

MEETING OF THE BOARD OF COUNTY COMMISSIONERS

REGULAR MEETING

December 30, 1998

The Regular Meeting of the Board of County Commissioners of Sedgwick County, Kansas, was called to order at 9:00 A.M., Wednesday, December 30, 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 Bill Hancock; Commissioner Betsy Gwin; Commissioner Thomas G. Winters; Commissioner Melody C. Miller; Mr. William P. Buchanan, County Manager; Mr. Rich Euson, County Counselor; Mr. Jarold D. Harrison, Assistant County Manager; Ms. Becky Allen-Bouska, Director, Bureau of Finance; Mr. Brent W. Shelton, Executive Officer, Bureau of Public Works; Ms. Jane Moralez, Classification Compensation Specialist, Division of Human Resources; Mr. Marvin Krout, Director, Metropolitan Area Planning Department (MAPD); Mr. John Staton, Assistant Director, Department of Code Enforcement; Ms. Deborah Donaldson, Director, Division of Human Services; Ms. Jan Kennedy, County Treasurer; Ms. Kathleen B. Sexton, Director, Division of Operations; Ms. Stephanie Knebel, Project Manager, Capital Projects Department; Mr. Darren Muci, Director, Purchasing Department; Mr. Fred Ervin, Director, Public Relations; and Ms. Lisa Davis, Deputy County Clerk.

INVOCATION

The Commission stood for a moment of silence.

FLAG SALUTE

ROLL CALL

The Clerk reported, after calling roll, that Commissioner Miller was absent.

CONSIDERATION OF MINUTES: **Regular Meeting, December 9, 1998**

The Clerk reported that all Commissioners were present at the Regular Meeting of December 9th, 1998.

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

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MOTION

- 2 Commissioner Hancock moved to adopt the Minutes of December 9th, 1998.

Commissioner Gwin seconded the Motion.

VOTE

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

CERTIFICATION AS TO THE AVAILABILITY OF FUNDS

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

Chairman Schroeder said, "I see no questions, Becky. Thank you. Next item please."

RETIREMENT PRESENTATIONS

A. RETIREMENT PRESENTATIONS.

- 1. PRESENTATION OF RETIREMENT CLOCK TO JAMES PETERS, LIEUTENANT, SHERIFF'S DEPARTMENT.**

Ms. Jane Moralez, Classification Compensation Specialist, Division of Human Resources, greeted the Commissioners and said, "James Peters, Sheriff Lieutenant, Sheriff's Department will retire January 1st, 1999 after 27 years of service. James was hired on February 15th, 1971 as a Patrolman and was promoted to Sergeant October 14th, 1972 and promoted to Lieutenant on December the 15th of 1974.

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Chairman Schroeder said, "On behalf of the Board of County Commissioners we want to congratulate you for your years of service to Sedgwick County and for keeping that plane high enough up in the air. Some of us have ridden with you from time to time. It's quite an experience. Now I know why the prisoners come back so quiet. Congratulations to you, and thank you so much for your service."

2. PRESENTATION OF RETIREMENT CLOCK TO ALBERT "BRYAN" BRIMER, CAPTAIN, SHERIFF'S DEPARTMENT.

Ms. Morales said, "Our next retirement is for Albert "Bryan" Brimer, Sheriff Captain, Sheriff's Department, who will retire on January 1st, 1999 after 25 years of service. Bryan was hired on May the 18th, 1973 as a Patrolman, promoted to Detective on August the 15th, 1975, promoted to Sergeant on November the 15th, 1976, promoted to Lieutenant March 12th, 1984 and promoted to Captain on May 24th, 1989.

Chairman Schroeder said, "Congratulations to you Captain Bryan. Appreciate your years of service to Sedgwick County and I know there's somebody looking over your shoulder back there that's got almost as many years of service as you do. Anyway, it's been wonderful knowing you and thank you for all that you've done for Sedgwick County in protecting the citizens of Sedgwick County. Thank you."

Mr. Albert "Bryan" Brimer, greeted the Commissioners and said, "It's been a great 25 years working for a great County and a great Sheriff's office. In the future, anybody asks you where that Brimer's at, just tell them that he's gone fishing."

Commissioner Hancock said, "While Mark's coming back around, I just want to thank both of you. You're icons, almost, around here. You're fixtures, and I've had the opportunity and the pleasure of riding with Lieutenant Peters a number of times and he's taken very good care of me. I really appreciate that. We're going to miss both of you. Want to thank you, both, for the things you've done for Sedgwick County. It's been a pleasure. Thank you."

Mr. Brimer said, "We'd probably take you for a ride as best we could."

Chairman Schroeder said, "Thanks, guys. Next item please."

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PLANNING DEPARTMENT

B. METROPOLITAN AREA PLANNING DEPARTMENT (MAPD).

- 1. CASE NUMBER SCZ-0775 - REQUEST FOR ZONE CHANGE FROM "SF-20" SINGLE-FAMILY DISTRICT TO "NR" NEIGHBORHOOD RETAIL AND "LC" LIMITED COMMERCIAL;**

AND

CASE NUMBER DP-235 - REQUEST FOR THE CREATION OF THE WESTRIDGE COMMUNITY UNIT PLAN (CUP), LOCATED SOUTH OF 29TH STREET WEST AND EAST OF 119TH STREET WEST.

SLIDE PRESENTATION

Mr. Marvin Krout, Director, Metropolitan Area Planning Department, greeted the Commissioners and said, "I'd like to take you on a ride to about three sites that we have in the County. This first site is at the southeast corner of 29th Street North and 119th Street West. This is out at the northwest fringe of Wichita. In fact, you can see that just about 300 feet or 400 feet to the east of this tract that's in black tape the City limits and platted lands for subdivision are existing today. Also, about a half mile to the south of 29th Street is another subdivision. So, this is a rapidly developing area. In this case, the applicant is wanting to get out a little bit ahead of that development and establish the commercial zoning which is typical and which is consistent with the zoning that we see in the developing areas at intersections for planned shopping areas at intersections of major arterials and someday, although it doesn't look like it right now, 119th Street and 29th Street North are expected to be the intersection of major arterials.

"The request is for "LC" zoning on 12 acres and then an associated community unit plan. The plan is to divide this parcel into I think it's four tracts. I'll show you in a minute the locations of the sites. One large tract and three pad sites along the frontages. The typical requirements, in terms of sign age limitations and assess controls, and associated road improvements and landscaping are part of the Community Unit Plan.

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“This is beyond the City’s ability to provide sewer today, based on the current capacity limitations and the line that was drawn by the Water and Sewer Department indicating land that they can serve with City Sewer. As you know, the City is approaching a decision on one way or another to expand the sewer capacity in this northwest area to allow development to continue. We do expect that both water and sewer are going to be available and based on that the staff has recommended approval.

“We recommended approval subject to some modifications concerning, basically, the nature of the land uses that would be adjoining proposed single-family lots on the south and the east to try to temper some of those uses so that they would be good neighbors for the backs of single-family lots and we wouldn’t have the potential for the commercial development potentially creeping east or south because of the nature of the uses that would be established. Those could be subject to individual modifications in the future, in terms of establishing zoning, we thought this was the appropriate place to start. I believe the applicant’s agent accepts those conditions which are recommended by the Planning Commission and I think that vote was, that vote was unanimous, 13 to 0.

“There was a property owner from this suburban addition, about a quarter mile to the west, and to the north. I think she lived up on north of 29th Street somewhat, or maybe it was south 124th. It was probably in this addition here. There was someone, at least in a suburban lot to the west concerned about the commercialization of this intersection. That commercial development at one corner would mean that the other four corners would probably come in for commercial zoning and development in the future. I would say that that probably is correct, that we probably will see requests for at least some of those other corners in the future, like we would see at most corners of major arterials. I think that in any fringe area, this is the sort of situation that you’re getting. There is a change in the nature of development. While the land-use in the zoning picture doesn’t include commercial development today, the planning for the future suggests that you need to anticipate that there’s going to be a need for neighborhood service and neighborhood retail in this area.

“The Planning Commission voted 13 to 0 to recommend approval subject to platting. This is the aerial photograph of the area. 119th Street, 29th Street, the 12 acres that we’re talking about right now, the platted subdivisions to the east and to the south. We anticipate development will continue in this area. I think I also have a slide of the Community Unit Plan that shows the proposed pad sites in the corners at the intersections and one large site that could accommodate the larger use or larger stripe retail set of uses. I’d be glad to answer any questions that you have on this case. The applicant’s agent is here if you have any questions of him.”

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Chairman Schroeder said, "Okay, Marvin. Thank you. Questions at this point? I see no questions. Is there anybody here today that's interested in speaking to the Commission although we do not have a Public Hearing. Is there anybody here today that would like to address the Commission? If not, we'll close the public comment and limit discussion to Bench and Staff. Commissioner Winters."

Commissioners Winters said, "Thank you, Mr. Chairman. Marvin, I'm correct that the Staff has recommended approval of this and MAPC was 13-0, unanimous vote to recommend this approval?"

Mr. Krout said, "Right. This is consistent with the Comprehensive Plan and consistent with good planning for Community Unit Plans in all of the fringe areas."

Commissioner Winters said, "Alright, thank you. Mr. Chairman, if no one has any questions, I'm prepared to make a motion."

MOTION

Commissioner Winters moved to adopt the findings of fact of the Metropolitan Area Planning Commission (MAPC) and approve the zone change and CUP subject to the condition of platting; adopt the Resolution and authorize the Chairman to sign; and instruct the MAPD to withhold publication until the plat has been recorded with the Register of Deeds.

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	Absent
Chairman Mark F. Schroeder	Aye

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

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2. **CASE NUMBER SCZ-0776 - REQUEST FOR ZONE CHANGE FROM "SF-20" SINGLE-FAMILY RESIDENTIAL TO "LC" LIMITED COMMERCIAL AND "MF-18" MULTI-FAMILY;**

AND

CASE NUMBER DP-236 - REQUEST FOR APPROVAL OF COMMERCIAL CUP FOR COMMERCIAL DEVELOPMENT; LOCATED ON THE NORTHWEST CORNER OF 21ST STREET NORTH AND 127TH STREET EAST.

SLIDE PRESENTATION

Mr. Krout said, “This concerns 28 acres of land. It’s at the northwest corner of 21st Street North and the east edge of the City’s limits, just east of the City limits, today and 127th Street East, running north and south. The City limits are currently right on the other side of K-96, which is on the extreme left-hand side of the screen. This is the interchange of 21st and K-96. Although the City is actively pursuing annexation of this area right here and has agreements to annex the land that is undergoing development for a church site here, a school here and a church over here, the City is moving out in the easterly direction as well.

“The land is zoned “SF-20”. Most of the surrounding land is zoned “SF-20” which is the County’s suburban residential district. You can see, and I can’t explain why, years and years ago, only one corner of these four corners was zoned with the typical six acres of commercial and not the other three corners as well. We do have, if you’ll recall, about a year ago we had an approval of commercial zoning with development restrictions on the southeast corner of the site. We also had one of two speakers at the meeting who owns property at this location and property at this location and indicated his intention to file in the future for commercial development in that area also.

“The surrounding area is undeveloped and large lots with some scattered homes in the area now but as I said it’s in the area of rapid development and very near the K-96/ 21st Street interchange. The comprehensive plan had indicated that the general interchange area of 21st and K-96 was a location where we could expect to see substantial commercial development, even of a regional scale, commercial development activity at that interchange area. A number of the lots along this area, rather than developing with those kinds of uses, have developed with uses that we hadn’t quite imagined: church use, school use, cemetery use.

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“Maybe what is happening is we’re seeing this corridor on either side of 21st Street being stretched out some what, in terms of what the commercial potential is. I think, when you see a 21st Street and a K-96 interchange, it tells you that there is going to be a pull and an attraction for commercial development, major street and a freeway interchange. So, we do look favorably on commercial development extending within proximity of that interchange area. That is consistent with the Comprehensive Plan.

“The proposal is for, let’s see if we break it up here. I guess we don’t. The proposal is to divide this parcel, with the southern portion and it’s the south 16 ½ acres to be zoned Limited Commercial with the Community Unit Plan and for the northern 12 acres or so to be developed with the “MF-18” zoning. That would allow apartments or assisted living up to 18 units per acre or a total of just over 200 units, potentially, on the northern portion of this tract. Also, and this plan does show it, there’s a sort of a ring road system that is developed. We look at that as a very positive feature. The idea is that single-family development will then come off of that ring road. What that does is give both of these tracts access along this sort of . . . mini-circumferential, if you look at it that way, to both 21st Street or 127th Street for access. Bradley Fair Parkway at 21st and Rock has this feature on a somewhat larger scale. The intersection of Harry and Webb has a similar feature. I think that this is a very good feature for developments in areas where we’re going to expect substantial commercial development, because it allows more options in terms of circulation. So, as these others parcels at the intersection come in we’re going to see if we can allow that system to try to continue, at least to some extent.

“The staff recommended approval, subject to, I think there were some minor adjustments that were recommended and approved by the Planning Commission and excepted by the applicant in terms of the access controls that were identified in the Community Unit Plan. Aside from that, the other types of limitations on usage and signage and landscaping and so on are similar to other Community Unit Plans and in both of these two cases with the CUP the developer will be required, at the appropriate time, to contribute to the improvement of these streets to provide for left-turn and right-turn access to separate out the turning traffic in and out of this proposed development.

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“There were two property owners at the Planning Commission hearing. Let me go back, maybe, to the aiel photograph. You can see the area is substantially undeveloped today, although this aiel is a little bit old. This cemetery site is under development at this time. We do have subdivision development on the other side of Greenwich Road, here. We had a property owner, I think, who lives up here and a property owner who lives in the house down here both speaking. The property owner to the north concerned, like the owner in the previous community unit case, about the idea of urban development encroaching into a suburban area, commercialization, concerns with the impacts on traffic, 29th Street is an unpaved street today, and at some point in the future this developer will be required, when this particular development happens, to provide paved access to that ring road and to his access points. Beyond that, this area, the rest of this quarter section is within the sewer service area, the newly expanded sewer service area of the City of Wichita Sewer System.

“If you’ll recall, the City of Wichita has developed a plan that continues up to 29th Street and 127th Street and then down to the railroad tracks between 21st and 17th Street. All this area, which actually drains back to the south and the east, is going to be served with gravity sewers and then a pump station to bring the sewer back into the Wichita System. The Wichita war-industry sewer interceptor is being expanded to be able to take the capacity, extra capacity, that develop in this area will require. So, sewer and water are both becoming available to this area. With the K-96/ 21st Street interchange and other development that is under way and anticipated along this corridor we recommended approval. This property owner is concerned about traffic and commercialization and how that’s going to change the character of this area. This property owner on the south saying he’s all in support of commercial development and in fact we’ll be seeing his application soon, he told the Planning Commission.

“The Planning Commission, after closing the hearing, there was a motion to deny this request. The maker of the motion indicated there’s a need to look at the bigger picture, expressed concerns that maybe we were zoning too much land for commercial development in this area, more than the market could support. Also, that maybe we don’t have all of our plans on the books for all the street and other improvements that are going to be needed to serve rapid development in this area. We do have some improvements in the County’s Capital Improvement Program.

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“It’s true that we don’t have 21st Street in the next five years widened to the east of 127th, although I think that we see the need for it and I think that we have designed that in the Capital Improvement Program. As development plans proceed, I think we’ll be looking at the other needs that crop up in this area and try to keep in pace with those developments. The motion to deny failed. The vote was, I think, 8 to 3. Then there was a motion to defer this case for further discussion and that motioned died for lack of a second. Then there was a third motion to approve, subject to the staff recommendations. That motion carried by an 11 to 1 vote. I’ll try to answer any questions you may have on this case and, again, the applicant’s agent, who’s the same agent, different applicant in this case, is here to answer any questions.”

Chairman Schroeder said, “Okay, thank you, Marvin. I will open up the meeting to public comment. If there’s anyone who would like to be heard on this item, you’re welcome to come forward. If not, we’ll close the public comment and limit discussion to Bench and Staff. Commissioner Gwin.”

Commissioner Gwin said, “Thank you, Mr. Chairman. Marvin, I guess I understand the concerns that some would offer about commercialization but I think all of us who watched K-96 be planned and built knew that this was going to be an extension of that roadway. You pointed out, too, another thing I think that’s concerned several of us. That we expected some of the, what appeared to be, the more logical places for commercial development to be snapped up by uses that we didn’t anticipate. Some of those along . . . directly along side K-96 are not commercial, I mean are not commercial in the public sense but churches and cemeteries and schools and those kinds of facilities and places that I hadn’t anticipated. I don’t think you had either. So, that is going to push . . . would seem to me, would push some of the commercial uses a little farther away from K-96, but the point’s well taken. The market will determine how far that push is going to be. This is within just a quarter of a mile away and I don’t see that as particularly intrusive. The fact that it can be served by water and sewer in the not too distant future. I know that we do have plans for widening of 21st Street west of K-96. It’s just, we’re not there yet. I think all of those things will fall into place. I’m going to be supportive of this. I, like you, find some features of the plan very interesting and very positive. I’m going to support the recommendation of Staff and the recommendation of the Planning Commission on this item. Thank you, Mr. Chairman.”

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

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MOTION

Commissioner Gwin moved to adopt the findings of fact of the Metropolitan Area Planning Commission (MAPC) and approve the zone change and CUP subject to the condition of platting; adopt the Resolution and authorize the Chairman to sign; and instruct the MAPD to withhold publication until the plat has been recorded with the Register of Deeds.

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	Absent
Chairman Mark F. Schroeder	Aye

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

- 3. CASE NUMBER SCZ-0777 - REQUEST FOR ZONE CHANGE FROM "SF-20" SINGLE-FAMILY DISTRICT TO "LC" LIMITED COMMERCIAL, AND "GO" GENERAL OFFICE;**

AND

CASE NUMBER DP-237 - REQUEST FOR APPROVAL OF CUP, LOCATED SOUTH OF 37TH STREET NORTH AND EAST OF RIDGE ROAD.

Mr. Krout said, "Just an afterthought, before I leave this slide, because you probably will be seeing some other activity and other requests in this area, another thing about this area east of K-96 is it's developed in a natural way, very much like some of the property owners on the far west side of Wichita are interested in seeing which is that some of those internal intersections, like 13th and 127th Street, 13th and 143rd Street, Central and 143rd Street have little or no opportunity for commercial development. So, it would be natural to expect that the areas that are on the perimeter of those subdivisions, 21st Street being one of those perimeters, at least now, you would expect to . . . some of that potential market to shift over to 21st Street or other available locations.

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SLIDE PRESENTATION

“This area is just north of the City limits or at the half-line today, between 37th and 29th Street North. This is Ridge Road and the intersection of 37th and Ridge. There is a subdivision development that is underway to the south here and then along 29th Street, off of this screen, there are other subdivision development that is occurring. Again, this is an area that is beyond the current capacity of Wichita’s sewer system to provide services to, but the City is rapidly moving towards a decision which will allow this area to serve. I’m sorry, maybe the aerial photograph will show you a little bit of a bigger picture but again, this tract is only a half mile to the south of the interchange of Ridge Road and K-96 and for that reason, in their long-range planning, one of the local medical companies believe that this location would be very good for a future regional-scale satellite campus for medical-type facilities similar to the facility that you would see, that’s under development, at 29th Street near Webb and Jabara . . . Webb Road and 29th Street near Jabara Airport. Out in west Wichita, other facilities like that. So, that is the main reason for this request. All of the zoning that is being requested is 70 acres, very large tract, although some of the substantial part will be in a reserve for detention pond purposes, but substantial acreage for a medical-type campus, which requires a General Office district, which allows hospitals and medical clinics and general offices.

“The intent is to leave the eight acres that is already zoned at the corner Limited Commercial and to divide that into several parcels for typical retail-commercial use. You can see that this particular intersection did, years ago, receive the four-corners zoning in all four of the corners. Then, the request is for two parcels, actually, broken up by a street that would be an entrance street into a subdivision that is planned to serve the area to the south and to the east of this area. A large scale residential development on either side of that entrance street, a small pad site here and a slightly larger site here for neighborhood-retail types of uses and some other limited commercial uses but not everything that would be permitted in the limited commercial district at a typical intersection. A little bit more limited because it is at the middle of a mile and the plan says to be careful. What we don’t want to create is to have two miles of strip commercial zoning from K-96 down to 21st Street but the plan does recognize that some limited retail at the entrance streets of collectors to major residential areas may be appropriate, if controlled, and I think the CUP will provide some use and other limitations that will make that acceptable.

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“The Staff and the applicant and the Planning Commission were all in agreement on this request, with the exception of one vote, which I’ll tell you about in a minute. It sets up retail-commercial on this eight acres, more limited-retail and office uses on this, which is about five acres total, and then the substantial acreage for the office-medical center development in between. Based on the fact that services will be available, the proximity to the regional highway system of K-96, the recent improvement that the County’s made to improve Ridge Road to four lanes, although I’ll tell you, that if this develops out and we get other development in there, that four lanes is going to be . . . will have to be bulked up and through the CUP, this platting, this property owner will agree to making some of those improvements along both Ridge Road and 37th Street North. We’re basically in agreement that this development is appropriate and that we can work overtime to make the improvements that are necessary.

“The other issue involving this tract is that the Big Slough runs basically in this direction here. This is a low area, although this area has been filled and taken out of the flood plain and then the recent rains, that were substantial in this area, this land that was taken out of the flood plain was not flooded. This land is lower. About the western half of this land is part of this flood plain of the Big Slough and will have to be filled and removed from the flood plain. Because of the recent rains and the concern that at least one Planning Commissioner had about the effect of filling flood plains, whether or not our development regulations are adequate. That Planning Commissioner was not able to vote for approval of this request, because it involved a considerable amount of acreage that is mapped today, by the Federal Flood Insurance Maps, as being in the flood plain and will have to go through the process of being taken out of the flood plain.

“The final vote of the Planning Commission was 10 to 1 to recommend approval. There was no one who was notified, within 1,000 feet of this request, who appeared in opposition. No one at all, who spoke, who was a neighbor to this tract of land. The Planning Commission’s vote, again, was 10 to 1. I think that we have . . . this is the aiel photograph and you can see that this area is substantially undeveloped, although there’s a major lake and residential development that is underway here. The planned entrance road, which would connect, would be here and then additional residential development expected here.

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“You may recall that, just up the street, nearer to the K-96 interchange and Ridge Road, you just approval three acres for a neighborhood-retail and a greenhouse operation for a florist shop at that location. So, we do expect to see commercial development there and I think that Ridge Road will become a very important street, especially near the K-96 interchange area in the future, for this area. I think that we’ll start to see development in a residential area continue to move west and maybe in a more non-residential uses along the K-96 corridor when sewer is available and water is available to the east. I’ll be glad to answer any questions that you have on this case. I think that there is the Community Unit Plan. You can see the two parcels for limited-retail uses in this location. The parcelization of the Commercial at the corner of 37th Street and Ridge Road, the major tract for office development in between. This line right here is the existing flood plain line and so all of this land to the west will have to be taken out of the flood plan, as already has been the case with this land that’s on the other side of the road today. If you’ve been out there, you’ll see that this land is elevated several feet above the surrounding properties. I’ll answer any questions you have. The same agent is here to answer any questions you have on this case.”

Chairman Schroeder said, “Thank you, Marvin. At this time, we’ll open up the meeting to public comment. Anybody that would like to be heard on this item, you’re welcome to come forward. Seeing no one, we’ll close public comment and limit discussion to Bench and Staff. Commissioners, questions, comments, motion? Commissioner Winters.”

Commissioner Winters said, “Thank you. I’m going to be supportive of this proposal today, but Marvin, concerning the flood plains, I know that the City, along with our help, has acquired a consultants to do some studies in the west part of the City, where so much of the flooding was. Is somebody in your department, consultants or otherwise, really thinking about this flood plain issue on a longer term basis. I know, I’m going to be supportive of this project, because it looks workable. This property is a little bit unique in the fact that it’s still, it’s very flat along this stretch from City limits out to K-96. It’s not like it’s on the Cowskin Creek, where there is a lot more water at given times. How are we going to think about this process of continually taking property out of the flood plain?”

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Mr. Krout said, "That is part of the consultant scope, in looking at the Cowskin, is to examine the current development regulations and basically the City and the County operate with the same regulations in terms of the policies which are consistent with the Federal Flood Insurance policies of permitting fill in what is called the fringe of flood plains leaving an area that's called the floodway that's not encroached on, that carries 95% of the flood waters anyway that isn't the shallow fringes which is the situation that we have, I think, out in this case. That whole issue of filling the flood plain and is there an effect, we know that there is some effect, because the FEMA (Federal Emergency Management Agency) flood rules allow and calculate those flood ways based on allowing up to one foot of rise in the natural, otherwise 100 year flood elevation to occur. That's taken into account when we map that whole flood plain and decide what is retrievable for development purposes and what is not.

"The consultants are going to look at both that issue of filling in flood plain fringes and also the issues of to what level. I think that that was one of the issues out there in the Cowskin Creek was the development policies to date had been that you have to fill one foot above the 100 year flood plain. One foot above the elevation of the storm that has a 1% chance of occurring. There other communities that require two feet or three feet of what you would call free-board, of safety space between the 100 flood plains and either the minimum pad of a site or the minimum opening of a building.

"That's really a community policy decision, as whether or not to go to an extra level of protection because what we had up there, we think, was more than a 100 year storm. Those issues that the Cowskin faced Halloween night are really similar and could have happened anywhere in the community, it's just that the storm was concentrated in that particular basin on that particular night. I think that the Cowskin study will open up a policy discussion. The Planning Commission, Planning Department will be part of that because the subdivision regulations and all of our development policies are effected by that. I think that study will raise issues and we'll have discussions with the development community about all of our development policies, not just in the Cowskin but in all areas like that."

Commissioner Winters said, "Alright, thank you. Again, I'm going to be supportive, because I think this is a good project. It's going to continue to be a plus is this rapidly growing area of the City and the County, so I'm going to be supportive but it just seems like that years ago if you had property that flooded well you just had a poor piece of property and it wasn't going to be much use. Now, we've taken the approach well, we're going to change it. We'll change it so it doesn't flood. We'll change the topography. Sometimes I wonder if we just hadn't ought to think well, we just got a poor piece of property and there's not much we can do with this property because it floods. I don't know where that balance is."

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Mr. Krout said, “We wouldn’t have a downtown Wichita if we hadn’t reclaimed that flood plain and built close to the river there. I think, historically, we’ve reclaimed a lot of land in Sedgwick County because so much of it is flat and the flood plains are very wide.”

Commissioner Winters said, “That’s a good point. I’m still going to be very interested in the consultant’s report on the west part of the City. Thank you, Mr. Chairman.”

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

MOTION

Commissioner Gwin moved to adopt the findings of fact of the Metropolitan Area Planning Commission (MAPC) and approve the zone change and CUP subject to the condition of platting; adopt the Resolution and authorize the Chairman to sign; and instruct the MAPD to withhold publication until the plat has been recorded with the Register of Deeds.

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	Absent
Chairman Mark F. Schroeder	Aye

Chairman Schroeder said, “Marvin, thank you. Appreciate it. Next item please.”

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DEFERRED ITEMS

C. DEPARTMENT OF CODE ENFORCEMENT.

- 1. RESOLUTION ADOPTING THE UNIFORM MECHANICAL CODE, 1997 EDITION, AMENDING CHAPTER 6, ARTICLE IV OF THE SEDGWICK COUNTY CODE, RELATING TO BUILDING CODES.**

Mr. John Staton, Assistant Director, Department of Code Enforcement, greeted the Commissioners and said, "At the present time we're operating under the 1994 Uniform Mechanical Code. I come before you today for adoption of the 1997 Uniform Mechanical Code."

Chairman Schroeder said, "Okay, thank you, John. Discussion on this Item? If not, what's the will of the Board?"

MOTION

Commissioner Gwin moved to adopt the Resolution.

Commissioner Hancock seconded the Motion.

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

VOTE

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

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

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2. RESOLUTION ADOPTING THE UNIFORM PLUMBING CODE, 1997 EDITION, AMENDING CHAPTER 6, ARTICLE V OF THE SEDGWICK COUNTY CODE, RELATING TO BUILDING CODES.

Mr. Staton said, "Here again, we're under the 1994 and we're asking for adoption of the 1997 Uniform Plumbing Code."

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

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	Absent
Chairman Mark F. Schroeder	Aye

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

3. RESOLUTION ADOPTING THE UNIFORM BUILDING CODE, 1997 EDITION, AMENDING CHAPTER 6, ARTICLE II OF THE SEDGWICK COUNTY CODE, RELATING TO BUILDING CODES.

Mr. Staton said, "Here again we're under the 1994 Uniform Building Code and we're asking for adoption of the 1997 Uniform Building Code."

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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	Absent
Chairman Mark F. Schroeder	Aye

Chairman Schroeder said, “Thank you. Commissioner Hancock.”

Commissioner Hancock said, “Thank you, Mr. Chairman. John came by this week. I was the one who deferred this item last week. We talked about fees, licensing fees. I know that there are some drawbacks with about any way you go with licensing fees and I was pretty much satisfied with the explanation of what we have. If cuts costs, over all, for Code Enforcement in issuing licenses the way they do. There really is another half to the story, from what some of my constituents had talked to me about and they are right also in that there is some penalty for not being on time, the beginning of the licensing period. After I understood that a little bit better it made a lot of good sense and I don’t mind at all so I was pretty well pleased.”

Chairman Schroeder said, “Thank you. Other questions or comments? Thank you, Commissioner. Thank you, John. Next item please.”

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NEW BUSINESS

D. RESOLUTION AUTHORIZING CONVEYANCE OF INDUSTRIAL REVENUE BOND PROPERTY TO RITCHIE SAND, INC.

Mr. Richard A. Euson, County Counselor, greeted the Commissioners and said, "Back in 1984 the County issued Industrial Revenue Bonds to Ritchie Corporation in the amount of \$1,000,000 for the purposes of equipping a sand plant at approximately 3500 North West Street. This is a 30 acre site. The land was given to the County and the County leased it back to Ritchie Corporation and in 1987 Ritchie Corporation assigned the Industrial Revenue Bond lease to Ritchie Sand Incorporated. The Bonds have been paid off. The lease provisions allow Ritchie Sand to exercise an option to purchase the property for the sum of \$100. We have certification from the trustee that no amounts are remaining on hand so it is appropriate to pass this Resolution which will authorize the Chairman to execute all of the closing documents that are necessary, including the deed and the bill of sale. I'll be glad to answer any questions you may have."

Chairman Schroeder said, "Thank you, Richard. Discussion on this Item?"

MOTION

Commissioner Gwin 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	Absent
Chairman Mark F. Schroeder	Aye

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

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E. COMPREHENSIVE COMMUNITY CARE.

- 1. EMPLOYMENT AGREEMENTS (TWO) WITH MERCEDES PERALES, M.D. AND JORGE BEBER, M.D. TO PROVIDE PSYCHIATRIC SERVICES.**

Ms. Deborah Donaldson, Director, Division of Human Services, greeted the Commissioners and said, "This first item is two employment contracts with psychiatrists. As you know, psychiatrists are not on the regular schedule, in terms of employment and so we have contracts with them for their employment with us. I'd be glad to answer any questions."

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

MOTION

Commissioner Hancock moved to approve the Agreements 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	Absent
Chairman Mark F. Schroeder	Aye

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

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2. CONTRACT WITH MENTAL HEALTH ASSOCIATION TO PROVIDE HOME- AND COMMUNITY-BASED MEDICAID WAIVER SERVICES FOR SEVERELY EMOTIONALLY DISTURBED YOUTH.

Ms. Donaldson said, "Commissioners, again this is a contract with the Mental Health Association for our childrens' mental health waiver. They provide a variety of services for that program. I'd be glad to answer any questions."

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

MOTION

Commissioner Gwin moved to approve the Contract 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	Absent
Chairman Mark F. Schroeder	Aye

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

F. THIRD ADDENDUM TO LEASE WITH IPC RETAIL PROPERTIES, LLC, SUCCESSOR TO WYNEX PARTNERSHIP, L.P. FOR SPACE HOUSING THE TAG OFFICE, LOCATED AT BRITTANY CENTER, SUITE 370.

Mr. William P. Buchanan, County Manager, said, "Commissioners, the Treasurer is not here to discuss that Item and perhaps we should defer it for a week."

Chairman Schroeder said, "Well, let's just delay it for now and see if she shows up. How about doing that. If she doesn't do that, we'll delay it at the end of the meeting for a week."

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Mr. Buchanan said, "That's fine."

Chairman Schroeder said, "Next item please."

G. DIVISION OF OPERATIONS.

1. PRESENTATION OF YEAR 2000 (Y2K) UPDATE.

Ms. Kathleen B. Sexton, Director, Division of Operations, greeted the Commissioners and said, "We have a couple of items to present to you today. Just a little bit of briefing on the Year 2000 and how the County's computer systems are ready for that. Let me just start by saying that the Sedgwick County's computer systems are ready for the year 2000 or soon will be. We identified this problem using current staff, and with our computer systems many years ago, back in 1986, a problem arose with some of the specials that were projected out that many years. So, it was easily found and identified. All of the programs that we have, which is over 8,000 different programs, have been checked, have been looked at to say, 'okay, what's the status here'. Of those 8,000 programs, 97% have been fixed.

SLIDE PRESENTATION

"I have a little graphic here to show you a little summary of that, the current situation. What I've identified here are some of the different programs because we think, 'well, 8,000 programs. What does the County have so many computer programs for'. Well, you'll see under the first category of Finance and Human Resources there's a lot of different financial, whether it be the payroll, in paying county employees, whether it be in sewer billing systems where all the customers at the sewer department get their bills, the Treasurer's bookkeeping system, all the Human Resource functions that we have. Many things are included under finance and personnel and of those, 97% are completed.

"The Information Services portion is the next one and you can see, those are 100% done. That's the backbone of the County's computer operations so they were certainly prioritized. District Court, a lot of people don't realize that Sedgwick County does provide many services for the District Court operation. In fact, the District Court computer systems are 99% Y2K (Year 2000) compliant at this point. In fact, there are 1,400, more than 1,400 computer systems for the District Court and there's only one left to be checked and to be tested. So, we're almost done there.

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“The Law Enforcement and Life Support Services includes the Sheriff’s system. That’s a biggest part of it, the Sheriff’s and the Jail systems; the District Attorney, the Fire Department and several other emergency type services. Those, too, are 98% completed.

“Miscellaneous includes voter registration, EMS, Kansas Coliseum, several other programs, and those again are 99% done. When I say 99% done, what we’re saying is those programs have been identified, they have been tested, they have been either fixed or replaced or repaired and they have been tested. As you can see then, taxation and property we have some work left to do but still 92% done.

“As you can see, the summary is right now we are 97% done. We need a little more time, a month or two, and we’ll be completely done with all these systems. It’s also important to realize the highest priority systems were done first. So, even the few that are left, even if they weren’t fixed, there would be no catastrophes or any real problems. They’re minor systems but we will get those fixed. Every month we get a report from the Information Services Department that shows the progress so, like I say, within the next month or two they will be done.

“The other point I wanted to make today is that this is just the first briefing by County Staff. What we’d like to do is come to you on a monthly basis, at your Meeting here, to just review some of the status. What I’ve reviewed for you today is really work that I, personally, don’t take credit for but was done under the leadership of Ken Keen, the Director of Information Services and his very competent staff. They have worked long and hard, and this isn’t the first time you’ve heard that. They have worked on this for several years. I think that’s important to point out. Sedgwick County did not have to hire consultants, ask someone else at this late stage of the game, ‘how do we fix our problems?’ Our people programmed these systems, they knew how to fix them. They have done that.

“The briefings that will come to you on a monthly basis throughout the rest of this year will cover specific service areas. This was intended to be a general overview but the specific service areas will include the Emergency Dispatch, 911 systems, the Sheriff systems, various other ones, so you can get a little more detail about those.

“I’m really pleased, I guess, in summary, to report to you that I’m pretty proud right now of the leadership Sedgwick County has taken on this issue. We’re not an organization that has figured out this was a problem within the last year and then appointed people or panicked or budgeted more money for consultants and that kind of thing. We’ve handled this in-house, in a very methodical way and we’re really pretty confident. Thank you for your time today and thank you also to the talented staff, programming staff in the Information Services Department, for all their work.”

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Chairman Schroeder said, "Thank you, Kathy. I know there are questions and comments, but let me first say thank you and congratulations to you and Ken Keen's staff for a job well done. I know there has been a lot of conversation, over the last year or so, about this problem and how it will be resolved and this organization, once again, has shown its ability to step up to the table and take care of its problems and that's great. I think your staff's doing an excellent job and I understand you're going to do this, as you said earlier, on a monthly basis?"

Ms. Sexton said, "Yes, we'd like to come and report to you on a monthly basis. I might also point out that we are also working with the City of Wichita and with all the public safety departments, whether it be City Police or County Fire or all the various City and County agencies and we're working together to help all the various services because when it comes to public safety, we all depend on these services. We will also begin an effort to assist the small cities, all the other cities in Sedgwick County with their efforts."

Chairman Schroeder said, "Very good. Thank you. Commissioner Gwin."

Commissioner Gwin said, "Thank you, Mr. Chairman. Kathy, I appreciate the update. One of the things, I think, that we continue to be concerned about though, and if you can't tell us now, tell us later, what about the systems, what about those organizations that are outside of our control, I mean the things that this government depends on to do its business, but we don't control; phone lines, utilities, whether or not traffic lights are really going to continue to stop traffic or if they're just going to disappear, sewer systems, all those other kinds of things. What kind of collaborations are we using to test those necessary services?"

Ms. Sexton said, "I'm glad you asked that question. That is part of the public safety joint effort. When we say public safety, we're also including the sewer department, the water department, the City of Wichita, all the folks that do the traffic lights, we're trying to deal with all those issues. One, we're trying to fix the problems, or identify and fix the problems and two, we're trying to make contingency plans, to say 'well, what if this doesn't happen'. In that regard, we are working well together on those issues. Again, I feel real confident that we'll be okay with that."

Commissioner Gwin said, "I just wanted to remind us that we're not working just in a vacuum. We are working with others. Thank you. Thank you, Mr. Chairman."

Chairman Schroeder said, "Okay, thank you. Commissioner Winters."

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Commissioner Winters said, "Thank you. Kathy, I appreciate the update and I think that it is important that we continue it on, on a monthly basis. We can kind of see, just as we get into the year '99, the media is going to make this Y2K issue, I mean it's going to be some place in every newspaper or every television show we see, practically. I am aware that there is a disaster movie coming out this summer that's along the lines of it will show all the disasters that are going to happen. So, people, it is a media event so I think the more that we can be informed and inform our citizens what their local government is doing, I think that will be, hopefully, be reassuring."

"A couple of quick questions. Are we, any place, involved in the advanced dates or the dates in '99 that may be trip dates. I know that June 30th a lot of folks on fiscal years that start July 1 could see 00 starting to pop up there. Are we ready? Will that effect us in any way? I also understand that September the 9th may be a significant day because 9/9/99 and 9 is a default number, it could cause problems. Are those two issues that we've looked at?"

Ms. Sexton said, "That's a really good point. Yes, they are, those and several other dates. Contrary to the media hype, I guess, it's not just a January 1, 2000 issue. There's issues with the leap year, the February date, the September date, there's various ones. All the programs that we're testing, we're testing for compliance on all those dates."

Commissioner Winters said, "How about suppliers, and I'm sure there are ranks of suppliers that we have from critical to not so critical. Are we involved in discussions with our suppliers?"

Ms. Sexton said, "Yes, we are. That's a good point as well. Many suppliers are doing things, they are informing us, for example, some without being asked some with question of them as to their compliance of their equipment. Some are offering software upgrades which we have taken advantage of in several instances. Yes, that's a good point."

Commissioner Winters said, "Maybe at one of the future briefing you could touch on that, perhaps."

Ms. Sexton said, "Be glad to."

Commissioner Winters said, "Thank you."

Chairman Schroeder said, "Thank you. Other questions or comments? If not, I'd entertain a Motion to receive and file."

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MOTION

Commissioner Gwin 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	Absent
Chairman Mark F. Schroeder	Aye

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

2. ADDITION OF ONE PROJECT LEADER, RANGE 26, STEP 13, TO THE INFORMATION SERVICES STAFFING TABLE.

Ms. Sexton said, "The Item that you have before you is to add a position to the Information Services Department. The reason for that is that we have identified, and actually many clients of that Department have identified to me, the need for addition staffing to either develop new programs, repair old programs, that kind of things. The staff of the Information Services Department has been pulled to and fro for several years now, that we have been working on all these Y2K compliance issues and reprogramming current programs to make them work, that they have been quite busy. This addition of staff will help, in that regard. I ask for your approval and if you have any questions would be glad to try to answer those."

Chairman Schroeder said, "Okay, thank you, Kathy. Discussion on this Item? If not, what's the will of the Board?"

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MOTION

Commissioner Gwin moved to approve the addition to the Information Services Staffing Table.

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	Absent
Chairman Mark F. Schroeder	Aye

Chairman Schroeder said, "Thank you. At this point I'd entertain an Off Agenda Item."

OFF AGENDA ITEM

MOTION

Commissioner Gwin moved to take an Off Agenda Item.

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	Absent
Chairman Mark F. Schroeder	Aye

Chairman Schroeder said, "Kathy."

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Ms. Sexton said, "As you know Art Larson, our data service manager in the Information Services Department has recently retired. In the attempt to replace him, we have found a candidate that we need to start at step 10 rather than step 3. So, I would ask your approval to hire a person at step 10 rather than the normal step."

Chairman Schroeder said, "Okay, thank you. Discussion on this Item? If not, what's the will of the Board?"

MOTION

Commissioner Hancock moved to approval the request to hire a Data Service Manager for Information Services at Range 28, Step 10.

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	Absent
Chairman Mark F. Schroeder	Aye

Chairman Schroeder said, "Thank you, Kathy. Next item please. I'm sorry, before we go on to the next item, let's go back to Item F. Madam Clerk, will you read that into the record once again."

F. THIRD ADDENDUM TO LEASE WITH IPC RETAIL PROPERTIES, LLC, SUCCESSOR TO WYNEX PARTNERSHIP, L.P. FOR SPACE HOUSING THE TAG OFFICE, LOCATED AT BRITTANY CENTER, SUITE 370.

Ms. Jan Kennedy, County Treasurer, greeted the Commissioners and said, "I apologize for not being here timely. I really was working with a very confused 85 year old man. We had to go to a couple of departments, and I was afraid to leave him, to come on up.

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“You have the lease before you. This is a continuation of the space we have. They have asked for an increase, however, I’ve asked for them to provide some improvements for us, which they have agreed to do. I would appreciate it if you would let us stay there.”

Chairman Schroeder said, “Okay, thank you, Jan. Discussion on this Item? If not, what’s the will of the Board?”

MOTION

Commissioner Hancock moved to approve the Third Addendum to Lease 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	Absent
Chairman Mark F. Schroeder	Aye

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

**3. AMENDMENT TO THE CAPITAL IMPROVEMENT PROGRAM (CIP)
FOR LAKE AFTON PARK, CIP #PB-407.**

Ms. Stephanie Knebel, Project Manager, Capital Projects Department, greeted the Commissioners and said, “These next three items all request your approval for amending the 1998 Capital Improvement Program. We have three requests to add additional projects to our CIP plan.

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“The first request comes from Lake Afton Park. They are requesting the addition of a project to include an ice freezer and merchandiser in the Park office. Up until now, ice sales have been handled interior of the building as well as storing the ice on the outside of the building. That hasn’t seemed to have worked too well. By adding an interior mechanizer, all of the ice sales will be handled on the inside of the building, under the supervision of Park staff. This project is estimated to cost \$19,900. Park staff are going to be providing the labor and will be doing the actual installation of all of this equipment.

“The department has come up with various sources of funding for these items, including Motor Pool Funds, as well as ‘97 and 1998 donations from the Midwest Carding Association. I request your approval.”

Chairman Schroeder said, “Thank you, Stephanie. Discussion? If not, what’s the will of the Board?”

MOTION

Commissioner Gwin moved to approve the CIP amendment.

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	Absent
Chairman Mark F. Schroeder	Aye

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

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4. AMENDMENT TO THE CIP PROGRAM FOR THE MURDOCK TAG OFFICE, CIP #PB-401.

Ms. Knebel said, "This second project requests your approval for increasing the scope of work at the Murdock Tag Office. This addition scope of work includes upgrading furnishings and fixtures in the business office and the break room. The estimated cost for this work is \$106,600. The funding source from the Treasurer's Office will be the License Tag Fund. I request your approval again."

MOTION

Commissioner Hancock moved to approve the CIP amendment.

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	Absent
Chairman Mark F. Schroeder	Aye

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

5. AMENDMENT TO THE CAPITAL IMPROVEMENT PROGRAM FOR THREE TAG OFFICE SUBSTATIONS, CIP #PB-406.

Ms. Knebel said, "This new project will provide for upgrading furnishings and fixtures in the Tag Office substations in Brittany Center, Crossroads Center and in Derby. The cost is estimated at \$36,581 and includes new carpeting, walls, sign age and graphics and some millwork. The funding, again, has been identified from License Tag funds. I request your approval."

Chairman Schroeder said, "Okay, Stephanie."

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MOTION

Commissioner Hancock moved to approve the CIP amendment.

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	Absent
Chairman Mark F. Schroeder	Aye

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

**H. REPORT OF THE BOARD OF BIDS AND CONTRACTS' DECEMBER 24, 1998
REGULAR MEETING.**

Mr. Darren Muci, Director, Purchasing Department, greeted the Commissioners and said, “You have Minutes from the December 24 meeting of the Board of Bids and Contracts. There are eleven items for your consideration.

**(1) WEED CHEMICALS- PUBLIC WORKS
FUNDING: SALES TAX**

“Item one, various weed chemicals for the Department of Noxious Weeds, Public Works. It was recommended to accept the low individual bids of Vegetation Management, \$17,269.70, Pueblo Chemical and Supply, \$13,378.20, and Van Diest Supply Company, \$37,525.10. The grand total of purchases, \$68,173.00. A complete tabulation follows.

**(2) AMBULANCE COTS- EMERGENCY MEDICAL SERVICES
FUNDING: EMERGENCY MEDICAL SERVICES**

“Item two, various ambulance cots for Emergency Medical Services. It was recommended to accept the low bid of Promed of Kansas. That amount, \$15,758.

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(3) UNIFORMS- FIRE DEPARTMENT
FUNDING: FIRE DEPARTMENT

“Item three, various uniform components for the fire department. It was recommended to accept the only bid received of Industrial Uniform Company. That estimated amount for 1999 purchases is between \$20 and \$25,000.

(4) PREMIUM #4 PAPER- DIVISION OF OPERATIONS
FUNDING: DIVISION OF OPERATIONS

“Item four, premium #4 bond paper for Division of Operations stationary stores. It was recommended to accept the low bid of Southwest Paper. That amount, \$28,480.

(5) AMBULANCES- FLEET MANAGEMENT
FUNDING: FLEET MANAGEMENT

“Item five, ambulances for Fleet Management and Emergency Medical Services. It was recommended to accept a bid based upon a previous proposal of McCoy Miller. That amount, \$197,184. It includes the trade-in and purchase of three ambulances and prepayment of the chassis.

(6) CAP RATE STUDY- APPRAISER
FUNDING: APPRAISER

“Item six is a CAP rate study for the Appraiser, consultant services. It was recommended to accept the bid of David Craig & Company. That amount for 1999, \$26,000.

(7) IBM SOFTWARE UPGRADE- INFORMATION SERVICES
FUNDING: INFORMATION SERVICES

“Item seven, IBM server software upgrade for Information Services. It was recommended to accept the only bid received of the producer for that server from IBM Corporation. That amount is \$14,000.

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(8) CAD SOFTWARE MAINTENANCE AGREEMENT- EMERGENCY COMMUNICATIONS
FUNDING: EMERGENCY TELEPHONE SERVICES

“Item eight, CAD software maintenance agreement for Emergency Communications. It was recommended to accept the only bid of PRC Public Management. That amount for 1999 maintenance is \$24,550.

(9) VEHICLE TIRES- FLEET MANAGEMENT
FUNDING: FLEET MANAGEMENT

“Item nine, various vehicle tires managed by Fleet Management. It was recommended to accept the low individual bids for the groups that you see listed of Karl’s Tire and Auto Service. Estimated purchases, \$45,312.98, Tire Centers, Incorporated, \$8,003.40, Becker Tire of Wichita, \$1,381.70 and Wiechman Bush Tires, \$9,254.50. Estimated purchases for ‘99, \$63,952.58. A complete tabulation follows.

(10) WIRELESS COMMUNICATION SERVICES- VARIOUS DEPARTMENTS
FUNDING: VARIOUS DEPARTMENTS

“Item ten, wireless communication equipment and services for various departments. It was recommended to accept the individual proposals of Nextel Communications and Voice Stream Wireless. I would like to continue with that, but if you’d please, I’d like to move on with the final three items and then I’ll come back to that.

(11) PARKING LOT CONSTRUCTION- CAPITAL PROJECTS
FUNDING: CAPITAL PROJECTS

“Item eleven is parking lot construction for Capital Projects. It was recommended to accept the negotiated bid of Asphalt Construction. That amount is \$69,074.

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ITEMS NOT REQUIRING BOCC ACTION

- (12) SKID STEER LOADER- FLEET MANAGEMENT**
FUNDING: FLEET MANAGEMENT

- (13) FORENSIC EVIDENCE DRYING CABINET- REGIONAL FORENSIC SCIENCE CENTER**
FUNDING: REGIONAL FORENSIC SCIENCE CENTER

“There were two items that do not require action at this particular time. They include a skid steer loader for Fleet Management and Public Works. Those proposals are being reviewed. And a forensic evidence drying cabinet for the Regional Forensic Science Center. Those bids are being reviewed.

“Back to the wireless communications services, commissioners, as noted we are recommending to accept the individual proposals of two vendors at this particular time. I would like to note for the record that this is the first step in the process. Other recommendations will, no doubt, follow in the coming weeks. There are rate plans attached with comparisons for review and the exceptions of these individual proposals are not tied to any guarantees of volume purchases. We believe, and there is a committee that was involved in this, that these recommendations will provide our user departments with technology options to provide the best services possible for our citizens. It’s important to note that this is a true cooperative venture led by Sedgwick County between Sedgwick County, the City of Wichita, the Wichita Public Schools and Wichita State University. Bruce Winburger, our telecommunications manager, was our principal technical person. He’s here in the audience if you have questions today. I’d also like to note that we had considerable amount of involvement from an internal staff. We had representatives from COMCARE, Kathy Stein and John DuVall, Public Works, Brent Shelton, the District Attorney’s office, Sheri Boeken, and Emergency Communications, Diane Gage. With that said, I would like you to recommend the recommendations provided by the Board of Bids and Contracts. I’ll be happy to take questions.”

Chairman Schroeder said, “Okay, thank you, Darren. Discussion on this item? If not, what’s the will of the Board?”

Regular Meeting, December 30, 1998

MOTION

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

Commissioner Winters seconded the Motion.

Chairman Schroeder said, "Discussion? I will say, Darren, great job. You and Bruce, along with your team, have done an excellent job in pulling all those entities together, which surprises me in what you can do. It was well worthwhile, the effort, to the taxpayers and to us as Commissioners for this County and I appreciate your efforts and I hope that there's other areas that we are exploring and can be just as successful in."

Mr. Muci said, "Absolutely, and we'll do our best."

Chairman Schroeder said, "Appreciate your leadership. Thank you. Further Discussion? 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, Darren. Next item please."

CONSENT AGENDA

I. CONSENT AGENDA.

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1. Right-of-Way Easement.

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

Road Number 640-28, Owners: Donald E. Shepherd, Jr. and Janet K. Shepherd, located in the Southwest Quarter of Section 10, Township 29 South, Range 1 East, more specifically located on the north side of 87th Street South and east of 16th Street East (Hydraulic). Salem Township. District #2.

2. Floodway Reserve Easement.

The following tract of land was granted by Floodway Reserve Easement at no cost to the County. This Easement was requested by the Director, Bureau of Public Works, as an additional Floodway Reserve Agreement to a platted subdivision.

Owners: Tomey Shabshab, Kristi L. Shabshab, Nagib Shabshab and Marie G. Shabshab, located in the Northeast Quarter of Section 23, Township 25 South, Range 1 East, more specifically located south of 101st Street North and west of 47th Street East (Oliver). Grant Township. District #4.

3. Section 8 Housing Assistance Payment Contracts.

<u>Contract Number</u>	<u>Rent Subsidy</u>	<u>District Number</u>	<u>Landlord</u>
V98066	\$435.00	5	Cottage Grove
V98065	\$197.00		Tracie Austin
V98067	\$238.00	5	William Favreau
V98057	\$158.00		Carol McKenzie
C98064	\$287.00	5	Monte Helms
C98063	\$298.00	5	Springcreek Apartments

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- 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>
V92013	\$225.00	\$237.00
C98014	\$160.00	\$420.00

- 5. Amendments to Agreement (12) with Arrowhead West, Inc., Catholic Charities, Inc. Adult Day Services, Cerebral Palsy Research Foundation of Kansas, Inc., Envision, Goodwill Industries Easter Seal Society of KS, Inc., Kansas Elks Training Center for the Handicapped, Inc., Rainbows United, Inc., Res-Care Kansas, Inc., Life Choices, RISE, Inc., Starkey, Inc., The Arc of Sedgwick County and Zachary House, Inc. to provide crisis services to individuals with developmental disabilities.**

- 6. Applications for License to Retail Cereal Malt Beverages.**

<u>Applicant Name</u>	<u>d/b/a</u>
Joseph M. A. Sroufe	Lake Afton Park
Bernard J. Berning	Pizza Villa Restaurant
James W. Peters	Schulte Country Store
Hilton A. King	J. V. Diamond Inc.
Maurice G. Coulter	General Station

- 7. Order dated December 23, 1998 to correct tax roll for change of assessment.**

- 8. Consideration of the Check Register of December 25, 1998.**

- 9. Budget Adjustment Requests.**

<u>Number</u>	<u>Department</u>	<u>Type of Adjustment</u>
980714	Finance General	Transfer
980715	District Attorney	Transfer

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<u>Number</u>	<u>Department</u>	<u>Type of Adjustment</u>
980716	Environmental Resources	Transfer
980717	Finance	Transfer
980718	Finance	Transfer
980719	Lake Afton Park	Transfer
980720	Lake Afton Park	Supplemental Appropriation
980721	Capital Projects	Supplemental Appropriation
980722	Emergency	
	Communications	Transfer
980723	Foreign Trade Zone	Transfer
980724	COMCARE-Topeka	
	State Hospital	Supplemental Appropriation
990002	Finance General	
	Information Services	Transfer

Mr. William P. Buchanan, County Manager, greeted the Commissioners and said, “You have the Consent Agenda before you and I would recommend you approve it.”

MOTION

Commissioner Hancock moved to approve the Consent Agenda as presented.

Commissioner 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	Absent
Chairman Mark F. Schroeder	Aye

The Board of Sedgwick County Commissioners recessed into the Sewer District Meeting at 10:10 a.m. and returned at 10:13 a.m.

Regular Meeting, December 30, 1998

Chairman Schroeder said, "Any other business to come before this Board?"

MOTION

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

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	Absent
Chairman Mark F. Schroeder	Aye

Chairman Schroeder said, "Thank you. We're in Executive Session."

The Board of Sedgwick County Commissioners recessed into Executive Session at 10:13 a.m. and returned at 11:55 a.m.

Chairman Schroeder said, "I'll call back to order the Regular Meeting of December 30, 1998. Let the record show there was no binding action taken in Executive Session. Mr. Euson, anything to add? The Manager isn't here. Commissioners, anything else? Then we are adjourned."

J. OTHER

K. ADJOURNMENT

Regular Meeting, December 30, 1998

There being no other business to come before the Board, the Meeting was adjourned at 11:56 a.m.

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

BILL HANCOCK, Chairman
Second District

BETSY GWIN, Commissioner
First District

THOMAS G. WINTERS, Commissioner
Third District

CAROLYN McGINN, Commissioner
Fourth District

BEN SCIORTINO, Commissioner
Fifth District

ATTEST:

James Alford, County Clerk

APPROVED:

_____, 1999