This is one of the major Zoo entrances. I’ve always wondered what these buildings are.”

Commissioner Gwin said, “Zoo administration.”

Mr. Krout said, “I’ve never walked in exactly and seen it. This is Hoover Road as it meanders and crosses 21st Street. This is all land that has been acquired as part of a future water treatment site by the City, although the City intends to develop that as they would a sewer treatment plan in an aesthetic manner with a lot of screening and buffering hopefully.

“This was the perspective drawing that shows you basically how the buildings would lay out along Hoover with an entrance here and office area and residence at the southern end of the facility and this would be the entrance to the facility. Now we’re talking about a screening wall that would substantially screen that and only these rear buildings would be over the 8 ½ foot height. This is the site plan that was originally submitted. Again, there would be landscaping and a screening wall along this edge. This was originally an office building as it was submitted for construction that was going to have some brick wainscoting on the bottom of the project. This would be looking out to the west, the railroad tracks would be in that direction. We’re looking across the site and sort of to the north and west. This is looking to the south. In the background there is that Zoo office building and the railroad tracks would be along that direction in the background. This would be about the property line and over this direction is the proposed treatment plant and the proposed mini-storage site.

“We’re looking now to the east down 21st Street with the tract that we’re considering on the right side of the road. This is looking toward the north and east of the site. To the north, one residential building on the north side of the street. That’s to the north and west and we’re looking to the west down Hoover Road, down 21st Street with Hoover Road in the background. They all start looking the same after a while don’t they? This is looking north across the site at 21st Street and I’ll go through these quickly and get you back to the zoning case. This is Hoover Road as it meanders. The site would be along here with a landscaping strip and a masonry wall. Along this side is the railroad tracks and Zoo Boulevard turning into 21st Street.

Regular Meeting, July 8, 1998

“There again, you can see Hoover Road and the railroad tracks at 21st Street, Sedgwick County Park in the background. Again, the Zoo office building and the Hoover Road and entrance into the office area. One more shot of that. The aerial photograph and back to the zoning map. I’ll try to answer any questions that you have.”

Chairman Schroeder said, “Thank you, Marvin. Commissioner Winters.”

Commissioner Winters said, “I have one quick question, Marvin. Can you point out on that map again the entire area that the City is going to use for their water treatment facility? Is it half of that lot or is it all of that? Do you know?”

Mr. Krout said, “The City is still in the planning process but the water department has indicated that they probably won’t use more than half of that site. That may make the rest of it available for recreation use, for possible sale or other uses.”

Commissioner Winters said, “But the City has bought, purchased all of that, so all of that is going to get cleaned up?”

Mr. Krout said, “Yes, that’s the intention.”

Commissioner Winters said, “It is a terrible mess now. Thank you. That’s all I have.”

Chairman Schroeder said, “Any other questions?”

Commissioner Hancock said, “Marvin, in our back-up, are the changes stated somewhere here?”

Mr. Krout said, “No. If there is a Motion to approve this subject to the changes as recommended by staff, then we will send back that revised Resolution for your signatures.”

Commissioner Hancock said, “It won’t go back to be heard again.”

Mr. Krout said, “I don’t think it needs to be reheard again.”

Commissioner Hancock said, “We can do that here.”

Mr. Krout said, “Yes.”

Commissioner Hancock said, “Okay, thank you.”

Regular Meeting, July 8, 1998

Chairman Schroeder said, "This is not a public hearing, but if there is anyone here today who would like to speak to this item, they're welcome to come forward."

Mr. Krout said, "The applicant is here."

Chairman Schroeder said, "Do you want to say anything? You don't have to. Is anybody else here today? Okay, thank you. All right Commissioners, we've heard the discussion, what's the will of the Board?"

MOTION

Commissioner Winters moved to adopt the findings of fact of the Metropolitan Area Planning Commission and approve the zone change subject to the additional provisions of a Protective Overlay (P-O #39) district, but with the revised changes that have been made by staff, and subject to platting within one year; approve the Resolution and authorize the Chairman to sign; and instruct the MAPD to withhold publication until all conditions have been completed.

Commissioner Gwin seconded the Motion.

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

VOTE

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

Chairman Schroeder said, "Thank you, Marvin. Next item please."

NEW BUSINESS

- D. NEIGHBORHOOD REVITALIZATION PLAN AND INTERLOCAL AGREEMENT WITH CITY OF WICHITA, KANSAS AND UNIFIED SCHOOL DISTRICT NO. 259 REGARDING THE PLAN.**

Regular Meeting, July 8, 1998

Mr. Tom Smith, Grants-In-Aid Coordinator, Finance Department, City of Wichita, Kansas, greeted the Commissioners and said, "It is a pleasure to appear before you today to talk about the proposed Neighborhood Revitalization Plan and Interlocal Agreement between the City of Wichita, Kansas, the Board of County Commissioners and Unified School District 259. By way of background, earlier this year, you reviewed a draft of the Neighborhood Revitalization Plan that was presented by City staff to the Board of County Commissioners. That plan was further refined and presented to the City Council on June 2, 1998, who approved the plan in its final form. There are minor differences between the version that you have before you today and the version that you reviewed previously. I'll kind of summarize those changes.

"There was a slight boundary change on the northeast corner of the court area neighborhood revitalization area to include the Kenmar neighborhood within the neighborhood revitalization area. Also, a small area to the north of 21st and Hillside was added as a distressed area. The other boundary change was a change between the court area and what we call Orchard Breeze. When we submitted this plan to the U.S. Department of Housing and Urban Development, they required that the City merge those two areas together in order to ensure that Orchard Breeze would continue to be eligible for federal H.U.D. assistance under the community development block grant program. So those boundary changes were made.

"The other change made by the City Council was to review the percentages of the rebate levels. Staff had proposed that there be 95% rebate for multi-family downtown and 75% for multi-family outside of downtown. The Council considered that and made a recommendation that it be 75% for multi-family throughout the neighborhood revitalization area. I think their focus wants to be on having the highest rebate levels for Single Family and for historic properties and they felt that 75% was sufficient for both Multi-family and Commercial Industrial.

"The plan presented to you today is a five year plan that would commence July 1 of this year and end June 30 of the year 2003. Annually, on or before August 15 of each year, you would have the opportunity to review and make adjustments to the plan and the interlocal agreement and we would bring those back to you. There is a projected financial cost for the tax rebates of approximately \$194,000 for the five year period to the County. At the end of the five year period, the increased value of the properties would be captured by the County. We believe that the neighborhood revitalization plan represents a partnership between the City, the County, and the School Board to focus local, state, and federal resources in a synergistic fashion to address distressed neighborhoods in the inner areas of our community and help revitalize distressed parts of our community and provide positive visual impact. We ask that you review the plan and approve the plan and the interlocal agreement today. We appreciate your support and your favorable consideration. Thank you."

Regular Meeting, July 8, 1998

Chairman Schroeder said, "Thank you, Tom. Discussion? Commissioner Miller."

Commissioner Miller said, "Thank you, Mr. Chairman. First of all, I need to be able to tell the City Council and particularly Council Member Cole, whom is one that I have spoken with and we do share some district territories or not only boundaries but also constituents. I very much commend the City for being able to reinvest and make this commitment to the core areas. When I look through the executive summary and when I also look at some of the working that is actually in the interlocal agreement, I think it is important that Sedgwick County residents, and that includes the City of Wichita residents, recognize what we are attempting to do here and there is just one segment that I'd like to pull out and elaborate on. In Section 2 it reads, 'the parties further agree that the City shall administer the Neighborhood Revitalization Plan as adopted by each of the parties hereto and that County will participate in the issuance of tax rebates in accordance with the Neighborhood Revitalization Plan.' There are some that will say that tax rebates or tax abatements is a form of governmental subsidy or subsidizing, but I would prefer to say, and obviously the City agrees with this, and I'm sure that there are many others including this Commission, that in this case, this is a reinvestment within our total County and particularly the core areas, and not only the core, which is the center of the City of Wichita, which is the largest city within Sedgwick County, but there are other areas and I'll name those because I think that they are important. That is Plainview, Hilltop, Orchard Breeze, which you've mentioned, north central and northeast. So it is not a confining area, it is truly looking at those distressed areas which is what you've called them Tom and saying that there is a challenge to be made here.

"The other thing that I would like to mention and to tag on to Commissioner Hancock's comments when County Manager Bill Buchanan ended the presentation of the annual budget, or the recommended budget that is proposed, is that when you think about where we've been and where it looks as though we are going to as a County, being able to bond \$37,000,000 to build a jail and instead now we are turning the corner, as I have stated before, and looking at being able to spend X number of millions of dollars at the front end, which is prevention. Really, the crux of prevention starts within the family, which is the home. So when you think about rebuilding, re-energizing our core areas and our distressed areas of the County, then we are really looking at doing prevention from a holistic perspective.

Regular Meeting, July 8, 1998

“ We are looking at being able to energize and restabilize our communities, which obviously going to make for stronger family units, which is going to make for better decision making within those family units, which is going to make for a better youth that comes from those family units which will ultimately, will hopefully grow up productive and not enter into our juvenile justice system but instead do productive things within our County and our cities. So I’m very much supportive of this Neighborhood Revitalization Plan. I’m hopeful that it reaps us what we are intending to do, which is revitalizing these communities and which will be to economically rebuild the potentials of the communities and the constituents that live within. Thank you, Mr. Chairman.”

Chairman Schroeder said, “Thank you. Any other questions? Tom, I do have one. I’m looking through this book here. What is the County’s contribution to this process and this project?”

Mr. Smith said, “The County will assist and the City with the actual rebate process. Work directly with the County Appraiser’s Office, the County’s Finance Bureau, to work out the administrative procedures for actually carrying out the rebate process and we’ll be partners from start to finish.”

Chairman Schroeder said, “So a portion of what we collect in taxes also goes back to this process.”

Mr. Smith said, “Correct, all three governing bodies.”

Chairman Schroeder said, “I notice looking at this map it shows the Council Districts defined. What was the purpose of that? Is there a significance to that?”

Mr. Smith said, “No, that was simply at the beginning when we were starting this process, we provided the Council Districts for our members so they would understand geographically where we were talking about.”

Chairman Schroeder said, “Okay. In the future, I’d appreciate it if you’d do that for us too, provide the Commission Districts. I do have Plainview and Hilltop and Oaklawn. All of these areas are in my district. All of them are distressed areas that deserve a lot of attention as other Commissioners have. I just wanted to point that out to you. Commissioners, any other comments or questions? If not, what’s the will of the Board?”

Regular Meeting, July 8, 1998

MOTION

Commissioner Miller moved to approve the Agreement 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	Aye
Commissioner Paul W. Hancock	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Melody C. Miller	Aye
Chairman Mark F. Schroeder	Aye

Chairman Schroeder said, “Thank you, Tom. Appreciate the presentation. Next item please.”

E. RESOLUTION AUTHORIZING THE OFFER FOR SALE OF GENERAL OBLIGATION BONDS, SERIES B, 1998 AND TEMPORARY NOTES, SERIES 1998-2 OF SEDGWICK COUNTY, KANSAS.

SLIDE PRESENTATION

Mr. Joe L. Norton, Bond Counsel, Gilmore & Bell, P.C., greeted the Commissioners and said, “What we’re doing this morning in this particular item is to authorize the sale of general obligation bonds and temporary notes of the County. The bonds to permanently finance various capital improvement projects which have been previously authorized and are under construction in some cases. The temporary notes would be to issue money to provide construction financing for various projects which we will hopefully show you what those are here momentarily. One of the things, with respect to the bond issue that the County has done in the past and enjoyed is the very favorable financial ratings on the credit worthiness of the County.

Regular Meeting, July 8, 1998

“We’re talking about issuing \$10,330,000 in general obligation bonds, Series B, and \$4,000,000 in temporary notes, Series 2. The projects included in the general obligation bond issue are the 1998 road projects and 1998 bridge projects. The road projects are three in number. They are Ridge Road between the Wichita city limits and K-96, improvements to 63rd Street South between Buckner and K-15, and the County’s share of the improvements from 21st Street North from the Wichita city limits to K-96. Those aggregate about \$4,905,000, net of some balancing of some sales tax funds. The County bridge projects for 1998 are bonded in the amount of \$2,000,000. Those are nine bridge improvement projects throughout the County, which are also being supplemented from sales tax funds. In addition to that, there are various special assessment projects, eight street projects and eight sewer projects each of about \$2,000,000 for the streets and about \$1,374,000 for the sewer improvement projects. Those projects are all of which have been the subject of public hearings. Assessments have been levied and certain amounts have been paid in by property owners. The debts amount to be borrowed over a 15 year period. The bonds for the bridge and road projects will be bonded over a ten year period. So they aggregate \$10,330,000.

“The temporary note projects will provide funding in the amount of \$4,000,000 for eighteen capital improvement projects which the Board of County Commissioners have previously authorized. They’re listed here on the screen. The temporary notes will be for a maturity in February of the year 2000, callable in August next summer, which would coordinate with the anticipated summer bond issue the County will be taking out at that point in time and converted to permanent financing.

“Significant events are going to occur in this financing. Today, on July 8, we anticipate a request that you adopt a Resolution establishing the sale date, approving the preliminary official statement and authorize the packets to be sent to rating agencies to maintain the current financial ratings that we have on the bond and note issues. On the 13th of this month, those documents would be forwarded to the perspective bidders. Publication in accordance with state statute and on July 29, we will receive bids on the bonds and the notes to be awarded by the Board of County Commissioners and adoption of the formal bond and note Resolutions. After that sale, the formal documents will be prepared and forwarded to Topeka for review as required by state statute and an anticipated closing on August 25 or there about, of which we will exchange bonds and notes for dollars for these capital improvement projects.

“One of the things that the Bureau of Public Services, excuse me, the Bureau of Finance always does is prepare a preliminary statement notice of bond sale. They were trying to make it as large as the budget this year but it is not quite as colorful, but it is a fairly detailed document outlining the financial and statistical information about the County and the parameters under which the bids will be received for the bonds and the notes.

Regular Meeting, July 8, 1998

“We also anticipate again requesting ratings on both the bonds and the notes in order to maintain the credit quality of the County and achieve the lowest possible interest rates we can on these bonds. We have prepared a resolution for your consideration which would authorize this sale and the establishment of the time table that we’re talking about here. Would recommend your approval. I’ll try to answer any questions you may have at this time.”

Chairman Schroeder said, “Thank you, Joe. Questions or comments at this time?”

MOTION

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

Chairman Schroeder said, “Thank you. Next item please.”

- F. RESOLUTION SUPPLEMENTING RESOLUTION NO. 199-1988 OF SEDGWICK COUNTY, KANSAS, WHICH DETERMINED THE ADVISABILITY OF IMPROVEMENTS OF STREETS WITHIN A PLATTED AREA OF UNINCORPORATED SEDGWICK COUNTY, KANSAS KNOWN AS WOOD RIVER ADDITION.**

Regular Meeting, July 8, 1998

Mr. Norton said, "This is what I call a technical clean-up resolution. The supplemental resolution was adopted back in August of 1988, that authorized street improvements in Wood River Addition to the County. That area, since that time, has had Phase I of those improvements completed and has been assessed and now Phases II and III are anticipated to occur over the next year or two. The property has also been further subdivided into Wood River and Wood River 2nd Addition. What this resolution does is clarify the phasing of the projects and what projects will be subject to assessment for Phases II and III. Jim Weber and I would be available to answer any questions that you may have. We're not authorizing any new projects, we're just clarifying the phasing of those so that the Bureau of Public Services can let out the contracts in accordance with phases as opposed to all in one large contract at one time."

Chairman Schroeder said, "Okay, thank you, Joe. Discussion on this item?"

MOTION

Commissioner Hancock moved to adopt the Resolution.

Commissioner Gwin seconded the Motion.

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

VOTE

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

Chairman Schroeder said, "Joe, as always, thank you. We appreciate your hard work. Next item please."

Regular Meeting, July 8, 1998

G. BUREAU OF COMMUNITY DEVELOPMENT.

- 1. RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF ALL NECESSARY DOCUMENTS IN CONNECTION WITH THE SALE OF GNMA SECURITIES ACQUIRED WITH PROCEEDS FROM SEDGWICK COUNTY, KANSAS AND SHAWNEE COUNTY, KANSAS GNMA COLLATERALIZED MORTGAGE REVENUE BONDS, 1988 SERIES C.**

Ms. Louanna Honeycutt Burress, Administrative Officer, Department of Housing and Economic Development, greeted the Commissioners and said, "I believe Item 1 should read 1988 Series C rather than 1998. A couple of years ago, the Board of County Commissioners entered into an agreement with the George K. Baum Company, which is renewed on an annual basis to monitor previous mortgage revenue bond programs to see if they can identify opportunities for us to recapture some of the allocation. This means we can again use previous allocations to offer first time home buying opportunities. George K. Baum has done that for the last couple of years and recently came to us and said they had identified an opportunity. Occasionally, in addition to recapturing allocations, there is an opportunity for Sedgwick County and our joint issuer, Shawnee County, to actually obtain some hard cold cash which can be used for public services within our communities. That is why I'm here this morning. This item, 1988 Series C, offers an opportunity to defuse it and for us to combine it with the following item to obtain approximately \$1,600,000 in cash, which would be split between Sedgwick County and Shawnee County. The agreement for the split would be 55% to Sedgwick and 45% to Shawnee County. In addition, there would be a portion of the issue that could be recaptured and rolled into a new issue. The action that I'm requesting that you take this morning is to approve the Resolution and authorize the Chairman to sign appropriate documents with the 1988 Series C issue."

Chairman Schroeder said, "Thank you, Louanna. Discussion on this item?"

MOTION

Commissioner Gwin moved to adopt the Resolution.

Commissioner Miller seconded the Motion.

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

Regular Meeting, July 8, 1998

VOTE

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

Chairman Schroeder said, "Thank you. Next item."

- 2. RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF ALL NECESSARY DOCUMENTS IN CONNECTION WITH THE SALE OF GNMA SECURITIES ACQUIRED WITH PROCEEDS FROM SEDGWICK COUNTY, KANSAS AND SHAWNEE COUNTY, KANSAS GNMA COLLATERALIZED MORTGAGE REVENUE BONDS, 1988 SERIES E.**

Ms. Burress said, "Again, this item should read 1988 Series E. This is identical to the previous item except that we're dealing with a different issue. If you have questions, I will address those. I should say Chuck Bouly is with us this morning if you have technical questions I'll defer to him. Otherwise, I would request you approve the Resolution and authorize the Chairman to sign the appropriate documents."

Chairman Schroeder said, "Thank you, Louanna. Any technical questions for Chuck? If not, what's the will of the Board?"

MOTION

Commissioner Hancock moved to adopt the Resolution.

Commissioner Gwin seconded the Motion.

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

Regular Meeting, July 8, 1998

VOTE

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

Chairman Schroeder said, "Thank you. Next item please."

3. RESOLUTION AUTHORIZING SEDGWICK COUNTY TO APPLY FOR A NONCONTIGUOUS EXPANSION OF FOREIGN TRADE ZONE #161 ON BEHALF OF THE SALINA AIRPORT AUTHORITY, SAID SITE TO BE LOCATED IN SALINE COUNTY, KANSAS.

Ms. Burress said, "Before I begin, there are a number of people that I would like to introduce. The manager in his budget presentation mentioned partnerships between Sedgwick County and other units of government and the public. The Foreign Trade Zone Project within Sedgwick County is definitely an example of this. When the Board of County Commissioners, back in the late '80s, approved the application for a grant, it was stated and it has been stated since then that this is really a regional foreign trade zone setting here in landlocked Kansas, far away from an ocean port. We do have a small port comparatively. To effectively operate a foreign trade zone, we need to work with other governments and offer opportunities wherever we may find them. This morning we have such an opportunity.

"I would like to introduce Tim Rogers, who is the Director of the Salina Airport Authority. We also have Gerald Cook, who is the President of the Salina Area Chamber of Commerce, and Greg Bengtson, who is the Attorney for the Salina Airport Authority. We also have Pam Doonan, who is here from the Kansas World Trade Center. She is here to demonstrate the support of the World Trade Center for this project.

"A couple of years ago, Tim Rogers and I crossed paths and were discussing a number of topics and he was very interested in the foreign trade zone project. Salina, I knew when we first went for a grant of authority, they had already been interested in a foreign trade zones. Federal law regulations state that each customs ported entry is entitled to one foreign trade zone. Sedgwick County has a customs port of entry, that is why we were able to get a grant of authority for a foreign trade zone. The other port in the state is in Kansas City, Kansas. So we have two foreign trade zones in the state.

Regular Meeting, July 8, 1998

“What that does is it means that we have to facilitate the needs of other communities that have a need or desire for a foreign trade zone. Tim and I discussed this and we came to the conclusion that perhaps the most expedient way to provide the benefits of a foreign trade zone to the residents of Saline County in north central Kansas would be for Sedgwick County to expand our zone project and this is permitted by federal law. So we’ve investigated this over time and probably six months ago we got down to the nitty-gritty and said we’re ready to move forward with it. The local government was supportive, the Chamber of Commerce. Therefore, we agreed to do more than just actually investigate the potential but to move forward with it.

“The Salina Airport Authority retained a consultant to actually put the application together and agreed early on they would incur any costs that would be associated with the application. While we’re doing it on behalf of the Salina Airport Authority, it is a Sedgwick County project. We are the grantee of foreign trade zone number 161. So this is actually our application. So we did visit with the appropriate individuals and Salina has agreed to absorb any of the costs associated with the application and the actual operation of the foreign trade zone.

“The next step in this process is for the airport authority and the Board of County Commissioners each to take formal action committing to working jointly to file an application. That’s again what we’re here to do this morning. What I would like to do at this time is to show you some slides of the airport in Salina. At one time it was an Air Force base and when it ceased operation then it has been converted to an industrial park. I’d like to ask Tim to come forward and assist me because this is his baby, so to speak. A lot of energy and work on his part to develop this. We brought several visuals for you. First we’ll show you the slides and then we’ve got some more detailed renderings that Tim will explain to you.

SLIDE PRESENTATION

“That’s an overview of the industrial park. What I’ve been amazed at, I’ve been up to Salina a couple of times to tour the facility and to visit with Tim. That community is going gangbusters. There’s just an awful lot of activity going on. There’s another view.”

Mr. Tim Rogers said, “You’ll notice some familiar names. There’s a picture of LOVE Box Company. Again, there are several connections between Wichita and Salina and Sedgwick County and Saline County as far as business activity going on between the two communities. LOVE Box is one of our premier tenants at the Airport Industrial Center.

Regular Meeting, July 8, 1998

“This is a photo of a multi-tenant facility, it is called our Salina Development Center Series. A 20,000 square foot building that the Airport Authority is developing for various types of tenants, small manufacturing space and office space at the Airport Industrial Center. This is an example of the 50,000 square foot building in part of the area that will be part of the application for the foreign trade zone expansion. This is a 50,000 square foot building currently leased for warehousing by Exide battery. If anyone has purchased a NAPA, Sears Diehard or another K-Mart battery, they came from Salina, Kansas, manufactured in Salina. This is part of the distribution facility. It is similar to the 50,000, 100,000 square foot facilities, we would envision would be constructed as a result of the foreign trade zone expansion into Saline County.

“This is a photo of the Kansas State University of Salina at Salina, located at the Airport Industrial Center. The College of Technology and Aviation and is a very important part of north central Kansas to provide engineering technology. Again, having engineering technology, mechanical, civil engineering technology, electrical engineering technology available for business and industry is very helpful in work force development for north central Kansas.

“Another familiar name, Raytheon Beechcraft, the Salina division of Raytheon. It employs over 500 people. Again, a very integral part and important part of our Industrial Center and our economy in Salina. The Airport Authority is currently undertaking a significant amount of infrastructure improvement. Again, in your budget presentation this morning, infrastructure is a very important part of your budget. It is for Salina and Saline County. This represents a commitment of \$4,400,000 for secondary street reconstruction at the Airport Industrial Center. If you’re looking at the streets today, you’d be seeing old base roadways, 1940s to 1950s, with the completion of this project, every secondary street, all 6.5 miles will be realigned, reconstructed and improved as a curb and gutter configuration. Again, some of the concrete going down for this project that will help access for industrial traffic and employees coming in and out of the Airport Industrial Center. Starting to look at a close to the finish product approaching the airport terminal building and we also do offer air service to provide any person in north central Kansas access out of Salina also.”

Commissioner Winters said, “I have a question about those slides, Louanna. Can you go back to the first slide? Tim, could you point out where’s the city and where is some significant manufacturing there? You’ll need to come back over to the microphone so they can hear you.”

Regular Meeting, July 8, 1998

Mr. Rogers said, "The City of Salina is located really to the northeast of the Airport Industrial Center. The Airport Industrial Center is located to the southwest of the city approximately three miles. The Airport Industrial Center comprises almost 3,200 acres of property that was the former Schilling Air Force Base that was closed in 1965. The industry for the Industrial Center is located to the east. The tract of ground that would be included for the foreign trade zone expansion is located really down here to the southeast of the airport itself. The expansion would include the airfield itself for the expansion of the foreign trade zone and 157 acres of industrial property, the intent that the foreign trade zone be connected to the airfield so you can have air cargo actually come into the airport and then off loaded into warehousing and manufacturing facilities located within the foreign trade zone."

Commissioner Winters said, "Okay, thank you."

Chairman Schroeder said, "Thank you. Louanna?"

Ms. Burress said, "We have some additional visuals."

Chairman Schroeder said, "Are these the same pictures we've seen in the slides?"

Mr. Rogers said, "Similar. They'll show the Airport Industrial Center and location of the property."

Chairman Schroeder said, "Why don't we turn up the lights, and he can quickly go through those pictures."

Mr. Rogers said, "This is another view of the Airport Industrial Center, the property that will be included in the application for expansion is located in the southern part of our existing Airport Industrial Center. Currently 4,800 people are employed at the Airport Industrial Center and a payroll of \$127,000,000 a year. About 60 different businesses and organizations are at this one Airport Industrial Center. Location wise, Salina is the largest city located close to the geographic center of the Continent of the United States. We are a point of significant manufacturing and shipping. Phillips Lighting Company has a major facility in Salina, Exide Battery, and Tony's Pizza Facility at the Airport Industrial Center does manufacturing and distribution nation wide. A lot of truck traffic. We have the proximity to a lot of locations via interstate highways and Interstate I-135 coming up from Wichita and connecting with Interstate 35 going south to Dallas and Houston down south. Interstate 70 going east and west, a major access point for us."

Regular Meeting, July 8, 1998

“Another perspective of the airport and the size of the airfield. Our primary runway is 13,337 feet long. Any commercial aircraft flying today can land at the airport. We have had recent activity with an air freight operator looking for a lead off of or a type of hubbing operation for an air cargo operation. Again, the 157 acres that would be included within the application is located to the south. There is, in our airport lay-out plan provisions for taxiway access to that area so that we can provide access for air cargo and air freight as one of the options.

“Another perspective of the site area and the various locations. Finally again, the area included is 157 acres. It is platted. Water and sewer is to the site. This is a respective type of operation. We have buildings that are going up there now. We just completed a sort facility for Fed-Ex Corporation, a new city sort facility. We have a new \$800,000, 25,000 square foot manufacturing facility underway right now. So the area is active and is developing. Be glad to try to answer any questions the Commission might have. Gerald Cook, President of the Salina Chamber of Commerce can answer any questions that I can't. Our attorney, Greg Bengtson is here to answer any technical questions that you may have.”

Chairman Schroeder said, “We do have questions, but I do want to welcome all of you here today. Appreciate you coming today. Obviously this is important to you and to us and we're always looking for a way to expand our trade zone and at the same develop the partnerships which I think we have a very good one here. Commissioner Winters has a question.”

Commissioner Winters said, “I really don't have much of a question except again I echo the Chairman's comments. We appreciate your being here today to take time to talk to us about what your plans are. We're proud of the foreign trade zone and our Chairman, Commissioner Schroeder, spent a lot of time in going through the original application and knows the complications and the long process that that can go through and can take. I think, I for one am very pleased to be able to partnership with folks to help promote economic activity in south central Kansas. I think a number of us have begun to look at economic development perhaps in a different way. I think a lot of time there is a tendency to look at a very narrow focus and a very narrow boundaries of where we are working for economic development and start looking at our individual cities or our counties. I think regional economic development is what south central Kansas needs to be about, and north central Kansas included in that. So we've partnered with several groups in the past so this is not a foreign event for us to talk about expanding the foreign trade zone. I hope you can put it to use. I'm going to be completely supportive of anything we can do to help your project.

Regular Meeting, July 8, 1998

“As we get through the process, if you ever need to visit with a Commissioner, please feel free to call me or I’m sure probably any of us would be glad to get involved in your project and be helpful if we can. We think foreign trade zones are a good option for local business to be able to really take advantage of some of the things we often think about the big folks taking advantage of. There is really a lot of opportunity in export import kinds of things and even as Pam Doonan here in Wichita keeps talking to us about how important this dealing in foreign commerce is going to be. I appreciate you all coming to make the presentation today. I wish you the best of luck. I’m certainly going to be supportive of this expansion. Thank you, Mr. Chairman.”

Chairman Schroeder said, “Thank you. Other questions or comments? Louanna, do you have anything to add?”

Ms. Burress said, “Yes, just a couple. I met with customs local port director and he appears to be supportive of this expansion and it is important to have the support of customs and have them onboard. One thing that we do have to confirm and I have confirmed it for myself but that is not good enough for the federal government. The local port director and I will have to, together, drive from Wichita, the boundary of Sedgwick County to the airport in Salina to confirm that it takes no longer than an hour and a half to reach the airport. That’s the limit of the distance that you can expand a project. I found it took right at an hour going 70 miles an hour to get there.”

Chairman Schroeder said, “Betsy says she can make it in 20 minutes. Use her car.”

Ms. Burress said, “One additional thing is that the Salina Airport Authority has adopted a resolution to cooperate with us on this and the resolution that I’m asking you to approve today will also authorize the Chairman of the Board of County Commissioners to sign the actual letter that must accompany the application document. When we develop the interlocal agreement, the Chairman will be able to do that on behalf of the Board. If there are any additional questions, we’ll address those. Otherwise, I’d recommend that you adopt the resolution.”

Chairman Schroeder said, “Thank you, Louanna. Before we do that, I want to say again, thank you for being here. Tim, I appreciate it. Greg, Gerald, appreciate you being here. Pam, appreciate it. It is a good partnership and I echo what Commissioner Winters said earlier and I want to say that these communities including ours and yours across Kansas no longer stand alone.

Regular Meeting, July 8, 1998

“The only way that we can survive in today’s technology and fast moving pace of business in our society is that we work together. I think this is one way that we can move forward and work together and make Kansas a much better place to live and obviously offer more jobs to people that need them and just create a better environment for all that live in Kansas. I appreciate your efforts in coming to us and wanting to be part of this process of the foreign trade zone. I think it is wonderful and I appreciate you being here. Other questions or comments?”

MOTION

Commissioner Hancock moved to adopt the Resolution.

Commissioner Winters seconded the Motion.

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

VOTE

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

Chairman Schroeder said, “Thank you, Louanna. Thank you all for being here today. We’re going to take a real quick five minute recess.”

The Board of Sedgwick County Commissioners recessed at 10:44 a.m. and returned at 10:55 a.m.

Chairman Schroeder said, “I’ll call the meeting back to order. Madam Clerk, call the next item please.”

H. BUREAU OF COMPREHENSIVE COMMUNITY CARE. (COMCARE).

- 1. CONTRACT WITH STATE OF KANSAS DEPARTMENT OF SOCIAL AND REHABILITATION SERVICES (SRS) ESTABLISHING COMCARE AS THE COMMUNITY MENTAL HEALTH CENTER FOR SEDGWICK COUNTY.**

Regular Meeting, July 8, 1998

Ms. Deborah Donaldson, Executive Director, COMCARE, greeted the Commissioners and said, "The first thing I'd like to do on this particular item is to clarify. Actually, the State cannot establish anyone as the Community Mental Health Center for Sedgwick County, only the Board of County Commissioners can do that legally. So this item really should read establishing COMCARE as the participating Community Mental Health Center which relates to development of community based services and mental health reform. This is our yearly contract with the State which allows us and provides funding for those community based services. Last year, as you know, was a pretty long year with this contract in terms of negotiating it but we finally did after I think six months of negotiation, we were able to get a contract that we were pleased with. So this year the negotiations went very smoothly and the main additions included a 2% increase in the mental health reform dollars and the hospital closure dollars plus our slots for the children's mental health waiver went from 99 to 130. So we were pleased with the contract and would certainly recommend your approval. I'd be glad to answer any questions."

Chairman Schroeder said, "Thank you, Debbie. Discussion on this item? If not, what's the will of the Board?"

MOTION

Commissioner Gwin moved to approve the Contract 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	Aye
Commissioner Paul W. Hancock	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Melody C. Miller	Aye
Chairman Mark F. Schroeder	Aye

Chairman Schroeder said, "Next item, please."

- 2. CONTRACT WITH SRS TO PROVIDE FUNDING FOR SERVICES TO PERSONS WITH DEVELOPMENTAL DISABILITIES.**

Regular Meeting, July 8, 1998

Ms. Donaldson said, "Commissioners, this contract was one on the DD side, developmental disabilities, which was the more difficult contract this year. Kevin Bomhoff literally spent days in Topeka trying to negotiate and did finally negotiate a contract and I'm going to turn the podium over to Kevin to explain some of the specifics because this does involve some changes."

Mr. Kevin Bomhoff, Director, Developmental Disabilities, greeted the Commissioners and said, "Before you today is our State of Kansas Social and Rehabilitation Services Department of Mental Health Developmental Disabilities contract with Sedgwick County Community Developmental Disabilities organization that is operated by COMCARE. This contract is used to establish and fund a network of private service providers in this community. It is very critical that this contract be one that we can accept. While the initial contract proposed by SRS was unacceptable to us, this contract is the product that mediation which we actively participated in and as a result the physical and developmental disabilities advisory board has recommended that you approve it."

"The contract does present a particular harsh reality. The amount of Medicaid home and community based services waiver money has been capped. Last year was a time of unprecedented growth in this program and waiting lists were eliminated across the state. Money that was captured from the closure of Winfield State Hospital was reinvested into the home and community based services program making a consensus estimation process available to us so that we could add anyone that was eligible for services throughout the year. The program during the process grew from \$85,000,000 to \$129,000,000 state wide, not just in the past year but since the matching process has begun. It has now been capped at \$129,000,000 state wide. This does include a \$3,500,000 state wide rate increase for tiered services, that being the day services and residential services that are provided to individuals and that being specifically allocated by the Kansas Legislature for the purposes of improving direct care salaries and benefits, an issue that I shared with you during our annual report and needs assessment process."

"Sedgwick County allocation for Medicaid waiver is \$15,835,238. Our utilization review process has determined that this is a no growth allocation, meaning that we will continue to provide new persons that seek service with case management services but we'll have to place new persons that present themselves for services on a waiting list for the Medicaid funded services. Our agreement with the state is that we will determine eligibility. We will access the tier grade of services that they need and we will document all of this on our state wide database. If we can reduce our utilization to existing consumers, we may be able to add new persons to the waiver services. Otherwise, SRS will seek to add these persons to services in the next fiscal year."

Regular Meeting, July 8, 1998

“The best we can expect is that some new persons will enter services this year based on our ability to reduce the use of existing services to consumers that are already in the system. But most persons that are new and present themselves to us will be positioned to serve in the following fiscal year. This will require that a person who is seeking services in their family will participate in an eligibility determination process at the initiation of services and initial assessment and then annually thereafter during the waiting period. We will, however, have an SRS recognized unduplicated waiting list as a result of this process and will be in a position to seek additional funds for fiscal year 2000, which begins in July of 1999. So what I’m saying is that very likely individuals will seek services this year, be determined eligible, be assessed for the level of need that they have for services, but may not be able to enter services until July of 1999. During this year, we’re going to have to come up with ways of handling crisis situations for individuals and we’re working with our affiliates and have some scheduled meetings in order to create ways of reducing the current utilization that we have to make room for those who may be in crisis. After hearing this, you may wonder what was accomplished through mediation.

“It is important to note that several things were accomplished. New persons coming into services from a mental retardation or a mental health hospital will be served no matter what cap we have. So they are not included in the cap. New persons coming into services from an intermediate care facility, which is closing a bed, will indeed bring more money into our system and they will not be considered under the capped amount of dollars available. New persons coming into services that are in the care of SRS, under the custody of SRS, will be served regardless of what our cap includes. We also negotiated the inclusion of all persons who are now in service or could be identified as having a plan of care for services by or before June 30, 1998. So what we did was negotiate a lot of new people into services before the end of that last contract in order to make sure that we really were beginning as much as possible on a zero base line in terms of new people coming into services beginning this last July 1.

“We also made several other changes in the contract. We eliminated language initially proposed by SRS which would have made COMCARE basically an auditing organization that would constantly audit the affiliates Medicaid revenue over expenses and monthly operating revenues, suggested that we would become a micro-managing sort of organization. We eliminated that language and we also eliminated limits on the amounts of hours allowed for case management and supported home care per individual allowing us to manage under a cap, so we can serve some persons with fewer hours and some with more hours depending on what their actual needs are. We also modified performance outcome expectations so that our affiliates could accept the new methods for measuring performance and we could all work together to improve services.

Regular Meeting, July 8, 1998

“We established acceptable language which will establish a committee to report all deaths of persons with developmental disabilities in the community and provide adequate information to trigger needed investigations, track trends, and assure that persons are not at a greater risk in the community versus institutional care. We introduced and had accepted language which allowed any community developmental disability organization to certify dollars in order to draw federal match for the purpose of meeting developmental disability reform requirements that exceed state funding. As a result, this contract allows Sedgwick County to certify \$58,923 with a 60% match from federal funds in order to fully fund the CDDO required functions without reducing service dollars available to persons served or increasing the County mill levy budgeted allocation.

“The contract also includes over \$3,000,000 for Sedgwick County services from state aid and state grant sources. The total SRS allocation for Sedgwick County is \$19,673,633. Our recommended action is to approve this contract and authorize the Chairman to sign.”

Chairman Schroeder said, “Thank you. Questions? Commissioner Gwin.”

Commissioner Gwin said, “Thank you, Mr. Chairman. Kevin, you said that these dollars state wide had gone up from \$85,000,000 to \$129,000,000.”

Mr. Bomhoff said, “Actually, that began about three years ago when if you remember, we took some County mill dollars and reinvested them into pulling down federal dollars for the Medicaid waiver programs. We were later able to recapture those dollars when the state made a commitment to provide those dollars and we reinvested those dollars into our community services. From the period that that began to this date, there has been that kind of growth in the program and that basically equates to an elimination of any person waiting. We were one of four states in the nation that had no waiting list.”

Commissioner Gwin said, “Is this state wide total then \$129,000,000 for this next fiscal year?”

Mr. Bomhoff said, “The total home and community based services waiver allocation of which we get about \$16,000,000.”

Commissioner Gwin said, “I guess I’m curious, how did they decide, how were decisions made that Sedgwick County would receive the amount of money it received? It would seem to me that we’re serving the majority of the need in the state so how did we get the allocation we got?”

Regular Meeting, July 8, 1998

Mr. Bomhoff said, "Well, we're one of 28 community developmental disability organizations in the state. They used a formula that was based on our current utilization and projected any accounts receivables that we would have had for any dollars not collected. That formula actually was contested on our part because there was an alternative formula which would have allocated us 2,000,000 additional dollars. However, because they presented these formulas with their results and then we went into mediation, we could not get the support of the other CDDO areas to support the other allocation because the allocation we received, the \$15,000,000 plus, they received more dollars. So it basically pitted us against 27 other CDDOs in a negotiation process. I argued that this was not the way to do business. The way to do business in my opinion is to get consensus on how dollars should be allocated and then let the chips fall where they will, not present how the dollars fell out and then have basically agencies vote to support the ones that gave them the most money. However, it is based on our current utilization and it does cover our current utilization. It just doesn't cover growth."

Commissioner Gwin said, "I'm troubled by a couple of things, the fact that you indicate that it doesn't cover growth and it would seem to me with a thriving and growing community, you're going to have to address that at some point. We didn't have a waiting list before and we most probably will now. Those aren't good things."

Mr. Bomhoff said, "No, they're not. We're in a situation with many other CDDOs in this state for the first time in a year to have a waiting list. The reality is that historically these are not entitlements by law, so a person is not entitled to have this service. It is totally based on the amount of money that is made available. The state has had generous increases through reallocation of dollars so the reality is that we're working within our limitations. I think effective management will allow us to add some new people to services because the reality is in the last year we've told families you can have as much as you want if you're eligible. Families have had a rather generous amount of services provided for them. Now telling a family that it is now time to cut back is a whole other process. I expect you'll get some phone calls this year. We'll have to work together in managing those phone calls. Families will not be pleased when we're asking them to make room for new people in the services by limiting the amount of services that they've grown accustomed to and also telling families that we can't limit any additional services and as a result you'll have to wait for services. But this is historically how this program has worked. We've just had an unprecedented year of being able to serve anyone and now it is time to go back to the way things were."

Regular Meeting, July 8, 1998

Commissioner Gwin said, "I appreciate the challenges and look forward to working with you and your department to try to get through this. Thank you for your work to this point. I know you spent a lot of time up there. I told the Chairman that the several days Debbie mentioned probably felt like several months by the time you were able to get back. I'm appreciative of your efforts Kevin, thank you. Thank you, Mr. Chairman."

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

Commissioner Winters said, "Kevin, as you and your department work with persons with developmental disabilities, that's a county wide service, is it not?"

Mr. Bomhoff said, "Yes, Sedgwick-county wide."

Commissioner Winters said, "It matters not where you live in the County?"

Mr. Bomhoff said, "It does not matter where."

Commissioner Winters said, "Of all the funds that you spend in this effort and funds that come into the County, do you have any estimate of what percentage of those dollars are spent in the City of Wichita?"

Mr. Bomhoff said, "The majority of the service dollars, the vast majority, in the area because that is where the service providers are located. Through self directed care, families can hire their own staff in locations around the County. They also can commute through transportation that is provided. The reality of the geographic area such as ours is that people tend to gravitate toward where services are provided. The residential alternatives that are available for people are within the city limits."

Commissioner Winters said, "Thank you."

Chairman Schroeder said, "Thank you. Other questions or comments? Thank you for the presentation Kevin, good job."

Regular Meeting, July 8, 1998

MOTION

Commissioner Gwin moved to approve the Contract 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	Aye
Commissioner Paul W. Hancock	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Melody C. Miller	Aye
Chairman Mark F. Schroeder	Aye

Chairman Schroeder said, "Thank you. Next item."

3. AGREEMENT WITH SEDGWICK COUNTY AREA NONPROFIT COMMUNITY HOUSING ORGANIZATION FORMALLY TERMINATING A PRIOR CONTRACT AND RELEASING SEDGWICK COUNTY FROM FURTHER OBLIGATION.

Ms. Donaldson said, "Commissioners, this particular contract was one in which this organization, more commonly known as SANCHO was going to complete a housing plan. Due to circumstances regarding their administration and other issues, which they have now corrected, this was not accomplished. What happened is that they ended up with not having the resources to complete the plan but yet we're still obligated contractually to continue to pay the rest of the amount to get that plan. Basically what this does is it allows the termination of that contract where they do not have to submit a plan to us and we do not have to pay them the balance of the funds for the plan. I'd be glad to answer any questions."

Chairman Schroeder said, "Thank you, Debbie. Questions on this item? If not, what's the will of the Board?"

Regular Meeting, July 8, 1998

MOTION

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

Commissioner Winters seconded the Motion.

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

VOTE

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

Chairman Schroeder said, "Thank you, Debbie. Next item please."

I. FISCAL YEAR 1999 CENTRAL PLAINS AREA AGENCY ON AGING AREA PLAN TO BE SUBMITTED TO THE KANSAS DEPARTMENT ON AGING.

Mr. Doug Russell, Director, Department on Aging, greeted the Commissioners and said, "The item before you is basically a plan to receive exactly a \$1,361,350 in federal money. It is from the Older Americans Act which is the act that sets up area agencies on aging. It probably represents about one in five dollars that we have for services in a three county area. The plan helps us to do everything from answer the phones and get current information to run 33 meal sites around the three county areas now. Health promotion and screening and home services, and just plain getting there so that then we can link in with things like Medicaid services, Senior Care Act and many mill levy funded services in the three counties.

"The program has, we cut the size of the plan in half and it is now a four year plan that we update once a year. We're working on performance measures that mate with all the other performance measures that we have so that each dollar doesn't stand alone, it plays real well with things like United Way and mill levy dollars that you would allocate and spend. The bottom line is that it is \$1,300,000 that we use to hold together a three county system. It's been approved by the other two county commissions in Harvey and Butler Counties and has been approved by the area Agency on Aging Advisory Council and I request your approval. I can answer any questions."

Regular Meeting, July 8, 1998

Chairman Schroeder said, "Thank you, Doug, appreciate that. Questions or comments? If not, what's the will of the Board?"

MOTION

Commissioner Hancock moved to approve the Plan 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	Aye
Commissioner Paul W. Hancock	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Melody C. Miller	Aye
Chairman Mark F. Schroeder	Aye

Chairman Schroeder said, "Thank you, Doug. Next item please."

J. APPLICATION TO KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT FOR A WASTE TIRE AMNESTY PROGRAM.

Ms. Susan Erlenwein, Director, Environmental Resources, greeted the Commissioners and said, "The Kansas Department of Health and Environment has developed a waste amnesty tire program. This is to help clean up tires from across the state from back yards, farms, and even from businesses. I'd like to describe to you how this program works. Sedgwick County would provide one or more sites for the collection of tires. I've talked to David Spears, Director of Public Works about locations and we've decided that the north yard, which is located in the northeast part of the County and the west yard, which is in the southwest part of the County would be good collection sites for the tires. The tires would be brought in by residents or farmers who have 100 or less tires and they can come to these collection sites free of charge. Also, businesses who have less than 100 tires that were collected prior to July of 1990, which is when the waste tire bill went into effect, can bring those tires in free of charge to the collection program.

Regular Meeting, July 8, 1998

“This event is a one time event that we would put on. The state would provide the collection of the tires from our site, the transportation to a final disposal site and disposal of those tires. So the main cost in the program is encumbered by the state. The only cost to the County is staffing of the sites and also a publicity campaign which would take place six weeks prior to the event. The state will tell us when the event is. They would have to coordinate that with their subcontractor who would actually do the collection of the tires. This is a good program. It is a partnership between the County and the State. It provides a service to the citizens and businesses of the County and it also is really good for the environment because it cleans up tires scattered across the County that can be habitats for mosquitos. I have an application in front of you to apply for this program and I’d like it if the Commission would approve this and authorize the Chairman to sign. I’d be happy to answer any questions.”

Chairman Schroeder said, “Okay, Susan, thank you. I think Commissioner Winters has a question.”

Commissioner Winters said, “I’m certainly going to be supportive of this. Is the west county yard, is that the one down on Clonmell or the one on West Street?”

Ms. Erlenwein said, “West street.”

Commissioner Winters said, “That’s fine, that’s the only question I have. I was thinking if you were talking about the one clear down on Clonmell, that would not be a very convenient location. Okay, thank you. That’s the only question I had.”

Chairman Schroeder said, “Thank you. Other questions? Commissioner Miller.”

Commissioner Miller said, “Yes, Mr. Chairman. Susan, in reading the implications, it says that Kansas Department of Health and Environment will no longer be responsible for tire cleanup and you probably said this already after July 2001, and at this point it becomes the responsibility of each County.”

Ms. Erlenwein said, “That’s correct.”

Commissioner Miller said, “Are we planning for that?”

Regular Meeting, July 8, 1998

Ms. Erlenwein said, "This is part of the planning for that. The County luckily has been addressing the collection of tires from the large accumulated areas, like the one that used to be on south West Street. There now are five locations left that need to be cleaned up that have over 100 tires that we're aware of. Those are in the process of being cleaned up. This would help get the small accumulations done so I feel it is very important for us to be a participant in this while we can still use state funds. After July of 2001, we really won't have the state funds available to us to help clean up these sites."

Commissioner Miller said, "We'll just continue to do what we've been doing."

Ms. Erlenwein said, "That's correct."

Commissioner Miller said, "Very good. Thank you."

Chairman Schroeder said, "Thank you. Other questions or comments? If not, what's the will of the Board?"

MOTION

Commissioner Winters moved to approve the Application and authorize the Chairman to sign.

Commissioner Gwin seconded the Motion.

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

VOTE

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

Chairman Schroeder said, "Susan, thank you. Next item please."

Regular Meeting, July 8, 1998

K. ADDITION OF THREE INTENSIVE SUPERVISION OFFICERS I, RANGE 18, AND ONE OFFICE SPECIALIST, RANGE 15, ALL FISCAL YEAR 1999 GRANT-FUNDED POSITIONS, TO THE DEPARTMENT OF CORRECTIONS STAFFING TABLE.

Mr. Mark Masterson, Director, Department of Corrections, greeted the Commissioners and said, "Last January, you entered into an agreement with the state for community corrections to provide case management services for juvenile offenders. At that time, state funding was not adequate to provide enough staffing to maintain the level of supervision and services we felt was necessary. We asked and you approved supplemental funding through June to partially address this concern on the condition that we continue to demonstrate our needs to the state to obtain adequate funding in state fiscal year 1999 for this state program. I'm pleased to report that the State Juvenile Justice Authority has approved our grant award at the requested level of \$1,135,000. This will fully fund the program and allow us to hire staff to reduce case loads to 30. I want to thank you for helping us get this program off on the right foot and helping us advocate with the state for this funding. The item for your consideration today is our request to add four positions to the staffing table. The budget impact is approximately \$134,000, which is fully covered with grant funds for the fiscal year. Be happy to answer any questions."

Chairman Schroeder said, "Okay, thank you, Mark. Discussion? Commissioner Winters."

Commissioner Winters said, "Mark, I just wanted to clarify that this is several months ago when we agreed to go ahead and take on this responsibility. We thought that the state was going to be short of funding the number of case managers that we thought needed to meet even the minimum levels. The Board of County Commissioners then agreed to go ahead and make it a good program. Now you are saying that the state has come forward and agreed to pay what we think was the original amount that needed to be for this. So in effect, they have stepped up to the plate."

Mr. Masterson said, "Yes."

Commissioner Winters said, "Okay, very good. Thank you."

Chairman Schroeder said, "Thank you. Other questions? If not, what's the will of the Board?"

Regular Meeting, July 8, 1998

MOTION

Commissioner Gwin moved to approve the additions to the Department of Corrections Staffing Table.

Commissioner Miller seconded the Motion.

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

VOTE

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

Chairman Schroeder said, "Thank you, Mark. Next item please."

L. TWO SANITARY SEWER EASEMENTS AND TWO TEMPORARY CONSTRUCTION EASEMENTS TO BE GRANTED TO THE CITY OF PARK CITY ACROSS PROPERTY OWNED BY SEDGWICK COUNTY AT THE KANSAS COLISEUM. DISTRICT #4.

Mr. Jim Weber, P.E., Director, Sewer Operations and Maintenance, greeted the Commissioners and said, "The last technical thing that I'll drag you through today. In Item L, we are requesting the dedication of sanitary sewer and temporary construction easements to the City of Park City. These easements are located on the County owned property of the Kansas Coliseum. Easements would allow construction of sanitary sewers to serve property located north of the Coliseum, which is within Park City. All costs of the sewer project are to be paid by the developer or the City of Park City. Just to kind of orient you.

Regular Meeting, July 8, 1998

SLIDE PRESENTATION

“North would be toward the Commissioners. There is actually a red line in there and two blue lines. This is the location of the easement running up next to the highway. The sanitary sewer easement is 20 feet wide and the temporary construction easement are on either one side or the other or both sides. They vary from 10 to 30 feet in width. We have met with the folks at the Coliseum. Everyone has looked at it. We don’t see this as being in any kind of conflict with future development at the Coliseum. It actually runs just to the west of the camper park to get you oriented a little bit better. We’re recommending your approval of the easements and I’d be happy to answer any questions that you might have.”

Chairman Schroeder said, “Jim, thank you. Commissioner Winters.”

Commissioner Winters said, “Jim, maybe there is terrain or something but why isn’t that a straighter line? Why isn’t that a straight line from one side of the property to the other?”

Mr. Weber said, “Terrain. What we would do on a sewer and they’re wanting to do the same is you want to follow the low area. At the south end, you start to get into the interchange. When you get up here it is pretty much straight but there is kind of a knob right here we need to get down below and this is the right-of-way coming back in for the interchange again.”

Commissioner Winters said, “Okay, thank you. That’s all I have.”

Chairman Schroeder said, “Thank you. Questions or comments? If not, what’s the will of the Board?”

MOTION

Commissioner Miller moved to approve the Easements and authorize the Chairman to sign.

Commissioner Gwin seconded the Motion.

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

Regular Meeting, July 8, 1998

VOTE

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

Chairman Schroeder said, "Thank you. Next item please."

M. REPORT OF THE BOARD OF BIDS AND CONTRACTS' JULY 2, 1998 REGULAR MEETING.

Mr. Darren Muci, Director, Purchasing Department, greeted the Commissioners and said, "You have minutes from the July 2 meeting of the Board of Bids and Contracts. There is just one item for consideration today."

**(1) INSTALLATION OF PERSONAL COMPUTER HARDWARE & SOFTWARE - EMERGENCY COMMUNICATIONS
FUNDING: EMERGENCY TELEPHONE SERVICES**

"The installation of personal computer hardware and software for Emergency Communications. It was recommended to accept the sold source bid of PRC Public Management Services. That amount is \$34,523. There is a memo from Kent Koehler attached to explain the process."

ITEMS NOT REQUIRING BOCC ACTION

**(2) SANITARY SEWER IMPROVEMENTS - BUREAU/PUBLIC WORKS
FUNDING: SPECIAL ASSESSMENT**

**(3) CLEANING CHEMICALS & DISPENSING SYSTEM - SHERIFF
FUNDING: SHERIFF**

Regular Meeting, July 8, 1998

**(4) ARCHITECTURAL & ENGINEERING SERVICES/JUVENILE DETENTION FACILITY - CAPITAL PROJECT
FUNDING: CAPITAL PROJECT**

“There are three items that do not require action at this particular time, they were tabled for review. They include: sanitary sewer improvements for the Bureau of Public Works, Tara Falls Addition, Phase 1; cleaning chemicals and dispensing system standards for the Sheriff, there is a tabulation attached; and architectural and engineering services for the juvenile detention facility by Capital Projects, proposals were received from two firms and they are being reviewed. I will be happy to take questions and would recommend approval of the minutes provided by the Board of Bids and Contracts.”

MOTION

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

Commissioner Gwin seconded the Motion.

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

VOTE

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

Chairman Schroeder said, “Thank you, Darren. Next item please.”

Regular Meeting, July 8, 1998

CONSENT AGENDA

N. CONSENT AGENDA.

1. Right-of-Way Easements.

The following tracts of land have been granted by Easement for Right-of-Way at no cost to the County. The Director, Bureau of Public Works, requested these Easements as a condition of receiving a Platting Exemption on an unplatted tract.

- a. Road Number 606-14, Owner: William W. Harp, located in the Northwest Quarter of Section 20, Township 26 South, Range 2 West, more specifically located on the south side of 53rd Street North and east of 199th Street West. Union Township. District #3.
- b. Road Number 795-J, Owner: William W. Harp, in the Northwest Quarter of Section 20, Township 26 South, Range 2 West, more specifically located on the east side of 199th Street West and south of 53rd Street North. Union Township. District #3.
- c. Road Number 781-Q, Owners: J. Brian Foster and Kimberly Foster, located in the Southeast Quarter of Section 25, Township 27 South, Range 4 West, more specifically located on the west side of 311th Street West and north of 15th Street South (Harry). Grand River Township. District #3.
- d. Road Number 781-Q, Owners: J. Brian Foster and Kimberly Foster, located in the Southeast Quarter of Section 25, Township 27 South, Range 4 West, more specifically located on the west side of 311th Street West and north of 15th Street South (Harry). Grand River Township. District #3.
- e. Road Number 592-32, Owners: Dean A. Ingalsbe and Judy A. Ingalsbe, located in the Southwest Quarter of Section 8, Township 25 South, Range 2 East, more specifically located on the north side of 109th Street North and east of 79th Street East (Rock Road). Lincoln Township. District #1.

Regular Meeting, July 8, 1998

2. Floodway Reserve Easements.

The following tracts of land have been granted by Floodway Reserve Easement at no cost to the County. The Director, Bureau of Public Works, requested these Easements as a condition of receiving a Platting Exemption on an unplatted tract.

- a. Owner: William W. Harp, located in the Northwest Quarter of Section 20, Township 26 South, Range 2 West, more specifically located east of 199th Street West and south of 53rd Street North. Union Township. District #3.
- b. Owners: Dean A. Ingalsbe and Judy A. Ingalsbe, located in the Southwest Quarter of Section 8, Township 25 South, Range 2 East, more specifically located east of 79th Street East (Rock Road) and north of 109th Street North. Lincoln Township. District #1.

3. Right-of-Way Instruments.

- a. One Easement for Right-of-Way and one Temporary Construction Easement for Sedgwick County Project - South Oliver Street Improvements. District #5.
- b. One Dedication Deed for Sedgwick County Project No. 616-32, 33, W½ 34; 13th Street North between the Wichita City Limits and K-96, subject to the attached Agreement Regarding Gift of Property, Agreement to Dedicate Access and IRS Form 8283. CIP #R-225. District #1.

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>
C62027	\$332.00	\$332.00
C97050	\$154.00	\$134.00
C94064	\$157.00	\$159.00
C98014	\$142.00	\$239.00

Regular Meeting, July 8, 1998

<u>Contract Number</u>	<u>Old Amount</u>	<u>New Amount</u>
V98012	\$231.00	\$244.00
V74001	\$78.00	\$26.00

5. Agreement with City of Wichita defining the duties and obligations of, and procedures to be followed by, Local Elected Officials under the Job Training Partnership Act.

6. Plat.

Approved by the Bureau of Public Works. The County Treasurer has certified that taxes for the year 1997 and prior years are paid for the following plat:

Clark Estates

7. Order dated July 1, 1998 to correct tax roll for change of assessment.

8. Consideration of the Check Register of July 3, 1998.

9. Budget Adjustment Requests.

<u>Number</u>	<u>Department</u>	<u>Type of Adjustment</u>
980308	Aging	Supplemental Appropriation
980309	Juvenile Court Grants	Supplemental Appropriation
980310	Corrections	Supplemental Appropriation
980311	Corrections-Juvenile	Supplemental Appropriation
980312	Corrections	Supplemental Appropriation
	Juvenile Justice	Supplemental Appropriation
980313	Public Works-Streets	Supplemental Appropriation

Mr. Buchanan said, "Good morning, Commissioners, you have the Consent Agenda before you and I recommend you approve it."

Regular Meeting, July 8, 1998

MOTION

Commissioner Miller moved to approve the Consent Agenda as presented.

Commissioner Hancock seconded the Motion.

Chairman Schroeder said, "I have a question. We have a memo here about an Off Agenda item consent agenda?"

Mr. Buchanan said, "Yes, we do."

Chairman Schroeder said, "Should we include that? Okay, and that is one easement for right-of-way for Sedgwick County project 639-30-690, bridge on 83rd Street South over the Arkansas River, KDOT Project No. 87-C-3094-01, CIP #B-219, District #2 and #5. We will add that to the consent agenda. Any questions or comments? If not, Clerk, call the vote."

VOTE

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

Chairman Schroeder said, "Thank you. I will recess this meeting."

The Board of Sedgwick County Commissioners recessed into the Fire District Meeting at 11:27 a.m. and returned at 12:11 p.m.

Chairman Schroeder said, "I'll call the meeting back to order, the Board of County Commissioners Regular Meeting. Any other business to come before this Board? If not, we're adjourned."

O. OTHER

P. ADJOURNMENT

Regular Meeting, July 8, 1998

There being no other business to come before the Board, the Meeting was adjourned at 12:11 p.m.

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

MARK F. SCHROEDER, Chairman
Fifth District

PAUL W. HANCOCK, Chairman Pro Tem
Second District

BETSY GWIN, Commissioner
First District

THOMAS G. WINTERS, Commissioner
Third District

MELODY C. MILLER, Commissioner
Fourth District

ATTEST:

James Alford, County Clerk

APPROVED:

_____, 1998