

MEETING OF THE BOARD OF COUNTY COMMISSIONERS

REGULAR MEETING

MARCH 17, 1999

The Regular Meeting of the Board of County Commissioners of Sedgwick County, Kansas, was called to order at 9:00 A.M., Wednesday, March 17, 1999 in the County Commission Meeting Room in the Courthouse in Wichita, Kansas, by Chairman Bill Hancock; with the following present: Chair Pro Tem Betsy Gwin; Commissioner Thomas G. Winters; Commissioner Carolyn McGinn; Commissioner Ben Sciortino; Mr. William P. Buchanan, County Manager; Mr. Rich Euson, County Counselor; Mr. Jarold D. Harrison, Assistant County Manager; Mr. Marvin Krout, Director, Metropolitan Area Planning Department (MAPD); Mr. Gerald C. Frantz, Sedgwick County Appraiser; Mr. Chris Cronis, Chief Financial Officer; Mr. Daryl Gardner, County Controller; Mr. Phillip D. Hanes, Cash/ Debt Management Coordinator; Mr. Marty Hughes, Grants Manager, Accounting Department; Mr. Gary Steed, Major, Sheriff's Department; Mr. Tom Pollan, Director, Emergency Management Service (EMS); Ms. Jeanette Partridge, Contract Administrator, Comprehensive Community Care (COMCARE); Ms. Deborah Donaldson, Director, Division of Human Services; Ms. Anita Nance, Interim Director, Department on Aging; Mr. Kenneth W. Arnold, Director, Capital Projects Department; Mr. John Nath, Director, Kansas Coliseum; Mr. Jim Weber, PE, Director, Sewer Operations and Maintenance; Mr. Joe Brunk, Director, Noxious Weeds Department; Mr. David C. Spears, Director, Bureau of Public Works; Mr. Darren Muci, Director, Purchasing Department; Mr. Fred Ervin, Director, Public Relations; and Ms. Lisa Davis, Deputy County Clerk.

GUESTS

Ms. Jamie Holt, President, Wichita Association of Realtors.
Mr. Mark Dick, Executive Vice President/ Shareholder, Allen Gibbs & Houlik.
Mr. George Wilton, 1909 Carson, Wichita, KS, 67216.

INVOCATION

The Invocation was given by Chaplain Randall Jamieson, Protestant Chaplain of McConnell Air Force Base Chapel.

FLAG SALUTE

Regular Meeting, March 17, 1999

PROCLAMATION

A. PROCLAMATION DECLARING MARCH, 1999 AS "BIG DITCH 50TH ANNIVERSARY MONTH."

Mr. Fred Ervin, Director, Public Relations, greeted the Commissioners and said, "We have one Proclamation and I would like to read it into the record at this time.

WHEREAS, March is the fifty-eighth anniversary of the opening of the Wichita and Valley Center Flood Control Office which lead to construction of what is now known as "The Big Ditch," who's first cost was \$20 million has returned over \$300 in flood loss prevented; and

WHEREAS, it is appropriate to recognize those leaders of one half century ago who gave the full measure of their time and reputations to persist in the sometimes acrimonious planning work which preceded the actual construction of the Federally funded levees, flood ways and canals; and

WHEREAS, among those leaders are Mayor "Sandbag" Bill Salome, County Commissioner John Edwards, City Manager Monty Jones, City Attorney Fred Aley, Chamber of Commerce Flood Control Committee Chairman A.O. Garnett, Congressman Ed Reese, Governor and Senator Andrew Schoepel, Flood Plain Management Consultant Mitch Mitchell, Corps of Engineers staff Colonel Chorpening and Myron DeGeer, first City-County Flood Control Director Calvin O. Schofield, succeeded by Mr. George Wilton in 1953, along with a host of others who were less visible, but no less supportive of the Project; and

NOW THEREFORE BE IT RESOLVED, that Bill Hancock, Chairman of the Board of Sedgwick County Commissioners, does hereby proclaim March 1999, as

"BIG DITCH 50TH ANNIVERSARY MONTH"

in recognition of the most significant public works project in Wichita and Sedgwick County this century.

"Commissioners, I would ask you to accept the Proclamation and authorize the Chairman to sign."

Chairman Hancock said, "Thank you, Fred. I'd entertain a Motion?"

Regular Meeting, March 17, 1999

MOTION

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

Commissioner McGinn seconded the Motion.

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

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock asked, "Fred, who is here today?"

Mr. Ervin said, "Commissioners, we have Mr. George Wilton to accept the Proclamation."

Mr. George Wilton said, "Thank you. I've spent 30 years of my life dealing with the County, working with them on the flood control project. I think I've enjoyed every minute of it. You've named all of the individuals who made the project fly and I think the rest of us kind of kept it up in the air. One of them of course is Mr. Mitchell. Another one that wasn't on the payroll was my wife. She's with me today and she's been with me for a lot of early mornings and late nights. Thank you, very much."

Chairman Hancock said, "Pleasure. Who all is here today who worked on the project. Mitch are you the only one? You guys are survivors. Thanks for being here today."

Regular Meeting, March 17, 1999

Commissioner Winters said, "Mr. Chairman, I'd like to say just a couple of quick things. One, I know that there are a lot of these folks whose names I recognize but people who I have not personally known. I did want to recognize Mitch Mitchell out of this because of the involvement and the credibility that Mitch still carries in this community when it comes to floods or water or drainage or control problems. For those of us on the west side who, last Halloween, experienced that tremendous rain and flood, you don't know many people, the first thing they said is let's call Mitch Mitchell and have a meeting and get together and start talking about this. I think it is very appropriate that we're appreciative to everyone who participated and went through that massive public project. I'm not sure a public project like that could get completed today. I question that sometimes. I know that took a great deal of work from all of you who were involved. I sure want to say thank you to Mitch Mitchell for his continued involvement with the City, County, citizens, that go about work whenever it has to do with flood drainage or any of that kind of thing. I'd certainly appreciate all those, particularly you folks who came today, and Mitch, thanks for all your work in this community."

Chairman Hancock said, "Thank you, Commissioner. I echo the same sentiments. I can't imagine, today, the kind of vision that folks had back in the 40's and 50's. Mitch, I guess that's about right, that time span, the 40s and 50s when, I think the concept was kicked around forever, but finally somebody, people like you, did the deal. It's one of the finest projects the City and County have undertaken together. It has worked wonderfully. Any doubt about it, I can remember . . . it runs just slightly behind my house and I believe in '95 during that wet season, I walked back to the back and at the lower end, right at the confluence, within about six feet of the top of the dike and still going south. Not too much south though, kind of southeast. Thanks for being here today. We appreciate the opportunity to do this. Thank you. Next item please."

APPOINTMENTS

B. APPOINTING RESOLUTIONS (FIVE).

- 1. RESOLUTION APPOINTING BILLIE LIVELY (COMMISSIONER MCGINN'S APPOINTMENT) TO THE SEDGWICK COUNTY MENTAL HEALTH ADVISORY BOARD.**

Mr. Richard A. Euson, County Counselor, greeted the Commissioners and said, "We prepared a Resolution to make this appointment. This is for a four year term ending February 20, 2003."

Chairman Hancock said, "Thank you, Richard. Commissioners, what's the will of the Board?"

Regular Meeting, March 17, 1999

MOTION

Commissioner McGinn 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 Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "Next item please."

2. RESOLUTION APPOINTING LAURENCE P. MCKIM (COMMISSIONER MCGINN'S APPOINTMENT) TO THE WICHITA/SEDGWICK COUNTY ALTERNATIVE CORRECTIONAL HOUSING BOARD.

Mr. Euson said, "Commissioners, this is actually an at large appointment. This is not Commissioner McGinn's appointment to this Board. Back in December, we passed a resolution to have all of these board appointments serve terms concurrently with the city of Wichita appointment. So this term will expire June 30, 1999. At that time, we will reappoint all of our members back to that board. The resolution is in proper form for this appointment. "

Chairman Hancock said, "Commissioners, what's the will of the Board?"

MOTION

Commissioner Gwin moved to adopt the Resolution.

Commissioner Sciortino seconded the Motion.

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

Regular Meeting, March 17, 1999

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "I believe Laurence is here today. Come forward and we'll have the Deputy Clerk swear you in sir. I should have asked, is Billie Lively here? Okay, go right ahead."

Mr. Paul Rosell, Deputy County Clerk, said, "Raise your right hand.

"I do solemnly swear that I will support the Constitution of the United States, the Constitution of the State of Kansas, and faithfully discharge the duties of the Office of Wichita/Sedgwick County Alternative Correctional Housing Board, so help me God."

Mr. Laurence McKim said, "I do swear. I thought it was a little bit nostalgic, today, being St. Patrick's Day. My middle name is Patrick for St. Patrick and for St. Laurence O'Toole, who was the first Arch Bishop of Dublin. But the name McKim is not Irish, it's Scott. Thank you for the consideration and the appointment. I'll try to do my best on that board. Thanks, very much."

Chairman Hancock said, "Thank you, Laurence. We appreciate it. Thanks for coming down today to get sworn in. Next item please."

3. RESOLUTIONS (TWO) APPOINTING JAN SHIRE AND DALE BUKATY (COMMISSIONER GWIN'S APPOINTMENTS) TO THE SEDGWICK COUNTY ADVISORY COUNCIL ON AGING.

Mr. Euson said, "Commissioners, these are reappointments to this Board for a four year term. They will expire in February, 2003."

Chairman Hancock said, "Thank you, Richard. Commissioners, what's the will of the Board?"

Regular Meeting, March 17, 1999

MOTION

Commissioner Gwin moved to adopt the Resolutions.

Commissioner McGinn seconded the Motion.

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

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "Thank you. Are those folks here today? Thank you. Next item."

4. RESOLUTION APPOINTING IRENE HART (BOARD OF COUNTY COMMISSIONERS' APPOINTMENT) TO THE COMMUNITY HOUSING SERVICES WICHITA/SEDGWICK COUNTY BOARD OF DIRECTORS.

Mr. Euson said, "Commissioners, this is a 501C Corporation. This is the Board of County Commissioners appointment for a one year term that would expire in March, 2000. The Resolution is in proper form."

Chairman Hancock said, "Thank you. Commissioners, what's the will of the Board?"

MOTION

Commissioner Sciortino moved to adopt the Resolution.

Commissioner McGinn seconded the Motion.

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

Regular Meeting, March 17, 1999

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "I don't think Irene is here today, so she'll be down to see you. Next item please."

DEFERRED ITEM

C. RESOLUTION REGARDING CASE NUMBER 98-9 - PROPOSED AMENDMENTS TO THE WICHITA-SEDGWICK COUNTY SUBDIVISION REGULATIONS.

Mr. Marvin Krout, Director, Metropolitan Area Planning Department (MAPD), greeted the Commissioners and said, "We have three Planning items this morning. This first one, if you will recall, two weeks ago we deferred it because of a newspaper error in the advertisement date. This is a public hearing to consider the adoption by reference of the amendments to the subdivision regulations. The primary reason that we opened up the subdivision regulations was to provide some new flexibility to approve the division of land that is already platted into more than two lots, which is how you are limited today, how you are limited by statute, until last year, by an administrative procedure that we called lot splitting. We are still able to obtain all the necessary easement and other controls that are necessary, but it is a simpler and shorter less expensive process. So we did get the enabling legislation to change the state law to expand our flexibility in this area and now are amending the subdivision regulations, in order to be able to take advantage of that.

"This was also an appropriate time to amend the regulations to formalize a streamlining process which we've been using for a couple of years. They are not specifically enabled by the statutes, but we think they are not conflicting with the statutes. That is something which we call a one step plat. Any property, no matter how large or complicated it is, the applicant can submit information that is both the information we look for at the preliminary and the final stage of what is normally a two step process with the platting approval process, can submit it in one step and we can review with one step of the subdivision committee and the Planning Commission a final plat and send it on to the governing body for the dedication and acceptance. We've been using it experimentally for a period of almost two years now. This gives us an opportunity to formalize it and indicate what the requirement for submitting information for a one step plat in the subdivision regulations.

Regular Meeting, March 17, 1999

"At the same time, since we were opening this up to hearing, we thought we'd take the opportunity, it has been six or eight years since we had looked at the subdivision regulations last. There have been some changes in practices and policies and there is some need for clarification in wording. So there are a number of other more minor changes in the regulations. They deal with clarifying language, with inserting items that deal with current practice, clarifying when platting is and isn't required, modifying sections on both drainage and flood plains, to deal with current practices of the Engineers Offices of the City and County, current practices with street length and street paving requirements, eliminate some requirements that were in the subdivision regulations that are not really needed or duplicative, like lot widths and I think front yard setbacks were also in the subdivision regulations originally.

"We have zoning requirements for some of those and did not think it was necessary to have duplicate requirements in the subdivision regulations and sometimes conflicting requirements. We also reduced the minimum lot size from five acres for a lot with a lagoon in suburban area to four and a half acres, which represents, so that we're not penalizing someone for dedicating to internal streets, that we are requiring with some of these plats that used to be exempt and private streets or private easements. So they were able to count halfway to the easement as part of their lot. So we reduced this so we can get a properly designed and built and dedicated public street in suburban areas, by a slight reduction in the lot sizes.

"By the way, we're looking at a zoning amendment that would allow even further reduction in the lot size in suburban areas for what we are calling a rural cluster development. We have someone who wants to try to do two acre lots and specifically locate lagoons in one corner of those lots and then put about two-thirds of the land into a permanent open space, either agricultural or other open space. It would be owned in common and we think it is a good solution in a number of ways, but it will require an amendment to the zoning code that we'll be bringing you in another two months.

"We've also worked closely through this process with County Engineering, City Engineering, other departments, private utilities who are effected by the subdivision process. We also had a meeting with the Committee of the Home Builders Association before we got to the hearing process and walked, page by page, through the subdivision regulations with that group. By the time we got to the Planning Commission hearing and had the official public hearing, there was no one who spoke in opposition or in favor of the subdivision amendments. The Planning Commission recommended unanimously that they be approved. The case City Council two weeks ago also approved these. It requires the both governing bodies to approve these joint regulations in order for the amendments to be effective. I'll try to answer any questions you may have. Neil Strahl, who is our subdivision planner, is with us this morning if you have any technical questions. He had a lot to do with the writing of these amendments."

Regular Meeting, March 17, 1999

Chairman Hancock said, "Thank you, Marvin. Commissioner Gwin has a question."

Commissioner Gwin said, "Marvin, did you indicate that this is an advertised public hearing?"

Mr. Krout said, "Yes. that's because, correct me Rich, we are doing this by reference which allows us not to have to publish the whole resolution in the newspaper."

Mr. Euson said, "That is correct. This is done under the procedure that allows us to adopt this code by reference and we are required to have to a public hearings."

Commissioner Gwin said, "I just wondered, because it doesn't indicate whether the Chairman needs to open or close or receive public comment on our Agenda. I wanted to make sure we knew that. Thank you."

Chairman Hancock said, "Further questions for Marvin? If not, at this time I'll open the public hearing and ask that any of those who wish to speak on this item come forward at this time. Is there anyone here who would like to speak on Item C at this time? All right, it must be in pretty good shape, Marvin. I'll close the public hearing and limit the comments to staff and Commission. Further questions or comments? If not, what is the will of the board?"

MOTION

Commissioner Gwin moved to approve the Amendments to the Wichita-Sedgwick County Subdivision Regulations as recommended by the Metropolitan Area Planning Commission (MAPC), and adopt the Resolution.

Commissioner McGinn seconded the Motion.

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

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Regular Meeting, March 17, 1999

Chairman Hancock said, "I thought the lights were going down on that vote there for a minute Marvin."

PLANNING DEPARTMENT

D. METROPOLITAN AREA PLANNING DEPARTMENT.

- 1. RESOLUTION REGARDING CASE NUMBER SCZ-0783 - REQUEST FOR ZONE CHANGE FROM "SF-20" SINGLE-FAMILY RESIDENTIAL TO "LC" LIMITED COMMERCIAL;**

AND

CASE NUMBER DP-239 - REQUEST FOR APPROVAL OF THE CREATION OF THE GATEWAY CENTER COMMUNITY UNIT PLAN (CUP), LOCATED SOUTH OF 13TH STREET NORTH AND EAST OF GREENWICH.

Mr. Krout said, "This is a big tract of land, we're talking about over 58 acres of land. It is bounded on the north by 13th Street and east by K-96. This is about a third of a mile, almost half a mile down Greenwich Road, which runs along the western boundary. The County, by the way, is about to or maybe has even started construction to five lanes on 13th Street with signalization of the ramps and signalization of Greenwich and 13th Street.

"This tract of land is mostly zoned as the SF-20, the County suburban district. But from 50 years ago we have, you see the old pattern where six acres was established within three miles above the then Wichita city limits at the intersections of arterial streets. Then, more recently, the County Commission, a couple of years ago, approved this addition which is called the Dillon's Fourth Addition. I think it is commonly known that that is an intended site for a future Dillons grocery store. This is the new Raytheon Airport located in this direction. This the area in is undeveloped, but intended for single family development as an expansion of property to the south that is in the process of developing as Preston Trails single family. So, you have a real mixed pattern of development.

Regular Meeting, March 17, 1999

"I think in the aerial photograph you can see the larger picture even. Shows the tract that we are talking about, the Preston Trails area to the south, the new runway of Raytheon. This is a separate tract of land located here. This is the Dillons tract. Just approved the zoning and platting for about 48 acres for a church and single family and duplex development that is going to be developed by the church at that location. The cemetery. The White Tail development and the Cobblestone development on the east side of K-96.

"The request is for Limited Commercial and a Community Unit Plan and would accommodate a large scale commercial development. In fact, we are talking about over 600,000 square feet of development, potentially, on this site. The staff recommended approval. Several years ago we had been looking at 21st Street as the primary corridor and location for major retail development, but as some of you know, some of those sites have been preempted by cemetery, school, and church locations and so we really want to have some tax paying uses out there, commercial tax paying uses out there. To take advantage of the K-96 corridor and investment and accessibility that brings, so I think some of the potential markets for east development of Sedgwick County, can find its way to this location at 13th and K-96. It is also buffered by undeveloped land at K-96 and the airport to the west, so it does seem like a good location for large-scale development.

"The Community Unit Plan has a number of restrictions dealing with the uses that are permitted, with signage, architecture, access restrictions and traffic improvements. This applicant was required, because of the scale of this development, to do a traffic study so we would be sure to size the improvements correctly and understand what needed to be done. As a result of that study, there will be guarantees for improvements and the applicant is hoping that he can still modify the construction contract for 13th Street to build a continuous decel lane along 13th Street, adding to the construction that is already authorized. He won't be required to do that now, but he may want to take advantage of the fact that there may be some reduced construction cost and less disruption than doing that project later in coordination with development.

"The Planning Commission had their public hearing. There was no opposition at the public hearing to this request. The applicant agreed with all the staff recommendations. The vote of the Planning Commission was 14 to 0 to recommend approval of the Limited Commercial and the CUP subject to platting. There have been no written protests filed since the Planning Commission hearing, so a simple majority of the County Commission to approve this case. The property, just yesterday I think, was on the docket for approval by the City Counsel to be annexed into the City. There is a plat that was approved by the Planning Commission and is on its way to the City Council. The intent is for the plat to be recorded as a City plat. Shortly after, this property would be officially annexed into the City. But right now, even though the City indicated its intention to annex, the property is still in the County, in your jurisdiction to be able to act on this case today.

Regular Meeting, March 17, 1999

"I'll try to answer any questions you have. I have some slides of the area, if you're interested, otherwise I'll just stop here."

Chairman Hancock said, "Does anyone need to see the slides? Any questions for Marvin? Marvin, thank you, very much. Is there anyone here who would like to address this item today? This is Item D-1. Is there anyone here who would like to address this item today? Thank you, Marvin. Anything else? Commissioners, any further questions?"

MOTION

Commissioner Gwin moved to adopt the findings of fact of the 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 Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

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

2. MAPD MONTHLY REPORT.

Mr. Krout said, "Briefly, the month of February was another active month. We had 44 development applications filed with our current plans division, 24 cases heard by the Planning Commission, those included the case that you heard today and also two other large commercial development, one at K-96 and Webb Road for 45 acres of commercial development that's called Fountain Square.

Regular Meeting, March 17, 1999

"The other was a reconfiguration of Zoning approval that the County Commission acted on, about two years ago, called New Market Square, at 21st and Maize Road, reconfiguring about 80 acres of land, at that northwest corner for retail, office, and a potential hotel or apartment development. So, major developments planned, can't announce any ground breaking, but the land is being prepared for development, at least at this time.

" The City and County Board of Zoning Appeals both met and indicate they meet every month. Last month was a little bit unusual because they dealt with an issue they don't normally deal with in and those are appeals, appeals of administrative decisions. Sometimes they really do act like juries in those cases and they can be lengthy and complicated.

"The County Board of Zoning Appeals dealt with a property owner who had, I think, several dozen salvaged inoperable cars on his site and was claiming he was under the agricultural exemption for operating the use that he had of that site. The Board of Zoning Appeals found that it was not an Agricultural Use. There may have been some weeds growing through some of the cars, but by and large, it did not meet the exemption.

"The City Board of Zoning Appeals dealt with an issue involving a neighbor complaining that there was an incorrect interpretation of how a trash receptacle was going to be screened and enclosed behind his property. Even though these may be small issues, they are important to the people who are involved and the Board of Zoning Appeals does give that relief valve so that we don't make administrative decisions that might not be right and we avoid having to go to court on those issues by having the Board act as a referee. I think they did good work in both of those cases.

"In the land use division, we completed two distributions, where we think the potential new 100,000 people and 40,000 jobs over the next 30 years in the community might be located, and began serious work of trying to identify what the public facility implications of those are. We are now running the transportation computer model to look at the traffic volumes that are going to be on the streets 20 and 30 years from now and what that means in terms of improvements that need to be done. We're also looking at, based on market trends, and that scenario, where it appears that development is interested in going and what the implications are, in terms of new sewer and water facilities.

Regular Meeting, March 17, 1999

"We're looking at fire stations. As you expand, you need to provide, especially in suburban areas, a certain level of service. So there is a fairly major significant increase in the number of fire stations and the costs that are inherit in that. So, we're trying to take what are the lumpy costs that are most growth sensitive. We're looking at a couple of different ways that we might grow in the community and calculate those costs and trying to put all that information together and be visiting with the Planning Commission later this afternoon and then take that information out to the community, for community input, on those scenarios and what it is that they like about them and what would they like to see in terms of how we are growing as a community in the future.

"We had been working, as I think you know, with Butler County and Harvey County staff in the redrawing of census tract boundaries and census block boundaries for the Year 2000 Census. They have to be no more than a certain population, no less than a certain population. All of our communities have grown and changed considerably and so we're having to do a lot of splitting and dividing of and reconfiguring of census tracts and blocks. So we did finish that project, working with Butler and Harvey County staff, and submitted the information for all three counties to the Census Bureau in the time frame they requested so they had that information.

"We also reconvened a Kellogg access management group. If you remember, you signed that agreement with KDOT (Kansas Department of Transportation) that we were going to look at how to make interim improvements and control access management better on Kellogg in the future. We've talked about progress that we've made and our priorities for the future in that area. By the way, next Thursday, you should have received or will be receiving notice, we have a work shop scheduled, joint workshop with the MAPC and Traffic Commission to talk about the general issue of access management of driveways and driveway spacing and accidents and medials, and how all that works, and what we should be looking at in the future, in terms of standards. That's noon to 2:00 in the Planning Commission conference room next Thursday.

"We also sponsored an audio conference on farm land preservation. We had some attendance from County Commission and also have an audio tape if you're interested in that. We spent some time last month preparing annual reports for three city boards that we're responsible to. You should have received the annual report of the Planning Commission for 1998. In addition, we had to provide reports on the City Board of Zoning Appeals and its activities and the City's Historic Preservation Board. I'll try to answer any questions you had about the month of February."

Chairman Hancock said, "Thank you, Marvin. Commissioners, do you have any questions for Marvin at this time? If not, what's the will of the Board?"

Regular Meeting, March 17, 1999

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 Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "Thank you, Marvin. Sounds like you had a busy month. Appreciate it. Next item please."

NEW BUSINESS

E. PROPERTY APPRAISAL SYSTEM DISCUSSION.

Chairman Hancock said, "We have with us today, Gerald Frantz, County Appraiser. Before Gerald speaks today, I want to recognize Tom Winters."

Commissioner Winters said, "Thank you, Mr. Chairman. I'd like to lay just a bit of groundwork here and Commissioners, I certainly appreciate your agreeing to have this discussion this morning about property evaluation. But a couple of things I want to say, I want to make sure everybody understands that there is not a feud here between the County Appraiser and myself or the Board of County Commissioners. I think what we're after is information and some ways that we can make some positive effects. There are a couple of things that I hope to accomplish this morning. One would be to better understand this relationship between the County, the State of Kansas, and the County Appraiser, and how that fits together, and how the Department of Revenue and the Division of Property Evaluation does play such a key role in how we value property."

Regular Meeting, March 17, 1999

" I for sure want to say thank you to all the people who called and E-mailed me yesterday. I got a good response yesterday and what I heard was not a lot of people who were demanding changes and threatening and that kind of thing. They were all very positive and wanted to share their experiences of what had happened to their values over the past year. It was typical. I visited with a couple, Herald and Maxine, who three years ago purchased a house for a \$150,000, and then over a \$50,000 increase. They were of course concerned, but they were more wanting to share their information. I appreciate all of that information. I appreciate those of you who have come this morning to listen to this discussion. I don't think it is of our intention this morning to really have a public comment about what we're doing. I think the Commissioners are trying to get information. They may very well may be a time in the future where I would like to hear from the public and take public comment. I don't think we're in a situation where we can do that this morning, but I certainly want to thank all of you who have come to this meeting room today to become more informed and to have a positive effect on what we're trying to accomplish.

" There are two things out there that we are dealing with now. First, I want to remind everybody that if they've got a problem now, if they have a problem with their current appraisal, you need to call the Appraiser's Office, and that number is 383-8200 and come on down. Let the Appraiser deal with you, individually, and his staff is a much different appraisal office than we have had in the past years. This is a customer oriented Appraisal Department and they want to try to help if there is any way possible. Remember, if you've got a problem now, come on down.

"The second part of the problem is a longer term view. That's the discussion that I wanted to start this morning, by hearing from Mr. Frantz with a presentation about how things are operating and part of this relationship to the State. I would like to hear from him, I think we all would, on any kind of current legislative options that are being considered in Topeka. We have asked for someone from the real estate industry to come and talk with us briefly about what is happening in this real estate market here in Sedgwick County. Then, I would hope at the end, we could have just a brief discussion among ourselves about what, if anything, we want to do in the future. As most of you know, the five members of the County Commission can not go back into the back room and decide what our next action is going to be. We have to talk about that and decide that in a public way. So I think we want to start that process. We may not come up with the solution this morning, but I hope we can come up with the next step. With that groundwork, Mr. Chairman, I appreciate you letting me make those comments."

Chairman Hancock said, "Thank you, Commissioner, good comments. Mr. Frantz."

Regular Meeting, March 17, 1999

Mr. Gerald C. Frantz, Sedgwick County Appraiser, greeted the Commissioners and said, "Would you like me to speak about the legislative things first? I have a couple of letters here. Of course, state law pretty much governs how we do business, as it relates to property tax appraisals or property tax assessments. I have a couple of letters here, one of them from Representative Don Myers of Derby and another from the Majority Leader of the House of Representatives Kent Glascock, in these two letters they are letting us know kind of what is going on down there in Topeka this year, as it relates to property tax issues and property tax appraisal.

"Their approach here is two fold. One is to look at limiting the amount that appraisals can increase in one year and the other one is, of course, to limit the various governing bodies, the taxing jurisdictions as to how they can raise additional revenue.

"The first one, of course, dealing with any kind of restriction to raising property values or lowering property values or doing anything as it relates to the ad valorem taxes, demands that they change the Constitution, in order to do so. There is currently three House Current Resolutions out there, one of them would require that the Appraiser cannot increase values by any more than the consumer price index, in any one year. The consumer price index, I think, is typically around three percent and I think as most of you folks know, property values in many of the counties in Kansas are actually increasing at more than the consumer price index.

"Another one has, basically, the same language. Again, to change the Constitution, has basically the same language but it doesn't have any specified limit as to how much the Appraiser could or could not increase and I assume that if they pass this then, at some point, somebody would plug in a number, 5% or 10% or whatever that would be. But right now, it is unspecified.

"The third one, again a change to the Constitution, would have appraised value averaged over a period of years and they don't say, again, what that period is, but I'm assuming what they're talking about is looking at whatever number of years and averaging that and saying that's the appraised value that somebody would keep for some period of time. Again, it is not very specific.

"Now, when we talk about these House Concurrent Resolutions that necessitate a change in the Constitution, what would happen there, if they passed, then they would be voted on in a general election in November of the year 2000. That's one type of initiative that they're taking.

Regular Meeting, March 17, 1999

"The other deals with limiting, in some way, or making it more difficult for taxing jurisdictions to raise the mill levy or raise the budget, increase spending, without having some sort of a vote. I'll read here from Mr. Myers, or Representative Myers', paper. He said an alternative method would require local government taxing districts to vote publicly if they choose to spend the windfall of increased revenue gained from valuation increases, which is more than the CPI (Consumer Price Index). Now there is another one, similar one, where they're not tying it to the CPI. So again, they're looking at any time that you or any of the City Council or school district wanted to increase the amount of revenue, above and beyond revenue or increases that would be realized through new construction, then you would have to just vote on it and say we want to increase the budget over and above the amount that we've gained from new construction and it would be as simple as that.

"Majority Leader Glascock's comments on that is, and again I'd like to read it so you know exactly what those folks are saying. The Bill requires local officials to vote in public to allocate more property tax revenues than spent the previous year. The measure in no way precludes, however, the right of local officials to raise the overall amount of property tax collected. Then he goes on to say, 'we will see if this measure reaches us in the House, but at this point it does not seem like an interesting and worthwhile concept.' So that is what the folks that are in the know in Topeka are saying about this. This is, as I said, the two types of approaches that they are taking.

"I guess that I would say that this kind of stuff has been going on as long as I've been here in Kansas and this is the fifth year. Johnson County and some of the eastern counties have been dealing with this issue of rapidly increasing values over the last few years. The economy, of course, has been very strong in the state and they felt it a lot more over the eastern part of the state and so Johnson County and Douglas County and some of those eastern counties have been seeing these types of increases, property value increases, because of the strong real estate market, because of the demand for housing. They've been seeing that for some time. So the Commissioners and the County Appraiser in those counties have been dealing with these issues now, and so as a result, their legislatures have been pushing for this kind of legislation, with no success. So this year, perhaps this may be the year, I don't know."

Commissioner Winters said, "I have a question about legislation. Can you just very briefly explain why a Constitutional change is necessary on some of these solutions?"

Regular Meeting, March 17, 1999

Mr. Frantz said, "We'll show that in the presentation. I have some slides in the presentation. Just real briefly, the Constitution says that all property must be valued uniform and equal, which means that we must have a uniform and equal method of appraising properties, and they've determined that that method is market value. This is pretty much the way it's done all over the country, what properties are selling for is what we're going to appraise properties for. So any change that would limit, in any way, the increases to property values, would mean that we would get to the point where we would not be valuing all properties uniformly. For example, in an area where the property values are increasing, say 10% a year, if the limit was 5%, then every year they would be coming 5% lower, in relationship to market value. Meanwhile, in other neighborhoods, they may not be appreciating at all, would continue to be valued at market value. So in order for them to change, this law, they basically have to say that we'll no longer use this method of uniform and equal. That's kind of what they're saying."

Commissioner Winters said, "Thank you."

Chairman Hancock said, "Okay, Mr. Frantz, go right ahead."

SLIDE PRESENTATION

Mr. Frantz said, "What we'll show you here, real briefly, is how we do our business here. That's our little 'A Team' logo here. We're a TQM (Total Quality Management) office. We use total quality management. We call ourselves the A Team. That's our first slide there, a little pitch.

"This is an answer to Commissioner Winters question. The Kansas Constitution, Section 1, Article 11, the Legislature shall provide for a uniform and equal basis evaluation and rate of taxation of all properties, subject to taxation. So this is the basis for the whole thing. KSA 791455, Kansas Law, states that all real property be appraised at its market value. A real brief definition of market value is the most likely price it would sell for, in the open market. KSA 791476 states the County Appraiser shall revisit each property every four years. This has been one of the things that has been confusing for folks, is because they remember way back, when the four year thing was put out there and everybody thinks that the only time we change their property value is once every four years. Now, what the law says is that we revisit the property once every four years. As a matter of fact, some of the folks that have seen major increases this year, the reason they did was because we didn't change them every year, we waited two or three years to make the changes and so if the inflation rate was 5% over a three year period, they ended up with a 15% increase. So we definitely do not want to wait too long to make the changes. What I do want to make clear is that we revisit properties every four years, we don't revalue them.

Regular Meeting, March 17, 1999

"This relates to that. The Kansas Law 791476, the same statute, also states the County Appraiser shall update appraisals each year, to assure that all properties are valued at fair market value. So, here the law says we have to look at all values every single year. In some cases, property values go down. Over the past couple of years, we haven't seen much of that. But there are areas that are seeing some loss in value.

"For us to kind of figure out where we're at, in terms of property values, in any given neighborhood or any particular property. In order for us to determine where we need to make changes to appraised values, we use something called a sales ratio. Here we look at the relationship between the sale price and the appraised value for that property. So, for example, in 1998, if a property sells, we look at that sale price in relationship to the appraised value we have on it. That's called a sales ratio. We divide the appraised value by the sale price.

"We're going to have an example here. Let's say we had a property appraised at \$95,000 in 1998 and that property sold for \$100,000, then we would have a sales ratio of 95%, meaning that that property, that particular property, is appraised for 95% of its sales price and for the state purposes it is considered to be appraised at 95% of its value, it's fair market value. We use these sales ratios, not on an individual basis, but on a neighborhood basis. Most of the properties in the County are in what we call homogeneous neighborhoods. That is not the case in all situations. Certainly, out in the rural areas, it is much more difficult. But in most cases, most properties are in homogeneous neighborhoods, so we look at all the sales that took place in those neighborhoods and we look at those sale prices in relationship to the appraised values that we have on those properties and we, ultimately, will end up making a decision whether we're going to revalue that neighborhood or not.

"Our state guidelines, state sales ratio guidelines, say that a County's overall sales ratio must be between 90% and 110%. Which means we must, in order to stay in compliance with the state, we must be valuing property somewhere between 90 and 110% of its fair market value. Now, obviously it would not be a real smart thing for a County Appraiser to be appraising the properties over 100%. People get mad. They'd be assessed for more than what the property would actually sell for. So we shoot for, generally, around 95% of value. The majority of the properties, not only in Sedgwick County, but in the State of Kansas, are appraised according to state guidelines, at around 95% of value.

Regular Meeting, March 17, 1999

"Now, yesterday I received from the State the preliminary ratio study for 1998 and the State says, for 1998, which is what we're basing our January 1, 1999 values on, the values we just sent out in the mail, we're at 92%. So we're actually appraising properties, at this point, at about 92% of market value. That doesn't mean that they're all appraised at 92% of value. There are some properties that, without any question, statistically, are appraised for perhaps more than market value. Those are the folks who will come down and call and protest. Those are the ones we'll straighten out. Needless to say, the folks who are appraised at less than 90% or even perhaps even less than 85%, they're not going to protest. They're not going to come down. I'm sure there are some people, because of a deficiency of sales in certain areas, that are probably appraised at less than market value. We shoot for and the State shoots for, generally, around the State, 95%.

"Sedgwick County's neighborhood reevaluation guidelines is what we look at. Any neighborhood with a sales ratio for the previous year of over 100% or under 90% is revalued. Which means if it is over 100% we know we're too high and we'll go in and lower the values for that neighborhood. If it is under 90%, then that means we're out of compliance. That means that we have a neighborhood here that is valued lower than what the state guideline calls for and that is a situation that we've come across so much this year, where we had neighborhoods that were, as of January 1, 1999, their 1998 value was less than 90%, according to the sales ratio of their market value. Those are the neighborhoods that we revalued.

"Also, Sedgwick County neighborhood reevaluation guidelines, the Appraiser's Office ordinarily does not revalue a neighborhood where there has been insufficient recent sales to indicate a clear market trend. This is where folks end up with a higher increase than what the market actually indicated the previous year. Let's say, for example, we're in a neighborhood where property values are going up 8% a year.

"I live in a neighborhood like that and Commissioner Winters lives in a neighborhood like that. A lot of folks live in a neighborhood where there may be only 25 or 30 houses and there are not a lot of other houses like them around and if there are not sales, in any given year, or only one sale in that neighborhood, we look at that and say one sale does not make a market and so we say we're not going to change this. Not enough information there to raise the values in this entire neighborhood for that given year. In other cases, there are bigger neighborhoods, but again there is an insufficient number of sales to say that we see a clear market trend, so we do not make a value change in that year.

Regular Meeting, March 17, 1999

"In some cases maybe we go two, three years without making a change. Then along comes a year like 1998 where there is a record year for sales. So we have the 1998 sales, also the '97, '96 sales, and we see there was a clear trend. The market has been very strong and we end up with large increases. This is obviously something that is very uncomfortable to folks who receive it, but I guess from my perspective, I would say if we had been raising it, in the example we just used, 8% a year and it had been three years, they would have seen an 8% increase the first year, second year they would have seen another 8% increase, which means they would have been paying based on 16% more. Then on the third year, they would have seen another 8% increase. So in reality, the 25% increase in one year is a hard hit to take and we definitely are not pleased when that happen. If we had been doing it yearly, it might have been easier for some folks but ultimately they would have been paying more taxes over that compounding method, means they would have ended up paying more taxes ultimately over that three year period. So that is kind of how we do our business here in a nutshell. I'll entertain any questions.

"I have a slide here for the phone number and WEB page. So if anyone wants to call us, that's our phone number. That's the WEB page address. We are here. Ever since the Eagle's article on Sunday, we've had an incredible amount of people down there. Last week, after notices went out, things got kind of quiet around Thursday and Friday. Then Monday a lot of folks showed up and there are a lot of folks down there today and yesterday. We've added additional staff. We've brought people over from the other side of the street. Some of the phone lines we were going to shut off, but now we're leaving them on. So we're there. There's really not very long waits. We're here to help folks in any possible way we can. If there are any problems at all with people's values, we will sit down with them, explain the situation to them, and where the property is not appraised correctly, we'll make changes."

Chairman Hancock said, "Okay, Gerald, thanks. Commissioners, any comments on this? Gerald, I don't see any lights on, so I'll start off with some discussion."

Commissioner Winters said, "I think we have one more presenter."

Chairman Hancock said, "I'm sorry."

Commissioner Winters said, "Gerald, can you introduce that person?"

Mr. Frantz said, "The President of the Wichita Board of Realtors, Jamie Holt is here speaking on behalf of the real estate community."

Regular Meeting, March 17, 1999

Ms. Jamie Holt, greeted the Commissioners and said, "I am the 1999 President of the Wichita Association of Realtors. I am also the Vice-President of Corporate Relocation for Caldwell Banker and I've been a licensed Realtor for 15 years in Wichita, Kansas. I was asked to speak to you today and give you some insight into what happened in the 1998 real estate market and also kind of enlighten you a little bit on what is happening in the 1999 market so far. I do have a handout that has some of the statistics I'm going to be talking about.

"I guess I should begin by restating that 1998 was a record year for Realtors, real estate values and real estate activity. For instance, comparing '96, '97, and '98, so you can see the trend here, there were 7,300 homes sold in 1996, 1997 showed 8,052 homes and 1998 we sold 9,085 homes. There definitely were a lot more homes sold in 1998. Also, the list price versus the sales price has increased in 1998 also. In 1996, a home sold for 96.486% of its value and in 1998, it sold for 97.53% of its value."

Commissioner Sciortino said, "Is that what they listed it for and then got 97% of what they asked for it?"

Ms. Holt said, "What they asked for the home, correct. Then also we found that the average sales price in 1996 was \$91,317 and in '98, the average sales price was \$103,207. So, we did see an increase in the average price of a home. Basically, what that means is that in 1998 more homes were sold at closer to the list price in less time. So, as you can see, in 1998 it was a record real estate year. A lot of increases in the number of sales as well as some increases in value.

"To talk about that a little bit, I don't know that that represents every price range having an increase in value. The majority of homes that had price increases in value probably were over \$50,000 and under \$200,000. That was the hottest market. That's where the majority of homes were sold were in that price range. Actually, I think that \$80,000 to \$120,000 price range was the most active market. I think we actually had a shortage of homes on the market and I think we still do in 1999. We're still seeing a lot of buyers out there that can't find a home in that price range.

"Then on the down side of this is 1999 is not starting out in the same direction that 1998 did. In January of this year, we saw 381 new listings come on the market. In January of 1998, we saw 530 homes on the market. So we're seeing a little bit of a slow down. I did speak to different realtors in different parts of the city to get some insight on what is happening currently in the market. I spoke with agents on the west side of town and they basically said that \$80,000 to \$120,000 market was still very hot, very active. Once you hit about \$150,000, homes were absolutely just sitting there without any activity at all. On the east side of town, I was told something very similar. They said the market was active from \$80,000 to \$175,000 and that anything over that was very slow.

Regular Meeting, March 17, 1999

"In fact, I was given an example of a property that was sold in 1996 for \$393,000. It was listed in October of 1998 for \$398,000. It has been lowered and lowered and lowered. In February it was \$350,000 and the home is still on the market. This is over 180 days on the market. We're seeing, definitely, a softening of the upper end market. So 1999 I don't think is going to be quite what 1998 was.

"That's, basically, just an update on what happened in 1998 and what is happening now in 1999. I also think 1998 reflected a lot of value increases in new homes. I think there was a record number of new homes sold, so a lot of these figures would involve new home prices. You can't build a new home in the \$50,000, \$60,000, \$70,000 range any more, so we're still talking that \$80,000 to \$200,000 range."

Chairman Hancock said, "Jamie, I think there are some questions. Commissioner Winters."

Commissioner Winters said, "Thank you. Jamie, I appreciate very much your coming and certainly I don't intend to put you on any kind of hot seat here or anything. I was just curious, one of the things that has me concerned on this issue is the percentage of increase that we see in some homes. Again, I was talking to a couple yesterday who purchased a \$150,000 home. In three years, the price valuation had increased to almost \$200,000. Do those kinds of big increases, do you see them? It's like, almost, that is better than the stock market. That's better than a lot of things that are happening. Do you experience those kinds of rapid increases?"

Ms. Holt said, "I would say that is an unusual circumstance to have increased that much. That would probably be a specific hot neighborhood at a certain time. We are seeing cases, especially in the price range I told you, under \$200,000. When Pizza Hut moved out of here, they put a lot of those homes on the market and they sold very quickly. So they were definitely an influence on that price range of homes being sold. There was also a lot of hiring going on at the time, so those homes were going very quickly and they were going for higher prices because there was a big market for it. I think that is unusual and I can't say I've seen a lot of people make \$50,000 on a \$150,000 property. I would say that is a pretty big increase."

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

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

Commissioner Sciortino said, "Thank you, Mr. Chairman. Jamie, did you also, when you checked all these figures, does this reflect outside of Wichita also, Derby and some of the smaller communities in Sedgwick County or are these figures just Wichita city limits?"

Regular Meeting, March 17, 1999

Ms. Holt said, "I think this is all the surrounding areas that are in our MLS system, so that would have included Derby and Butler County and even up to Newton."

Commissioner Sciortino said, "Okay. The only other question I have, and I want to try to tie onto what Commissioner Winters is saying. Let's just say for example, I'm just asking you to give us a ball park figure. I'm not trying to get you to get right down to the penny, but say a home was built and people moved into it January 1st of 1996. Through January of 1999, a decent neighborhood, average, but it is a new subdivision. What approximately would a home like that in say a \$135,000 or whatever it was built for, what would that increase annually?"

Ms. Holt said, "I don't think you could say it annually, because I think this year we may see some decreases in property values. I would say in 1998 it probably went up 10 or 15%. But I don't think that is an annual thing. I think that is an unusual thing, because the market was so good."

Commissioner Sciortino said, "What would it have done in 1997?"

Ms. Holt said, "If they purchased it in 1996, they probably would have made maybe a 5% increase in value."

Commissioner Sciortino said, "So '98 was really an unusual year."

Ms. Holt said, "A very unusual year. Definitely. Our market was so hot for quite a while that we couldn't get enough homes on the market quick enough. I think that is an unusual circumstance. Like I said, the trend this year is not showing it to continue that way."

Commissioner Sciortino said, "Thank you, very much. That's all I have."

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

Commissioner Gwin said, "Thank you, Mr. Chairman. Jamie, thanks for being here and thanks for taking on the responsibility of leadership of the association. I know your days on market is something we always used to track and for those of us who entered real estate in the early '80s, we were used to seeing those days on market in the three digits and more. There does seem to be a trend, albeit not followed up in '99, that your days on market has been shorter and shorter. Which means that from the time a seller lists the property to when it closes. So it means 59 days, that's pretty short turn around I would think."

Regular Meeting, March 17, 1999

Ms. Holt said, "Actually, I think that is to a contract date, not closing. They stop it after a contract is accepted, so there may be another 30 days, after that, when it would close. We have seen, and I don't know if I mentioned that statistic, in '96 average days on the market was 71 and in 1998 was 59 days. Year to date, in '99, we've seen it start to go up to 63 days."

Commissioner Gwin said, "So your days on market indicates buyer interest, I would think and how many folks are out there looking for houses."

Ms. Holt said, "I think that reflects the good economy and the low interest rates. We've had great interest rates for all three of the years that I've quoted you statistics. If we went back further, I'm sure that you'd see days on the market, like you said, in the '80s was much higher."

Commissioner Gwin said, "Right. Also, another thing I think that ought to be encouraging for home sellers, however, is the percent that they get, their list price versus sales price. Again, the old days there was quite a gap. It certainly appears that that gap is closing. I also heard stories last year about folks actually paying more than sellers were asking. Did that actually happen?"

Ms. Holt said, "That happened in that \$80,000 to \$120,000 price range because we had a shortage of homes. I think that is due to, really, to new construction. Almost all new construction now is over \$100,000 and most of it is over \$150,000. So existing homes in that price range are hard to find. That is a somewhat affordable price range so in fact my sister bought house with three bids on the property and it was \$100,000 property and she paid \$500 over the asking price on her opening bid because she knew the other two contracts were going to be there. So that did happen in that price range but it did not happen in all price ranges."

Commissioner Gwin said, "I understand that. The other area is, you talked about the majority of the activity above \$50,000 and below \$200,000. So let's talk a little bit about the houses, the modest houses in the 40s. Is there anything happening in the 30 or \$40,000 real estate market."

Ms. Holt said, "I just glanced at the market activity report. That is a little bit slower market. Definitely the houses are taking a little bit longer to sell in that price range. Like I said, most of these statistics and most of the growth was in that 50 to 200 range. I think the properties that are 15 to \$45,000, probably their values did not go up as quickly as the other ones did."

Commissioner Gwin said, "Also then, the top end market, the \$200,000 and above. Much activity there over the last year or so?"

Regular Meeting, March 17, 1999

Ms. Holt said, "I think early in '98 there was a lot of activity there, but that's the most concern I get from Realtors is that these houses now are sitting on the market. The house I mentioned to you that is now valued \$50,000 less than it was two years ago, there were actually three homes right in a row. One was a brand new spec home and the other two homes were existing homes and this was in a very hot selling neighborhood. Those homes have now all been on the market over 180 days. This is a very nice area, a very good market, usually, in that area. But I think we are seeing, definitely, a softening in the market. I think there was a lot of new construction in that price range over the past four or five years. I think we've seen a lot of new subdivisions come up over \$200,000. I'm not sure that Wichita is going to be able to support that, at least not in '99."

Commissioner Gwin said, "The other issue is, you work in relocation and have for a long time. My sense is that last year or so, we had a lot of folks being moved here by Raytheon and others, who came from other communities, even other parts of the world, where the values that they had to pay for houses were considerably higher than what they could have bought here. Did any of those relocations and the influx of those people, did that have anything to do with driving some of those values up?"

Ms. Holt said, "Yes. I think last year we saw a lot of new people coming into Wichita from outside of the community. Actually, after I spoke with realtors around town yesterday, they were telling me that the majority of their buyers now are local, are move-up buyers. Last year at this time they had a lot more out of town buyers, people moving into the area. Since I do relocation, we're going to see some changes with Boeing not hiring and down-sizing and I don't think Koch is doing a lot of hiring right now. We are seeing fewer and fewer people coming from outside of the Wichita community and that is going to effect the '99 market."

Commissioner Gwin said, "Thank you for the information. Again, thank you for your service to the community and to the realtors."

Ms. Holt said, "Thank you."

Chairman Hancock said, "Thank you, Commissioner. Commissioners, any other questions for Jamie? We thank you for being here today. Appreciate your time. Mr. Frantz, is there anything else? Commissioner Winters."

Regular Meeting, March 17, 1999

Commissioner Winters said, "Thank you. I'm not sure, exactly, where we go from here, but I guess my two thoughts are that one, I certainly want to strive to get to market value or between that 90 and 100%, someplace in that range that is acceptable to the state, but I just am having severe difficulty with these high percentage jumps in one year. I want to explore if we need to visit with our legislators and be proactive and try to . . . I don't want them to do anything bad to us and I don't want to say they're the problem. I wonder if there is some way we could work together with them. I have planned on being in Topeka tomorrow and Friday on other issues, juvenile justice, but maybe would take the time and opportunity to talk to some of our Sedgwick County delegation about this problem and see if we can get some interest from them. I guess, if any other Commissioner has a suggestion, I'd certainly be willing to listen to that, too."

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

Commissioner Sciortino said, "Thank you, Mr. Chairman. I want to echo what you're saying Commissioner Winters. I don't know for sure what legislative relief we can get. I plan, as you know Jerry, we were down in Derby Monday night. There were 60 people there. I will say and I want to say it publicly, we were treated with a lot of respect. They had concerns. But the most I found was that there was confusion over the system. Why did my home go up 25% this year and a neighbor across the street only went up 5%. There is confusion as to is the system fair and uniform, because I don't think I met one person . . . I visited on the phone with Mr. Bannon last night in my area for over half an hour. My sense was no one is angry about paying their fair share. But they want to have some sense to the system they can understand some of these fluctuations. There is one thing, and I think Commissioner Winters mentioned it Monday at a press conference. I want to reiterate it. While we may have to collect these revenues by keeping in compliance with state statutes, maybe the law has to be that they have to be appraised within 90 to 110%. We don't have to spend it. I, for one, and I want to join with Commissioner Winters, I am going to be asking our County Manager to look at ways that we can possibly cut the mill levy to offset some of these, maybe it is one time only adjustments that happened in 1998, but we don't have to spend it and there has got to be some way that we can give some of it back to the people. That's one thing I'm going to be working on. That's all I have. Thank you."

Regular Meeting, March 17, 1999

Chairman Hancock said, "Thank you, Commissioner. Commissioners, anything else? I've just got a couple of things that I want to say. Yesterday, we had the opportunity, the Commissioners did, to work in a setting where we had a little retreat over at the art museum yesterday. Mr. Bartel joined us. We commented on the article that he had written. I thought the article was very well written and very well done and explained a lot of things, what's happening out there as far as appraisals were concerned. But one of the items that came up yesterday and it was noted that maybe our impact on it may be minimal. But that is the diversification of our sources of revenue. We lean very heavily on sales tax and property tax here in Sedgwick County. There are a few others, but certainly relative to those two, they're almost insignificant. The local government does have a, all of those leans most of all on property taxes.

"We try very hard to get an appraiser and the appraiser has tried very hard to develop a staff and work very hard to make appraisals correct. For the most part, they've been very good. We've seen that over the years. Commissioner Winters is, I know, going to work very hard with legislature this year to consider what's happening and work on it, from that angle, as far as limiting spending, maybe limit the percentage that the values can go up. We also need to look at our diversity of revenue. Counties need opportunity to quit leaning so heavily on property taxes. They need other sources of revenue. It is a healthy thing. It is not very healthy to hit one area or constantly derive revenue from one specific area of your community that you're serving. That's bad. Anyone who's been in the tax business over the years, any of the people who are experts on taxes and tax structures, will tell you that's bad. I think it is incumbent upon this Commission to develop a strategy and begin to pursue legislation that would allow counties to diversify their revenue so that other entities, other groups of citizens can replace, with revenue, property taxes. I personally have had significant increases in my property tax over the last couple of years. But, on the other hand, I felt like the property was worth it. At least I hope it is. We'll find out, maybe, some day. But, the hardest hit are those on fixed incomes where they have no options. It doesn't do much good to deduct the increased value of your property when you're on a fixed income. There is no advantage to it. That's not good. So there needs to be diversity.

"On the other hand, the advantage of property taxes, and I don't mean to seem like I'm lecturing here, it is a very stable tax, you can count on it. Whereas, sales tax, income tax, employment tax, Commissioner Winters mentioned that a couple of times, they have to be estimated. It is not a very good thing when you get to December 15 and you go to the bank and they say you're over drafted, the County, so you can't do any more business. That's not good. With property taxes, we don't operate that way. I'll make it my business and I hope the Commissioners business, to work very diligently to diversify our revenue sources and ease the strain on a given portion of the community. Commissioner Gwin."

Regular Meeting, March 17, 1999

Commissioner Gwin said, "Thank you, Mr. Chairman. I appreciate the comments of my colleagues about the issue because it is very difficult and sometimes very contentious. One of the things I want to remind us, though, and maybe when I talk to the legislatures I'll remind them, too. When you talk about limiting the percent increase of the value of property. On the face of it, that's pretty good and I suppose I could support that. I think you have to think about, however, what does that mean and what does that mean to the taxpayers in this County? Ms. Holt just indicated that there are some certain price ranges where the market is really good right now. There are certain areas where the prices are really good and where appreciation is being realized by sellers. Those homes are selling quickly. They're selling at a pretty good price.

"Let's say, for instance, the law would allow the Appraiser not to increase those values, as the market says they should be. If there is a seller who is willing to take a price and a buyer who is willing to pay it, that's market value. But let's say, for instance, that in those hot neighborhood, the Appraiser now, by constitution says, well, you can't appraise that at market value any more. You can only raise that value by 10% and maybe the market in that neighborhood now is up 15%. Over the next several years say that continues to hold true. That particular neighborhood is a very popular one and the homes there are very popular and that's where people want to live. So meanwhile, as their market value raises, the appraised value is not keeping up with it. In a few years, let's say those folks in those popular neighborhoods are paying 60% of market in their total tax bill. Good for them. In the other neighborhoods, \$50,000 or less, or the more modest neighborhoods, where maybe the market isn't quite so good, where the values aren't appreciating, there isn't as much interest. Those homes are already at 95% of their value and so they're paying a bigger percentage of the value of their property than those folks in the real hot neighborhoods. So there is a . . . I'm only pointing that out because this is not an easy solution. There is not an easy answer to this that is fair to everyone. So I would caution us to . . . and I think we all understand that . . . you don't snap your fingers and fix a problem just with one method.

"I think we really have to open our eyes and our minds and our thought processes to what works and to what is fair. I'm still going to lean on the words 'what's fair' to all the tax payers of this County and all the other counties in this state. I agree, I think there are obviously problems here and I think it is incumbent upon us to help try to find what the appropriate answers are. But my discussion today was just an attempt to point out that this is not an easy 'snap your fingers and make it all right' issue. It is one that is going to take a great deal of thought. It took us a while to get to this point and I'm afraid the solution is not one that will occur over night. But we certainly would appreciate any constructive input that any of our constituents have to help us as we go forward to Topeka and try to find the answer. That's my thoughts today. Thank you, Gerald and thank you again, Jamie."

Regular Meeting, March 17, 1999

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

Commissioner Winters said, "Thank you. Commissioner Gwin you did an excellent job of explaining what the difficulties are and why a quick fix isn't just out there. Again, I think it is important for people to know that this is not a system that Sedgwick County devised. It is not a system that the Board of County Commissioners devised. It is not a system that the County Appraiser devised. It is a system that is directed on the basis of the State Constitution. But that doesn't necessarily mean that we all still have to like what the results are every year. So I guess the two things I would just want to say in conclusion, I am going to continue to focus on this issue and communicate with legislatures. For sure, if people have a problem today with your 1999 values, call the Appraiser's Office and let's work on those, individually, one at a time. If we have to look at every one, individually, the Appraiser is committed to do that and the Board of County Commissioners is committed to do that. I appreciate all of those who listened on television this morning. A number of people called me and said they were going to be listening this morning. A number called and said they were coming down. I appreciate their attendance and I appreciate the presentation, Jamie and Mr. Frantz. Thanks, very much."

Chairman Hancock said, "Commissioner McGinn."

Commissioner McGinn said, "Gerald, I have one question for you and then a comment. You talked about this a little bit and I'd like to have it clarified one more time as well. I think there is a lot of confusion on this. When you talk about some of the properties didn't get appraised for three years or their values didn't change. One thing you talked about was perhaps there wasn't enough market sales in the area to do so. Could you comment just a little bit more on that, why? These are some of the calls I'm getting, too, is you physically go out and look at it once every four years, but my values have gone up every year."

Mr. Frantz said, "I think there are a couple of situations. One of them is, as far as values not going up at all, there are areas of the city, I believe Ms. Holt mentioned, that there hasn't been too active a market and there hasn't been much appreciation. So there are some areas, for example, 60% of the properties this year, did not get an increase and the reason they didn't in most cases was because the market really wasn't moving up enough to merit doing that."

Regular Meeting, March 17, 1999

"The situation where people end up getting relatively large increases all at once is, as I said, an example in Commissioner Winters neighborhood and the neighborhood I live in, that there is not many houses in there. Folks that are there have been there for some time. There's not much movement. We may have one sale in '96 and one sale in '97. You get to '98 and now you've had '96 sales and '97 sales and maybe because of the hot market, two or three sales take place that year and now we can see a three year trend. We can see that market values have been moving up. If we had known in '96, we would have raised the value in '97, is what it came down to. The problem with that is, if you raise someone's value, and you don't have an adequate number of sales to support it, then the folks come in and say where did you get that number from? All we can base it on is the sales. If you can't show them that properties in their neighborhood are selling for that price, then it becomes very difficult, in fact impossible, to support that. So because we need sales to support any change in appraised value, we end up with a real big busy sales year. We realize property values have increased over a three or four year period, up 20 to 25%, and we end up making a 20 or 25% increase. We can support that with the sales at that point but obviously the folks who got that increase are not that pleased.

"I spoke with Commissioner Winters and Commissioner Sciortino about some ways that, maybe, we can handle that in the future. If we did end up with a cap, what we could look at is we could look at a relationship between a given neighborhood, historically, and the rest of the County or similar properties or similar neighborhoods in the County and just factor every year. Say my neighborhood has historically increased at 5% a year while the rest of the County has increased 4% a year and even though there aren't any sales, I'll raise my neighborhood 5% because, statistically, it looks good. Well, let me tell you, it looks good to me because I understand it. Try to explain it to a property owner. But if that's what we got to do, that's what we'll do. But it is very very difficult. If you think folks are mad now, we can support these with these sales. Try to explain to them why you're raising the value when there aren't any sales to support it. I don't know how simple that was, but that was . . ."

Commissioner McGinn said, "So basically their values are going up every year but it is triggered by the market activity."

Mr. Frantz said, "Exactly."

Regular Meeting, March 17, 1999

Commissioner McGinn said, "That's all I had for you. Thank you. I'm going to be in Topeka, as well, on Thursday and Friday on other business and I would like to get some thoughts from our legislators on whether they're hearing anything and if they have some ideas on how to better adjust the system. Here, internally, though, our property values, they cycle throughout the years. I think that when we have a good year, we need to work internally as to how perhaps we can return those tax dollars back to the taxpayers, if that is indeed possible through our budgeting process, as well. Given the fact that we already know, and we just heard that next year may not be a good year. I think people also need to understand that we're receiving what happened last year but we also have to look at next year, too, as well. I personally want to, and I think some of our other Commissioners as well want to look at how we can internally adjust and help the taxpayers out by giving some of those tax dollars back. Thank you."

Chairman Hancock said, "Thank you, Commissioner. Any other comments? If not, Gerald do you have anything else to add?"

Mr. Frantz said, "Yes. I did want to mention that we have copies of our presentation that I gave today, Fred has it, and also for the folks who are here and the people who are watching on TV have any questions or issues or problems at all, they can call us at 383-8200 or they can come down to the office. We've got all our folks there waiting to help them. As Tom says, come on down."

Chairman Hancock said, "I agree. I might add also again in regard to that, it really is very easy to do an appeal. Even if it goes to the second level, which is the hearing officer panel, it is very easy. It is held right here at the courthouse. You don't have to go any place special. It is really a friendly atmosphere. For folks who have an idea what their house is worth and what is going on in their neighborhood, it is very easy to make a case. We listen to every thing that is said. We encourage folks who think their values are too high to come see us."

Mr. Frantz said, "Thank you, sir."

Chairman Hancock said, "Thank you, Gerald, appreciate it. Commissioners, we'll take five minute break."

The Board of Sedgwick County Commissioners recessed at 9:30 a.m. and returned at 9:45 a.m.

Chairman Hancock said, "I'll call the meeting back to order. Next item please."

Regular Meeting, March 17, 1999

F. DIVISION OF FINANCE.

- 1. PRESENTATION OF THE 1998 SEDGWICK COUNTY COMPREHENSIVE ANNUAL FINANCIAL REPORT AND APPLICATION TO THE GOVERNMENT FINANCE OFFICERS ASSOCIATION (GFOA) FOR ITS CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING.**

Mr. Chris Chronis, CFO, Accounting Department, greeted the Commissioners and said, "This is a very timely presentation, considering the discussion we just had. I'd like to make a couple of observations. First, regarding the taxes, generally, in Sedgwick County. I want to make sure that everyone understands that Sedgwick County's property taxes represent only about 30% of the total property taxes that are collected. There are about 100 different taxing jurisdictions in Sedgwick County. We are one of them. The second point that I would make is that, and this is going to be a little bit difficult to explain, so Commissioner Gwin, make sure I say it in English.

"The way we build a budget in Sedgwick County, we start with an anticipated amount of revenue that we expect from all our various sources, including property tax. We then prepare an expenditure budget that is limited by that amount of revenue that we've anticipated on the front end of the process. We don't, as some jurisdictions do, start with the property tax digest and determine how much additional revenue it will produce at the current millage and then build a budget for that number. What I'm trying to say is that our budget process is inherently constrained by the amount of money we start out with.

"This year we are building a budget. We are already starting on the budget process for the year 2000. We're building a budget, as you know, from the financial plans that we presented to you. We're building a budget that anticipates 3.5% growth in property tax revenue over the current year. That's consistent with the growth rate that we've experienced in the last several years. That constraint on our budget development will inherently limit the amount of property taxes that we expect to collect from the property owners of Sedgwick County.

Regular Meeting, March 17, 1999

"If we retain that limitation in our budget, as we go through the process, the net result will be a millage reduction at the end of the process, because we'll be collecting that amount of money from a greater range of property values than originally expected. As you know, the calculation for property taxes is property value, taxable value times tax rate or millage to generate revenue. Well, we've constrained revenue. The value has increased. The equalizing factor will be a reduction in the millage rate. So, absent any change in the budget, in the expenditure side of the budget from this point forward, we can anticipate a millage reduction, once we've finally adopted the budget.

"With that, if there are any questions, I'd be glad to answer them. But with that, let me lead you into the discussion of the compressive annual financial report, which is the next item on the Agenda. What we're doing with this presentation is explaining to you and your constituents the results of our operations, both the money that we took in and the uses that we made of that money, for our fiscal 1998 year. That is the year that ended December 31.

"This County has a history of excellence in financial reporting, as evidenced by the number of GFOA awards that have been received over the years. A part of this Agenda Item is for you to approve our application for yet another one of those awards. Sedgwick County has received, I believe it is 17, consecutive GFOA awards. That is one of the highest number of consecutive receipts in the country. Sedgwick County has been blessed by excellence in financial reporting. What that mean is not that we are necessarily fluid financially, although we are, it means that we are reporting accurately and comprehensively to you and to your constituents and to the others who review our finances, the results of our activity.

"This presentation will be done by our controller, Daryl Gardner. He will start out and give you a summary of the results of our financial operations and he will be followed by our external auditor, the people who have just completed the audit. He will tell you a little bit about our current financial condition and give you some measures of that.

Mr. Daryl Gardner, County Controller, greeted the Commissioners and said, "The presentation I have this morning is on the 1998 financial highlights and these are the results of operations as of December 31, 1998.

Regular Meeting, March 17, 1999

SLIDE PRESENTATION

"The first slide is concerning the 1998 revenues. These are the revenues for general special revenue funds and debt service funds. Total revenues accounted for \$198,000,000. The graph shows that over 60% of all of our revenues came from some sort of a tax source. Those tax sources include property taxes, sales taxes, motor vehicle taxes, and some other taxes. Almost 40% of total taxes was from the property tax. This is the County's portion of those property taxes.

"These revenue sources, over the last six years, on this chart, show that the taxes category had the largest increase over last year. This is due to the growth in the 1997 mill levy and in the valuation that year, as well as the large increase in the sales tax we collected.

"User fees, over the last four years, have started to level off. They are in the highest of the four years due to the mortgage registration fees. We had almost \$3,000,000 in extra mortgage registration fees in 1998 than we did in 1997. This is due to the extremely good market for both refinancing and resale of homes. Intergovernmental revenues are the revenues that have leveled off from the last few years and those are revenues we receive from the state or from grant funds of various types.

"On the expenditure side, the 1998 expenditures totaled just over \$202,000,000. This is the operating expenditures from the general, the special revenue, and the debt service funds. The capital outlay of the 17%, was larger than previous years due to an adjustment that we made to record the outlay for the Public Building Commission projects of Exploration Place and Public Works building. Ten million was to record construction process on Exploration Place and \$4,000,000 was the Public Works facility. The largest piece of this pie is public safety, again, as it has been in the last several years, with 30% of our operating expenditures going toward public safety.

"Expenditures over the past five years, for the same funds we talked about, shows an increase in the public safety area. The largest increase is in the capital outlay, based upon \$14,000,000 that we recorded for the Public Building Commission projects. The other section had a slight increase and it comprises several different areas of expenditures. Again, capital outlay was the largest increase.

"The next graph is concerning fund balances. Fund balances is the total equity that the County has. The first area is the reserve portion. This portion is equity reserved for encumbrances, contracts the County has committed to. It is reserved for debt service payments, future debt service payments that we have money on hand for. It is also the amount reserved for inventory of goods that the County has on hand.

Regular Meeting, March 17, 1999

"The designated portion, the pink portion, is that amount of money that we have designated to the 1999 budget for operations. The largest portion is the undesignated area. This amount is approximately \$45,000,000. However, of this, \$31,500,000 of it is earmarked for certain funds. \$11,500,000 is for roads and bridge construction, \$12,000,000 is in our grant funds, in anticipated revenues that we've earned for grant funds, \$8,000,000 is in equipment and capital reserve funds, which leaves about \$14,000,000 spread over the entire fund structure for the County.

"General fund, unencumbered cash. This is the amount of cash that the County's general fund has, on hand, at the end of the year that does not have any obligations against it. In 1998 there was a significant increase and the biggest increase there shown is the amount of the designated. It was anticipated early on when the budget was developed for 1999 that there was going to be some significant increases in some revenue. So when the 1999 budget was developed, then we recognize that and allocated some of that money that was going to be left over to the '99 budget and that is the designated portion. The undesignated, that amount that was normally carried over from year to year and it didn't increase very much. The income cash increased about \$6,000,000 overall.

"The next graph concerns available debt capacity. The Kansas statutes set our maximum amount of debt that we can issue at 3% of assessed value. The green part of this graph shows the amount of debt that we have issued based upon the general obligation bonds that are subject to the statutory limitations. Road and bridge bonds, public building commission bonds, special assessment bonds, are exempt from calculation here. So the total amount of available debt capacity, based upon the state statute is \$45,600,000. The dramatic increase from '96 to '97 was due to a change in the way the statute calculated the debt limitation.

"The County's policy is more restrictive, even though we place the limitation at 5% of the assessed value, we include all of the outstanding debt in our calculation. So, then the green part of our outstanding debt is a lot higher because we have no exclusions from the debt. This shows \$15,200,000 of debt capacity based upon our internal policy. The increases in '97 and then in '98 was based upon the issuance of the public building commission bonds for Exploration Place, the Public Works building, and then the addition to the detention facility.

"Overlapping debt. This is the amount of debt that is issued by all jurisdictions within Sedgwick County. The County's portion is the bottom portion. You can see that it increased in '98. That was due to the issuance of the bonds for the addition to the detention facility. Also, there were some increases. The County's portion accounted for about 50% of the overall increase and the other portion was spread between the cities and the school districts. The other portion, at the top, represents the Wichita Public Building Commission, Sedgwick County Public Building Commission, and other special districts, like improvement districts and fire districts.

Regular Meeting, March 17, 1999

"Special assessment collections. Several years ago we adopted a new policy to help improve the collections on special assessments. As you know, any delinquencies of special assessments has to be covered by the general taxes of the County. An effort was made to do a better job of collecting those special assessments. We've had a dramatic increase, over the last several years, with a reaching of over 90% and holding steady in that range the last three years. This is due, partly, to the new policy and also some to the good economy that we've experienced. That is all I have for right now. "Next, Mr. Mark Dick from Allen, Gibbs, and Houlik is available. I'll answer any questions following his presentation."

Chairman Hancock said, "Commissioners, any questions for Daryl? Thanks, Daryl, appreciate it. Good morning, Mark."

Mr. Mark Dick, Executive Vice President, Allen, Gibbs and Houlik, greeted the Commissioners and said, "I'm with Allen, Gibbs, and Houlik. Very pleased to be here this morning to present to you the results of the 1998 audit of the financial statements of the County. We have prepared a short slide presentation, a copy you have got. I believe Fred handed one out to you."

SLIDE PRESENTATION

"In doing the audit, as the end result, we issue a series of opinions, four or five of them. Quite frankly, they're written in accounting language and difficult to explain. So what I'm going to do this morning is just briefly explain the results of that audit in layman's terms. Really, the financial and compliance audit that we do for the County addresses three basic questions. The first question is, are the financial statements that are prepared by your staff free of material mis-statement. That is the first thing we look at. The next thing we have to look at is, does the County have effective internal controls in place over the assets and the transactions and do those control work. Last, but not least, as you are well aware of, there are a lot of state and federal regulations that the County must adhere to because you're a public entity. So we also test compliance for those regulations. So, those are the three basic questions."

"Now, our responsibilities as auditors, we have a set of standards that we have to follow when we audit and in addition to that, because you get federal government money, we have to follow government auditing standards, which is an additional set of stringent requirements. Our objective is to provide you with reasonable but not absolute assurance that the statements are free of any material misstatement. Third, we need to report on the internal controls and compliance with laws and regulations. Those are our responsibilities."

Regular Meeting, March 17, 1999

"The scope of our audit, what did we look at. It included all the funds and account groups of the County plus the separate taxing districts, which are the Sewer Districts, the Fire Districts, and the Sedgwick County Public Building Commission. So all of those entities were included in our audit. We had no scope restrictions. In other words, we were able to look at all the books and records that we felt were necessary to complete the audit. The other thing I want to communicate to you is our professional association, the ICPA (Institute of Certified Public Accountants), recommends that we communicate to the governing board any problems that we encounter and to explain what those might be. We didn't encounter any problems, but I want to go through that to assure you of that.

"Number one, there was no change in significant accounting policy. What this means is we didn't change the way we recognize revenue this year as compared to last year, or expenditures. So as we compare these financial statements to last years, they're comparable. Or if we compare them to another entity, they are comparable. There were no sensitive accounting estimates. In other words, there were no large numbers in the report that were really estimates that were hard to go through the process and come up with a reasonable amount. We didn't encounter that. No significant audit adjustments. That means your finance staff is doing a very good job and generally gets all of those things recorded properly. We had no disagreements with management, as far as accounting principles or observations that we made. We noted no errors or irregularities during our procedures. We noted no significant illegal acts on any one on part of the County. Last, but not least, we had full cooperation from management and staff.

"Now, let's talk about the reports we issued. The financial audit report, which you'll find in the annual report, it is dated February 12. It is what we call an unqualified opinion. It is the highest level of opinion that you can receive. So, on the compliance audit side, when we looked at internal controls and compliance with laws and regulations, we concluded, based on our test, that you complied with all the federal requirements which could have a material effect on your programs. You complied with the Kansas cash basis and budget laws, which are very important. Basically, on internal controls, the internal controls were there. We noted one deficiency in the implementation of those controls during the year and that was related to bank reconciliations being prepared on the County's primary bank account. They were not being prepared on a timely basis and that is noted in the internal control report.

"In summary, if you recall those three questions that we had. The answers are yes, financial statements are free of material misstatement. Yes, you do have effective internal controls. They are in place and they do work with the one exception on the timeliness of the bank reconciliations. Third, yes, the County complied in all material respects with finance related laws and regulations. So, from an audit perspective, it was a very successful audit. We want to commend your finance staff for an excellent job. It shows that the County is managed very well, financially.

Regular Meeting, March 17, 1999

"Now, the other thing that we have done and this is the third year, we've located a data base that contains financial data from counties throughout the United States, and we always feel that Sedgwick County is in a very strong financial position. But we like to compare that to something to confirm that. So what we've done is use this data base, compared you to 83 other counties of similar size in the Midwest, so there is some commonality, and we use 10 basic ratios that are used in government to determine your strength and financial condition. These ratios for government are similar to things like earnings per share in the private sector, that type of thing, which don't apply here. But let's take a look at them.

"The first one, total revenues compared to the population. On all of these graphs that we are presenting here, notice the first bar is the Sedgwick County measurement for the current year. Then we take the 83 other counties and based on that data, computed the average of the counties, what would be considered above average and what would be considered below average. So now we can visually present that picture to you. In this case, Sedgwick County is right at average, which a positive indicator. The next indicator, total general fund revenues from owned sources. This is really designed to measure whether an entity is dependent upon an external organization like the state government or federal government or are you pretty well self sufficient. As you can see here, compared to your peers, you're above average and are very self sufficient.

"General fund sources from other funds. This measurement is designed to determine is the general fund itself self sufficient or are we going to other funds to get resources to supplement it. Again, a low bar chart is the positive here, and you can see that you're in the above average portile of this measurement indicator, which is positive again.

"Operating expenditures as compared to total expenditures. This measurement gives us an idea of how well an entity is maintaining its infrastructure, things like roads and bridges and those types of things, because they're not operating expenditures. What this chart indicates is that during 1998, Sedgwick County expended about 20% of their total expenditures on capital assets. If you think about the year we had, that makes a lot of sense, because you've got a major jail expansion. We had some major projects going on in the Public Building Commission, which Daryl talked about. So, again, this one I think the County is in good shape and above average as far as your peers.

"Total revenue to total expenditures. Here, we're simply measuring, did we take in as much as we spent. This, at first glance, appears to be a negative indicator for Sedgwick County. But again, I want to remind you that we had over \$50,000,000 this year of debt related projects. The issuance of \$50,000,000 worth of debt is not revenue, that's not counted, but the expenditures are. So, that is why for the current year, Sedgwick County is a little bit in the below average category here. But that will change over the future years and later on I'll show you a three year trend of that.

Regular Meeting, March 17, 1999

"Unreserved general fund balance, compared to total general fund revenues. This one just kind of measure you, against your peers, as far as reserves and also tells us do you have money in case a revenue source should not come to being in next year's budget. As an example, if the housing market were to turn down, would mortgage registration fees really drop off, do you have sufficient revenues to carry you through those times? The indicator here is yes. You're approaching the above average portile there.

"Total general fund cash and investments compared to liabilities. As you can see here, the County is very liquid as compared to your peers. The observation that we have, historically, given the nature of your operations, Sedgwick County has very few unpaid bills at the year end. That's what this chart indicates.

"Total general fund liabilities compared to total general fund revenue. This one, again, measures can we take care of those unpaid bills through the normal flow of money coming in. As you can see, Sedgwick County is well above average in this indicator.

"Now, we're into some debt measurements. Direct long term debt, per capita, is really what this amounts to, as compared to population. This indicates that Sedgwick County is below average, as compared to its peers, in relationship to the amount of debt that is outstanding. We've analyzed this and it is interesting to note that if the County were a city and we used the same numbers, you would be average compared to cities in this area. So I think that may reflect things like you have some projects that might be unusual for counties, like the jail and the PBC and those types of things that are effecting this.

"Okay, debt service compared to total revenue. This one simply measures how much of our current operating expenditures are we using, our current operating revenues, are we using to make debt service payments. Again, this indicator shows us that the County is using about 8 ½ cents of every dollar for debt service, which is in the below average category for your peers. As in past years, we took a look at this. The primary reason this occurs, most entities issue debt over a 20 year maturity schedule. Sedgwick County, over the years, has strived to issue debt over a 10 year maturity schedule to reduce the interest cost. That, inherently, will increase this ratio, just by the very nature of it. Another way to look at this, we took a look at it and approximately 75% of the bonded debt that you have now will be paid off within the next 10 years. In many entities, that will stretch to 20 years. So that's where we're at on that ratio.

Regular Meeting, March 17, 1999

"Now, you've seen the ten indicators. What we're able to do with those is take your ranking for each of the ten and each ten have a little different weight, as far as coming to an overall average. Once we put all those together and compare it to your peer groups, for 1998, your financial position and the results of these indicators show that you were in the 90th percentile of the 83 counties in that data base, which is an extremely positive indicator, again, for Sedgwick County. I believe that has been the case for the last three years. It has been in the 88 to 90% range, you're very consistent.

"Now, I've got another set of slides. I'm going to run through these very quickly. Chris Chronis made an excellent suggestion for us this year, because this is the third year we've done this. Can we kind of do a three year trend of those same ratios to see what the trend looks like? So this next set of graphs, the front bar is always Sedgwick County, the bar behind is it is the average of the 83 counties in your peer group. As we go through them, you can see that this one is very consistent. There is slight growth in there. That's a positive trend. As we go to the total general fund revenues from our own sources, again, a very consistent trend, no significant deviations. Here's general fund sources from other funds. This one is very consistent, too. There is a slight increase in '98, but in terms of dollars, it is not significant at all. Operating expenditures, compared to total expenditures, this one, you'll see in 1998, it went down a little bit. Again, that relates to the major project that you incurred in 1998. So that is very explainable.

"Total revenue to total expenditures looks very consistent over the three year period. Unreserved fund balance, compared to those general fund revenues, a slight growth in '98 and this one, and I think Mr. Gardner covered that earlier, is primarily due to the strong economy. You collected a lot more in mortgage registration fees and sales tax than was anticipated because of the strong economy and that added to the general fund balance. Total general fund cash and investments, slight increase, again for the same reasons. There's our liabilities and as you can see, they're very minimal over that three year period. Here's our direct long term debt to population. In '98 we have the increase and again that is related to the \$50,000,000 worth of projects that we're doing. Debt service to total revenue, there's that. That concludes our presentation. I'd be happy to respond to any questions or comments that any of the Commissioners or Mr. Buchanan might have."

Chairman Hancock said, "Thank you, Mark. Commissioners, any questions for Mr. Dick? Overall?"

Mr. Dick said, "Overall, excellent. I commend the County for being in a very strong financial position and I think that reflects very favorably on your finance staff. We appreciate the opportunity to serve you."

Regular Meeting, March 17, 1999

Chairman Hancock said, "They deserve a raise, right? Thank you, Mark. Appreciate the report. Daryl, do you have something else?"

Mr. Gardner said, "Yes, Commissioners, at this time, I'd like to . . . this is the document that we are presenting to you, the Sedgwick County and comprehensive annual financial report for 1998. I'd like to thank my staff for all the hard work they've done and for getting this prepared in a timely manner and out quickly at the end of the year, and the print shop for putting it together. At this time, I'd ask that you receive and file and authorize us to submit it to GFOA for the annual award."

MOTION

Commissioner Gwin moved to receive and file the 1998 Sedgwick County Comprehensive Annual Financial Report, and authorize the County Controller to submit the Application to GFOA.

Commissioner Sciortino seconded the Motion.

Chairman Hancock said, "One thing before we vote, I just want to say I appreciate, Daryl, your staff and yourself. You've worked very hard I know on the CCFR. It is something that is probably a little bit too intense for me to make much sense out of sometimes and there are other elements with it that are very understandable and very helpful for all of us. I appreciate your staff and the work they did. Mark Dick, and Allen, Gibbs & Houlik, we appreciate your work, too, on the audit and a very good report. Thank you. Further discussion Commissioners? It not, Clerk call the vote please."

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "Next item please."

Regular Meeting, March 17, 1999

**2. RESOLUTION REESTABLISHING SEDGWICK COUNTY MEMBERSHIP
IN KANSAS MUNICIPAL INVESTMENT POOL.**

Mr. Phillip D. Hanes, Cash/Debt Management Coordinator, greeted the Commissioners and said, "You've heard a little bit this morning about the need for diversification of revenues. I'm happy to tell you that we've already started down that road. One of the things the Commission did in February was to adopt an investment policy, which will allow us to diversify the portfolio and hopefully increase our revenue from our investment earnings.

"As part of that, one of the options that the Commission specified for us to invest in is the Kansas Municipal Investment Pool. We have invested in the Municipal Investment Pool in the past. The main reason for doing so is that it provides a little bit higher rate of returns, generally, than what we can get on a certificate of deposit and the reason that the Municipal Investment Pool is able to provide additional return is because they are allowed, under state statute, to invest in types of instruments that the County is not allowed to invest in. Some of those we will pick up when we get our policy approved by the state, but others we will not. So it does provide us some additional opportunities for revenue at certain times of the year.

"The reason that this Resolution is before you today is because, as I said, we have participated in the past, but our last resolution allowing us to participate was adopted by the Commission in 1992 and the state requires us, for our participation, to have names of people and signatures of specific individuals and of the individuals listed on the 1992 resolution, only one is still employed with the County. So, if he is gone, we don't have anyone to sign for an investment. This Resolution merely updates that and provides the names to the state. With that, I would recommend your approval and I'm available for questions."

Chairman Hancock said, "Thank you. Discussion Commissioners? If not, the Chair would entertain a motion."

MOTION

Commissioner McGinn moved to adopt the Resolution.

Commissioner Gwin seconded the Motion.

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

Regular Meeting, March 17, 1999

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "Thank you, Phil. Next item please."

3. CONTRACT WITH KANSAS DEPARTMENT OF SOCIAL AND REHABILITATION SERVICES TO PROVIDE SHARED COSTS FOR OPERATING THE EXPLOITED AND MISSING CHILDREN UNIT PROGRAM.

Mr. Marty Hughes, Grants Manager, Accounting Department, greeted the Commissioners and said, "This morning we have before you a renewal agreement, basically, with Kansas Department of Social and Rehabilitation Services (KDSRS), whereby they provide one third of the cost of the materials and supplies and operating costs of the Exploited and Missing Children Unit (EMCU). They have been doing this, historically, for several years along with the City of Wichita, which also pays one third of the cost. So, although we have the total budget of the operating cost for EMCU in our general fund budget, two thirds of those costs are covered by the SRS and the City of Wichita. The County Counselor has approved the Agreement, as to form, and the total of the Agreement would not exceed more than \$32,000 a year. In 1999's budget for EMCU is \$93,541. So it shouldn't exceed a third of that. I'd be glad to answer any questions you might have and recommend you approve the Agreement and let SRS fund one third of the costs again this year."

Chairman Hancock said, "Thank you, Marty. Commissioners, questions? If not, what's the will of the Board?"

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.

Regular Meeting, March 17, 1999

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "Thank you, Marty. Next item please."

G. AGREEMENT WITH ROBERT E. WARNER FOR LEASE OF SPACE, LOCATED AT 3369 EAST 47TH STREET SOUTH, TO HOUSE THE STORE FRONT SHERIFF'S OFFICE.

Mr. Gary Steed, Major, Sheriff's Department, greeted the Commissioners and said, "Commissioners, the store front is a large part of the Sheriff's Department's community policing effort down in the Oaklawn area, the Cottage Grove area. Basically, what this store front is, is an office or substation that is used by the officers for office space, for meeting areas. It increases the department's visibility and officer's presence down in the area. It has actually been in operation since March of 1995, but up until late last year, it was funded by a senior citizens group down in the Cottage Grove area. They have since moved into other facilities and were nice enough to pay our rent until the end of the year. So, what we're asking for is approval of a lease agreement for the store front down in Oaklawn. I would answer any questions you might have."

Chairman Hancock said, "Thank you, Gary. Commissioners, questions? Commissioner Gwin."

Commissioner Gwin said, "Thank you, Mr. Chairman. Major Steed, we got a report the other day saying that in one jurisdiction they did some checking and that store fronts didn't reduce crime. Can you give us your thought about what the benefit of this store front is?"

Major Steed said, "I don't know that any one thing that law enforcement does that reduces crime, but the store front is just one tool that law enforcement uses, the Sheriff's Department in particular. As we talk about, not only does it provide a visible presence of the department in the area, but it increases the number of officers in the area. There are offices there that the officers are assigned to and they're there full time. But one of the greatest benefits that I see with it is it is a convenient area for citizens and law enforcement to meet."

Regular Meeting, March 17, 1999

"It is one thing to meet with citizens and have all of the law enforcement officers or all the citizens come all the way to the courthouse. This is an area right there that citizens can have access to law enforcement right down the street. So there are benefits such as that. I might also add that other agencies of the County do use this somewhat. They stop in and use the office space and the meeting areas also."

Commissioner Gwin said, "Have you seen a change in this neighborhood since the Sheriff started community policing efforts?"

Major Steed said, "Yes, I think our community policing efforts in that area have been really successful. I can also supply you with some letters from citizens and businesses in the area that are in favor of the store front and support the store front."

Commissioner Gwin said, "Thank you."

Commissioner Sciortino said, "I have a comment, too. Thank you, Mr. Chairman. This is my district out in the Oaklawn area. I know the perception of the citizens out there is that it is very beneficial to them. I go there on a regular basis to get the reports from the sergeant that is in charge of the community policing and crime rates have dropped dramatically over the last three years. I can't say that it is just because of the store front, but I know the perception of the citizens out there, they feel safer because of it being here and I commend you on your efforts. Thank you."

Chairman Hancock said, "Thank you, Commissioner. Further discussion?"

MOTION

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

Commissioner Gwin seconded the Motion.

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

Regular Meeting, March 17, 1999

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

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

H. AGREEMENTS (TWO) WITH ANDOVER HEALTH CARE CENTER AND LINCOLN EAST NURSING CENTER ALLOWING DIRECT BILLING TO THE NURSING CENTERS FOR SERVICES PROVIDED TO RESIDENTS UNDER MEDICARE REGULATIONS.

Mr. Tom Pollan, Director, Emergency Medical Service, greeted the Commissioners and said, "Last year, the federal government through the Health Care Finance Administration, established that EMS under certain conditions would bill nursing homes. This system is called a perspective payment system and it is also called a consolidated billing regulation. What this did, essentially, is change how we bill patients instead of going directly to Medicare on these certain select few, we are now billing the nursing home direct and then they, through this perspective payment system are being reimbursed. These two agreements will facilitate that movement of bills directly to the nursing home in payments back to the EMS.

"Unfortunately, I have to say that this will produce a system, I don't think it necessarily improves the care patients will be receiving, because it is simply a process of billing a different agency, rather than to the Medicare system. So it is a process for us. There are about another 20 of these to go through. These are the first two that we've been able to complete. It is a new process. Unfortunately, I'm not sure it is going to improve things any but continue what we already have."

Chairman Hancock said, "Give it a shot."

Mr. Pollan said, "With that, I would recommend your approval and allow the Chair to sign."

Chairman Hancock said, "Okay, thank you, Tom. Commissioners, any questions for Tom Pollan? If not, the Chair would entertain a motion."

Regular Meeting, March 17, 1999

MOTION

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

Commissioner McGinn seconded the Motion.

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

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "Thank you. Good luck, Tom, on that. Next item please."

I. DIVISION OF HUMAN SERVICES.

1. PRESENTATION OF THE RECOMMENDATIONS OF THE PREVENTION FUND REVIEW COMMITTEE.

Ms. Jeanette Partridge, COMCARE, greeted the Commissioners and said, "I'm here to present the recommendations of the Prevention Fund Review Committee for 1999 funding. Request for proposal was initially sent out last fall. Due to a low response to this one, we issued a second in December and as a result of that, the review process is what I'm presenting today.

"There were 25 proposals reviewed for the second round of funding. Eight proposals were selected. In reviewing proposals, the criteria were based on the Juvenile Justice Community Planning Team's priority risk factors, which were identified last fall, based on data for Sedgwick County as these being significant problems that we want to address. We're looking at family management problems, early and persistent anti-social behavior, lack of commitment to school.

Regular Meeting, March 17, 1999

"The eight proposals recommended for funding are the Boys and Girls Club, Literacy Resources, Wichita Acts on Truancy, Youth Development Services, Mental Health Association, the Teen Center, Wichita YMCA, and Youth Horizons. Of the eight, four received prevention grants in '98. The other four are new and I'm just going to go through with some of the performance data we have and some information on these.

"Boys and Girls Club did receive a prevention fund grant in '98. They had some mixed performance, programmatically, on their outcomes. Generally positive. They had a few administrative problems that pulled their grade down some. The program that is funded is the Targeted Outreach Program, which is a very needed service. It serves youth who either have long term suspensions or are expelled from school. It is kind of a choice between sitting home watching cartoons or hanging out on the street corner or being involved in a productive educational opportunity. The committee was conflicted about the real need for this program. Due to some of their performance in 1998, the recommendation is to fund them at \$50,000, which is a major deduction from their '98 grant. I have met with board members. We do have a plan in place to improve the administrative process there. So we felt confident enough to recommend the \$50,000.

"Literacy Resources Parent-Child Literacy Project had excellent out coming outcomes for the parents and children served in this project, meriting an A for their '98 performance. The 1999 grant will fund the tutoring for at-risk fifth graders, as well as tutoring parents to improve their literacy skills. The recommended amount was \$16,000, which is double the '98 grant.

"Wichita A.C.T.S. on Truancy received a prevention fund grant in '98. They had some real challenging 1998 goals and discovered some of them weren't measurable in the way they had originally conceived. Overall, they had very good performance, generally. They work at truancy prevention and intervention. Services include mentoring, tutoring, case management, skill development, and community services. The review committee recommended funding at \$105,565, which is the same as their 1998 grant.

"Youth Development Services received a grant in 1998 also. They had some very good academic outcomes for the youth they serve in their summer academy. Had some administrative problems there with getting information and reports that counts for their overall grade, which is a B. The Summer Academy for Youth provides academic and recreational activities for summer for at risk youth. The committee recommended funding them at \$39,362, which is the same amount of '98.

Regular Meeting, March 17, 1999

"The Mental Health Association program, this is new to the prevention fund. It is their Parents Helping Parents program, which services parents whose kids have begun to develop some behavior problems, particularly in school. They match them up with trained parents, people who have been there, done that, to assist these parents with assessments, mediation, individual education plans, and case management. The committee recommended funding the program at \$60,000.

"The Team Center really appealed to the review committee as an innovative idea for substance abuse reduction for teens. It will be a peer operating, the teens will be involved in the actual development of the project. It is a very collaborative project. The committee recommended fully funding the proposal at \$72,000.

"The Wichita YMCA's Black Achievers program to include other minority at risk youth. The services include things like career clusters, where youth are shown the types of opportunities they have, business, journalism, law, internships, summer fitness program and a leadership camp. The review committee recommended funding at the full requested amount, at \$91,470.

"Youth Horizons' is a faith based mentoring program. The prevention grant will allow them to expand their services to serve 300 at risk youth, ages 5 to 18. In addition to the weekly mentoring between the adults and the child, the child also has the opportunity of receiving summer camp, academic enrichment and extra curricular activities. The committee recommended fully funding that at \$35,000.

"You have before you the eight proposals recommended for funding by the review committee. I might also mention that the review committee are the people who have done this for the last year. There are 11 of them. They include some County employees, some state, and we even have a Sedgwick County citizen that participated and I might mention it is a lot of work to go through 25 different proposals, but I think they've done a pretty good job with what they've selected. The recommended action is for the Commission to select proposals to initiate the contract process. Several agency representatives are in the audience, if you have any specific questions or comments and I'm also open for any questions."

Chairman Hancock said, "Thank you, Jeanette. Commissioner, questions for Jeanette. Is there anyone here who would like to address these items today? Don't be bashful. Commissioners, if there are no questions or comments, I'd entertain a motion."

Regular Meeting, March 17, 1999

MOTION

Commissioner Winters moved to select the proposals and initiate prevention fund contracts.

Commissioner Sciortino seconded the Motion.

Commissioner Winters said, "Jeanette, would it be possible that you could fax me, this afternoon, the total list, the first round list, the names and the amounts and then the second round and the amounts. I'd like to have that total list."

Ms. Partridge said, "I'll do that."

Commissioner Winters said, "Maybe get it to all of us."

Ms. Partridge said, "I'll do that."

Commissioner Winters said, "The second thing, real quickly, again as we continue to work in Topeka on juvenile justice issues, Commissioners, it is very good for us to be able to say we have taken several first steps without the state there. I think it is encouraging to our state representatives and the state representatives all across the state who are still working on the funding of the new Juvenile Justice Authority. I think there are a number of counties who have stepped out in new initiative and we are certainly one of those. As we continue on this prevention effort, I think it is going to help us as we try to put all the pieces, detention, funding and all of that together. Again, I think we're on the right track. Thank you."

Chairman Hancock said, "Thank you, Commissioner. Further discussion Commissioners? If not, Clerk call the vote please."

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

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

Regular Meeting, March 17, 1999

2. AGREEMENT WITH CATHOLIC CHARITIES, INC. ALLOWING DIRECT MEDICAID BILLING FOR COMMUNITY SUPPORT SERVICES PROVIDED TO PERSONS WITH SEVERE AND PERSISTENT MENTAL ILLNESS.

Ms. Deborah Donaldson, Director, Division of Human Services, greeted the Commissioners and said, "This affiliation is our standard affiliation that we have with a number of agencies in the community, which allows them to bill Medicaid for some of the services they provide and coordinate and collaborate with us in terms of the provision of services. I'd be glad to answer any questions."

Chairman Hancock said, "Thank you, Debbie. Commissioners, questions? If not, what's the will of the Board?"

MOTION

Commissioner McGinn moved to approve the Agreement 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 Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

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

Regular Meeting, March 17, 1999

3. AGREEMENT WITH GARRY PORTER, M.D. TO PROVIDE PSYCHIATRIC SERVICES AT COMPREHENSIVE COMMUNITY CARE'S (COMCARE) CRISIS AND COMMUNITY SUPPORT SERVICES PROGRAMS.

Ms. Donaldson said, "Commissioners, as you are aware, all of our employment situations with psychiatrists are all contracts. This is a renewal of a contract with Dr. Garry Porter. I'd be glad to answer any questions."

Chairman Hancock said, "Thank you, Debbie. Commissioners, questions? If not, what's the will of the Board?"

MOTION

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

Commissioner McGinn seconded the Motion.

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

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "Next item please."

4. AMENDMENT TO AGREEMENT WITH UNDERGROUND VAULTS AND STORAGE, INC. TO PROVIDE STORAGE OF COMCARE RECORDS.

Ms. Donaldson said, "Commissioners, this particular amendment has to do with confidentiality. On advice of the Legal Department, they suggested that we tighten up the confidentiality language in our contract. As you know, we do store a number of old charts and records in the salt mines in Hutchinson. I'd be glad to answer any questions."

Regular Meeting, March 17, 1999

Chairman Hancock said, "Debbie, thank you. Commissioners, questions? If not, what's the will of the Board?"

MOTION

Commissioner Sciortino moved to approve the Amendment to Agreement 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 Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "Next item please."

5. AGREEMENT WITH KANSAS DEPARTMENT OF SOCIAL AND REHABILITATION SERVICES, COMMISSION OF MENTAL HEALTH AND DEVELOPMENTAL DISABILITIES, PROVIDING GRANT FUNDS TO COMCARE FOR USE IN ASSISTING PERSONS WITH BOTH MENTAL ILLNESS AND DEVELOPMENTAL DISABILITIES WHO EXHIBIT CHALLENGING BEHAVIORS.

Ms. Donaldson said, "Commissioners, this will be a new program for us and the state will be funding a psychologist to work with families and with agencies and with individuals when the individual with developmental disabilities also has a mental illness and a number of challenging behaviors which often results in problems in terms of their living situation and daily activities. I'd be glad to answer any questions."

Chairman Hancock said, "Commissioners, questions on this item?"

Regular Meeting, March 17, 1999

Commissioner Sciortino said, "I have one. Debbie, just to bring me up to date on my education. I know we just approved a contract with Dr. Porter and 140 some odd thousand dollars a year and this grant is for like \$25,000 or \$26,000, how can we hire a psychologist for that or is that just on a per hourly basis. How can we get a psychologist to work for that kind of funds?"

Ms. Donaldson said, "Actually, part of the reason for that is that this is just funding for a partial year because the state is on a fiscal year. So when they start a grant mid-year, they just give you the money for that partial year. One of the main differences is that with the psychologist, we will be looking for a licensed Ph.D., but with a psychiatrist, we have an MD, which tends to be a lot . . . that's just more expensive in terms of employment."

Commissioner Sciortino said, "What portion of the year does that reflect?"

Ms. Donaldson said, "It reflects from February 15 of this year to the end of June."

Commissioner Sciortino said, "So roughly half a year."

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

Commissioner Sciortino said, "Thank you. That's all I have."

Chairman Hancock said, "Thank you, Commissioner. Commissioners, other questions? If not, what's the will of the Board?"

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.

Regular Meeting, March 17, 1999

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

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

6. GRANT REVISION WITH KANSAS DEPARTMENT OF SOCIAL AND REHABILITATION SERVICES, DIVISION OF MENTAL HEALTH AND DEVELOPMENTAL DISABILITIES, FOR THE GRANT FUNDING FOR SERVICES TO HOMELESS PERSONS.

Ms. Donaldson said, "Commissioners, this is carry over money that is available through the state to continue the homeless program through this year. I would recommend your approval."

Chairman Hancock said, "Thank you, Debbie. Commissioners, discussion on this item?"

MOTION

Commissioner McGinn moved to approve the Grant Revision 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 Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

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

Regular Meeting, March 17, 1999

**7. CONTRACTS (36) FOR MILL LEVY-FUNDED SENIOR CENTERS,
COMMUNITY SERVICES AND IN-HOME SERVICES.**

SENIOR CENTERS:

! BEL AIRE SENIOR CLUB: \$1,973
! CHENEY SENIOR CLUB: \$3,995
! CLEARWATER SENIOR CLUB: \$3,453
! COLWICH SENIOR CLUB: \$3,200
! MAIZE SENIOR CLUB: \$2,960
! MULVANE SENIOR CENTER: \$3,206
! PARK CITY SENIOR CENTER: \$3,946
! SEDGWICK SENIOR CLUB: \$888
! VALLEY CENTER SENIOR CENTER: \$4,735
! COLVIN/PLAINVIEW SENIOR CENTER: \$15,000
! DERBY MULTI-PURPOSE SENIOR CENTER: \$48,000
! DOWNTOWN MULTI-PURPOSE SENIOR CENTER: \$108,000
! HAYSVILLE MULTI-PURPOSE SENIOR CENTER: \$31,530
! LAFAMILIA MULI-PURPOSE SENIOR CENTER: \$35,514
! LINWOOD MULTI-PURPOSE SENIOR CENTER: \$45,000
! MOUNT HOPE SENIOR CENTER: \$8,385
! NORTHEAST MULTI-PURPOSE SENIOR CENTER: \$51,335
! OAKLAWN/SUNVIEW SENIOR CENTER: \$11,838
! ORCHARD PARK MULTI-PURPOSE SENIOR CENTER: \$48,000

COMMUNITY SERVICES:

! ADULT ABUSE PREVENTION - MENTAL HEALTH
ASSOCIATION: \$9,865
! ADULT DAY SERVICES - CATHOLIC CHARITIES: \$5,000
! ASIAN OUTREACH - WICHITA INDOCHINESE CENTER: \$10,852
! COMMODITY FOOD DELIVERY - UNITED METHODIST URBAN
MINISTRY: \$5,770
! FOSTER GRANDPARENTS - CATHOLIC CHARITIES: \$41,433
! HEALTH SCREENINGS/PRESCRIPTION VOUCHERS -
GUADALUPE CLINIC: \$17,190
! MENTAL HEALTH SERVICES - PRAIRIE VIEW, INC.: \$13,811

Regular Meeting, March 17, 1999

COMMUNITY SERVICES: CON'T

- ! **PLUS MEDICAL SERVICES - MEDICAL SERVICE BUREAU:
\$21,000**
- ! **SENIOR EMPLOYMENT - SENIOR SERVICES, INC.: \$47,250**
- ! **WIDOWED PERSONS SERVICES - GOOD GRIEF OF WICHITA:
\$9,372**

IN-HOME SERVICES:

- ! **MEALS ON WHEELS - SENIOR SERVICES, INC.: \$172,335**
- ! **NEIGHBORHOOD CONNECTIONS - SENIOR SERVICES, INC.:
\$22,500**
- ! **PROTECTIVE LEGAL SERVICES FOR ELDERS - LEGAL
SERVICES OF WICHITA: \$31,075**
- ! **PUBLIC BENEFITS OUTREACH - LEGAL SERVICES OF
WICHITA: \$6,518**
- ! **RETIRED SENIOR VOLUNTEER PROGRAM - SENIOR
SERVICES, INC.: \$22,000**
- ! **ROVING PANTRY - SENIOR SERVICES, INC.: \$51,750**
- ! **SENIOR COMPANION - RIVERSIDE HEALTH SERVICES, INC.:
\$25,894**

Ms. Anita Nance, Interim Director, Department on Aging, greeted the Commissioners and said, "The Senior Center and Senior Clubs, In-Home and Community Services listed, all have been proven to be successful aging programs for older adults and their families here in Sedgwick County. All the contracts recommended for approval today are continuation of existing programs and services. The items are within the approved Aging 1999 Budget. I'd be happy to answer any questions."

Chairman Hancock said, "Thank you, Anita. Commissioners, questions on these items? If not, what's the will of the Board?"

Regular Meeting, March 17, 1999

MOTION

Commissioner McGinn moved to approve the Contracts 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 Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "Thank you, Anita. Next item please."

J. AMENDMENT TO THE CAPITAL IMPROVEMENT PROGRAM (CIP) FOR THE DEPARTMENT OF CORRECTIONS-YOUTH SERVICES. CIP #PB-405.

Mr. Kenneth W. Arnold, Director, Capital Projects Department, greeted the Commissioners and said, "This is on page 144 of your back-up. I believe I sent you a memo regarding the changing of a hearing room at the Juvenile Detention Facility into offices and work stations for three personnel. The additional amount is \$8,500. I'd be happy to answer any questions."

Chairman Hancock said, "Thank you, Ken. Commissioners, any questions on this item? 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.

Regular Meeting, March 17, 1999

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "Next item please."

K. KANSAS COLISEUM.

1. AGREEMENT WITH THE WICHITA EAGLE FOR ADVERTISING RIGHTS AT THE KANSAS COLISEUM.

Mr. John Nath, Director, Kansas Coliseum, greeted the Commissioners and said, "This is our standard agreement for leasing advertisement space at the facilities. In this case, the Eagle was actually upgrading their involvement in their sponsorship position with us. They're going from a sign that was out in one of the food court areas in the concourse to a sign that is right above the press box in the main arena. It is going to be the Wichita Eagle press box. Recommend approval."

Chairman Hancock said, "Commissioners, questions on this item? If not, what's the will of the Board?"

MOTION

Commissioner Sciortino 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.

Regular Meeting, March 17, 1999

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

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

2. KANSAS COLISEUM MONTHLY REPORT.

Mr. Nath said, "February is the shortest month of the year and also one of our busiest. We had 17 total events, but out of those 17 events, 39 performances. Over 118,500 people came through the doors, just in February alone. Net revenue were \$247,976.

"Highlights for the month. National BMX tournament, that's a big event for us every year. It is growing. We had people from 14 different states and the kids competing on their bicycles over in Pavilion I. Sports, Boat and Travel Show attracted over 20,000 people this year. Their attendance was up over last. The Equi-Fest, a brand new event. First time ever last year, attracted a little bit over 7,000 folks. Did over 14,000 people this year, really grew a lot. They have come back to us, which I'll talk again on some of our performance measures. They've asked for a five year agreement, so that event is here to stay. The high school wrestling tournament, another record year for the high-school tournament. They increased their attendance over last year. Very happy with the way things came out.

"Looking ahead, we've got a pretty good month coming up with a sold-out N-Sync concert in April, Alan Jackson went on sale last Saturday. We have Grease on Ice coming in May. Sesame Street coming in May. We've got a couple of other things that are floating around out there that we really hope that land, pretty good concerts.

"This week, we've got a first time ever event Friday, Saturday, and Sunday with Ultra-Cross. Motorcycle racing indoors. They come in and build the track. In fact, they're starting to do that today. Professionals are going to race and we'll probably have professionals in here from 20 states at least. They're going to race Friday and Saturday and the amateurs race Sunday. For 25 to 30 year old guys who are out there on the big bikes to little kids on little baby bikes, they are fun to watch in their little motor cross outfits running up and down the track. It is a great event. We really hope that it has a good response because we'd like to continue to bring that to us.

Regular Meeting, March 17, 1999

"Key performance measures that we're working on. Obviously, we want to measure what we're doing. We are up 12% over this point compared to last year on tickets sold through the telephone. That is one of the things we rally want to do is get more usage out of our phone system capabilities. Our target is going to be 25%, we're up about 18 to 19% right now. That's been growing, monthly, as we go along. That's not only for our building, that's for all the agencies we sell tickets for, too. We have two out of a target of three five year agreements that have been negotiated. The Equi-Fest is of course one and the Sports, Boat and Travel Show, even though they have one year left to go on their agreement, they've asked for a new five year deal. Be happy to answer any questions you may have."

Chairman Hancock said, "Thank you, John. Commissioners, questions for John today? If not, what's the will of the Board?"

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 Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "Thank you. John, sounds like a busy month. Thanks for coming by today, we appreciate it. Next item please."

Regular Meeting, March 17, 1999

L. PUBLIC WORKS.

- 1. AGREEMENT WITH PROFESSIONAL ENGINEERING CONSULTANTS FOR CONSTRUCTION STAKING SERVICES FOR THE BELLE TERRE SOUTH, PHASES 4 AND 5, STREET PAVING PROJECT. DISTRICT #1.**

Mr. Jim Weber, P.E., Director, Sewer Operations and Maintenance, greeted the Commissioners and said, "In Item L-1, we're requesting your approval of an agreement with Professional Engineering Consultants for construction staking services on Phases 4 and 5 of the Belle Terre South Addition paving project. The costs of this work will not exceed \$24,993 and all costs of the project will be paid by the benefited properties through special assessments. We request your approval of the recommend action."

MOTION

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

Commissioner Sciortino seconded the Motion.

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

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

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

Regular Meeting, March 17, 1999

2. AGREEMENT WITH KANSAS SECRETARY OF TRANSPORTATION FOR TREATMENT OF NOXIOUS WEEDS IN STATE RIGHTS-OF-WAY LOCATED IN SEDGWICK COUNTY.

Mr. Joe Brunk, Director, Noxious Weeds Department, greeted the Commissioners and said, "This is our annual agreement with the Kansas Department of Transportation which allows us to spot treat their noxious weeds growing here in Sedgwick County in their right-of-way areas. We do have a good working relationship with KDOT and want to continue it."

Chairman Hancock said, "Thank you, Joe. Commissioners, questions on this item? If not, what's the will of the Board?"

MOTION

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

Commissioner Sciortino seconded the Motion.

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

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "Thank you, Joe. Next item please."

Regular Meeting, March 17, 1999

**3. ADDITION OF TWO EXTENDED ARM ARTICULATED BOOMMOWERS
AND TRACTORS TO THE FLEET.**

Mr. David C. Spears, P.E., Director/County Engineer, Public Works, greeted the Commissioners and said, "Item L-3 is a request to purchase two arm articulated boom mowers and tractors. This addition of specialized mowers will allow mowing and trimming of many large areas around bridges, behind guard railing and other areas that are not accessible to conventional mowing machines. These mowers will also allow continuance of mowing during wet periods when intersections and other high traffic areas need immediate vegetation control. The costs of these two mowers is estimated to be \$160,000 total. I recommend that you approve the additions to the fleet."

Chairman Hancock said, "Thank you, David. Commissioners, discussion on this item?"

MOTION

Commissioner Winters moved to approve the additions to the fleet.

Commissioner Gwin seconded the Motion.

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

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "Thank you. On these two, I'd sure like to know how they turn out? If you get an opportunity to use them this spring then I'm very interested in using those as a mowing answer. It never made sense to me when you've got a perfectly good road not to use it to mow off of."

Mr. Spears said, "We're interested in it, too. We thought we'd start with two and see how it works out. If it works out, we'll probably be back before you next year if we have the money, to buy some more."

Regular Meeting, March 17, 1999

Chairman Hancock said, "Okay."

Commissioner McGinn said, "Are you going to buy the bar limb cutter, did you say?"

Mr. Spears said, "I don't know. Joe Brunk has been working on this and maybe he can answer that."

Mr. Brunk said, "Well, we probably will buy one of them. It will be interchangeable on either machine. The promising thing about the bar cutter versus the normal head on there is that it does a much slicker job, much cleaner job of cutting and you don't have the flying debris that you get with the standard head."

Commissioner McGinn said, "Okay."

Chairman Hancock said, "Further questions? Item L-4 I believe is withdrawn."

4. RESOLUTION DESIGNATING AND CLASSIFYING CERTAIN STREETS TO THE MINNEHA TOWNSHIP SYSTEM. DISTRICT #1.

Mr. Spears said, "Yes, we'd like to withdraw that from the Agenda."

MOTION

Commissioner Winters moved to withdraw Item L-4.

Commissioner Gwin seconded the Motion.

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

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "Item L-5 please."

Regular Meeting, March 17, 1999

5. RESOLUTION DESIGNATING AND CLASSIFYING A CERTAIN STREET TO THE GARDEN PLAIN TOWNSHIP SYSTEM. DISTRICT #3.

Mr. Spears said, "It is standard procedure that after a road is constructed within an unplatted residential subdivision in accordance with County standards, that road is then assigned to the township road system. In this particular case, 224th Street West, generally located near 21st Street North, will become the responsibility of Garden Plain Township. Recommend that you adopt the Resolution."

Chairman Hancock said, "Thank you, David. Commissioners, questions? If not, what's the will of the Board?"

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 Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

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

M. REPORT OF THE BOARD OF BIDS AND CONTRACTS' MARCH 4 AND MARCH 11, 1999 REGULAR MEETINGS.

Mr. Darren Muci, Director, Purchasing Department, greeted the Commissioners and said, "You have Minutes from March 4 and March 11 meetings of the Board of Bids and Contracts. First, March 4, and there are eight items for consideration."

Regular Meeting, March 17, 1999

(1) STREET IMPROVEMENTS - PUBLIC WORKS
FUNDING: SALES TAX

"Item one, various street improvements for Public Works. This is project 827-V. It was recommended to accept the low bid of Asphalt Construction Company. That amount is \$2,311,784.90.

(2) PAPER TOWELS - STATIONERY STORES
FUNDING: DIVISION OF OPERATIONS

"Item two, paper towels for stationery stores, Division of Operations. It was recommended to accept the low bid meeting specifications of Southwest Paper Company. That amount is \$16,896.

(3) SMALL TRUCK & AUTO OEM REPAIR PARTS SUPPLIER - FLEET MANAGEMENT
FUNDING: FLEET MANAGEMENT

"Item three, a small truck and auto original equipment repair parts supplier. This is a contract for Fleet Management. It was recommended to accept the only bid received of Don Hattan Chevrolet. This annual contract we estimate expenditures touching \$5,000.

(4) WALK-IN FREEZER - LAKE AFTON PARK
FUNDING: CAPITAL PROJECT

"Item four is a walk-in freezer for Lake Afton Park. It was recommended to accept the low bid of Cold Control, Incorporated. That amount is \$14,566.13. There were some additional items added to that particular low bid.

(5) SIRENS - EMERGENCY MANAGEMENT
FUNDING: EMERGENCY MANAGEMENT

"Item five, various sirens for Emergency Management. It was recommended to accept the low bid of Blue Valley Public Safety, also Federal Signal Corporation. That amount is \$18,947.

Regular Meeting, March 17, 1999

**(6) DISPOSITION OF F.A.T.S II FIRE ARMS SIMULATOR - SHERIFF
FUNDING: SHERIFF**

"Item six was the disposition of the fire arms simulator testing system for the Sheriff. You'll note, no bids were received for this particular item. We are reaccessing our methods of disposition. We're in the process of resoliciting bids at this particular time.

**(7) MAINTENANCE AGREEMENT - BELL & HOWARD EQUIPMENT - DISTRICT COURT
FUNDING: DISTRICT COURT**

"Item seven is a maintenance agreement with Bell & Howard for Bell & Howard equipment for the District Court. It was recommended to accept the only bid received from the manufacturer, Bell & Howell. That amount for 1999 is \$15,335.

**(8) UNIFORMS - EMERGENCY MEDICAL SERVICES
FUNDING: EMERGENCY MEDICAL SERVICES**

"Item eight, various uniforms for Emergency Medical Services. It was recommended to accept the low bid of Baysinger police Supply. That amount, and an annual amount, estimated at \$25,000. There are two pages of complete tabulation which follow.

ITEMS NOT REQUIRING BOCC ACTION

**(9) HOME INVESTMENT PARTNERSHIPS - HOUSING
FUNDING: HOUSING**

**(10) COMPUTER PERIPHERAL EQUIPMENT MAINTENANCE SERVICES - INFORMATION SERVICES
FUNDING: INFORMATION SERVICES**

"There were two items that did not require action at that particular time. Those included Home Investment Partnership services for the Department of Housing, those proposals are being reviewed, and computer peripheral equipment maintenance services for Information Services. Four proposals were received and they also are being reviewed. I'd be happy to take questions at this particular time on March 4, or if you please, I can continue with March 11.

"On March 11, there were six items for consideration.

Regular Meeting, March 17, 1999

(1) BITUMINOUS SURFACING - PUBLIC WORKS
FUNDING: SALES TAX

"Item one is bituminous surfacing for Public Works. This is for the Coliseum parking lots. It was recommended to accept the low bid of Asphalt Construction. That amount is \$267,963.

(2) TIMBER PLANKS - PUBLIC WORKS
FUNDING: PUBLIC WORKS

"Item two, timber planks for Public Works. Mr. Chairman, if you'd please, we would like to defer action on this item for a maximum of a two week period for some additional review.

(3) LIQUID CALCIUM CHLORIDE - PUBLIC WORKS
FUNDING: PUBLIC WORKS

"Item three is liquid calcium chloride, also for Public Works. It was recommended to accept the only bid received from Scotwood Industries. That amount is \$7,750.

(4) INTERMEDIATE FULL SIZE FOUR DOOR SEDAN - FLEET MANAGEMENT
FUNDING: FLEET MANAGEMENT

"Item four is one intermediate full size four door sedan for Fleet Management and Sheriff's Department. It was recommended to accept the low bid of Don Schmid Dodge. That amount with trade is \$16,307.

(5) INTERMEDIATE FULL SIZE FOUR DOOR SEDANS - FLEET MANAGEMENT
FUNDING: FLEET MANAGEMENT

"Item five are some additional intermediate full-size four door sedans for Fleet Management and the Sheriff's Department. These are different specifications from the previous item. It was recommended to accept the low bid of Don Schmid Dodge. That amount for four items with trade-ins is \$52,060.

Regular Meeting, March 17, 1999

(6) PERSONAL COMPUTER HARDWARE & SOFTWARE - DEPARTMENT OF CORRECTIONS
FUNDING: DEPARTMENT OF CORRECTIONS

"Item six is personal computer hardware and software for the Department of Corrections. It was recommended to accept the low bid of Business Computer Center. The total amount with installation was \$115,883. A complete tabulation follows.

ITEMS NOT REQUIRING BOCC ACTION

(7) ARCHITECTURAL SERVICES - STILLWELL COMPLEX - CAPITAL PROJECTS
FUNDING: CAPITAL PROJECTS

"There was just one item that did not require action at that particular time. That was a request for a proposal for architectural services for the Stillwell Complex. Those proposals are being reviewed. I would be happy to take questions and with the exception of Item 3, on the report for March 11, I would recommend approval of the Minutes provided by the Board of Bids and Contracts."

Commissioner Sciortino said, "This is just a housekeeping thing. I only have seven and you're saying eight."

Mr. Muci said, "Commissioner, I'm sorry. We discovered some numbering problems at the eleventh hour this morning. On March 4, there were eight items for consideration. We misnumbered a couple of those."

Commissioner Sciortino said, "I see, you have two number fours. I'm sorry."

Chairman Hancock said, "Any further questions? Commissioners, I'd entertain a motion on this item."

Regular Meeting, March 17, 1999

MOTION

Commissioner Gwin moved to approve the recommendations of the Board of Bids and Contracts with the exception of the timber blanks item on the March 11 meeting, which I move we defer that for two weeks.

Commissioner Sciortino seconded the Motion.

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

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Chairman Hancock said, "Thank you, Darren. Next item please."

CONSENT AGENDA

N. CONSENT AGENDA.

1. Right-of-Way Agreements.

- a. Three Easements for Right-of-Way, two Temporary Construction Easements and one Tenant Release for Damage for Sedgwick County Project No. 624-5-3445; Bridge on 23rd Street South between 327th and 343rd Streets West. CIP #B-328. District #3.
- b. One Temporary Construction Easement for Sedgwick County Project No. 785-H-1320; Bridge on 279th Street West between 61st and 69th Streets North. CIP #B-322. District #3.

Regular Meeting, March 17, 1999

- c. Two Easements for Right-of-Way and two Temporary Construction Easements for Sedgwick County Project No. 616-2-2706; Bridge on 13th Street North between 375th and 391st Streets West. CIP #B-324. District #3.
- d. One Easement for Right-of-Way for Sedgwick County Project No. 809-J, K, L; Tyler Road between 29th and 53rd Streets North. CIP #R-217. District #4.

2. Section 8 Housing Assistance Payment Contracts.

<u>Contract Number</u>	<u>Rent Subsidy</u>	<u>District Number</u>	<u>Landlord</u>
C99003	\$360.00	2	Bob Countryman
V99009	\$232.00	5	Cottage Grove
V99010	\$471.00	5	Springcreek Apts.
V99022	\$204.00		Guy's Rentals
V99012	\$223.00	3	Mt. Hope Community Development, Inc.
V99014	\$204.00	5	Cottage Grove
V99016	\$324.00	5	Tony Bryant
V99015	\$291.00	1	Vicki Christianson

3. 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>
V98053	\$293.00	\$22.00
C99005	\$309.00	\$319.00
V93028	\$201.00	\$191.00
V97020	\$266.00	\$325.00
C97031	\$250.00	\$232.00
C93021	\$290.00	\$269.00
C95032	\$165.00	\$23.00

Regular Meeting, March 17, 1999

<u>Contract Number</u>	<u>Old Amount</u>	<u>New Amount</u>
C98010	\$166.00	\$157.00
V95048	\$484.00	\$337.00
C86201	\$403.00	\$292.00
C861001	\$219.00	\$227.00
C98021	\$178.00	\$176.00
C97046	\$290.00	\$265.00
V94066	\$494.00	\$484.00
V98066	\$435.00	\$64.00
C97046	\$290.00	\$339.00
C96025	\$129.00	\$118.00
V62007	\$325.00	\$208.00
V861001	\$224.00	\$92.00
C97021	\$158.00	\$153.00
C97024	\$225.00	\$180.00
C6003	\$253.00	\$303.00

- 4. Donations (two) totalling \$148.95 to COMCARE's Suicide Prevention Program; and donation of \$25.00 to COMCARE's Crisis Intervention Program.**
- 5. Plats.**

Approved by the Bureau of Public Works. The County Treasurer has certified that taxes for the year 1998 and prior years are paid for the following plats:

They Made Me Plat Addition
Dorner Estate
Aria International Addition

- 6. Orders dated March 3 and March 10, 1999 to correct tax roll for change of assessment.**
- 7. Agreements (two) with Check Cashing Center and Federal Bureau of Investigation to provide on-line access to Sedgwick County's electronic data.**

Regular Meeting, March 17, 1999

- 8. Establishment of a \$3,000 checking account imprest fund at Sedgwick County Park.**
- 9. General Bills Check Registers of March 5 and March 12, 1999.**
- 10. Payroll Check Registers of March 5 and March 15, 1999.**
- 11. Budget Adjustment Requests.**

Mr. William Buchanan, County Manager, said, "Commissioners, I would recommend you approve the consent agenda that is in front of you. I would call your attention to budget adjustment 990131, which transfers \$134,491 to the Register of Deeds as requested."

Chairman Hancock said, "Thank you. Questions Commissioners?"

Commissioner Sciortino said, "Which one are you referring us to?"

Commissioner Gwin said, "It is on page 199 of our back-up."

Commissioner Sciortino said, "What was the total amount there, Bill?"

Mr. Buchanan said, "It is \$134,491."

MOTION

Commissioner Winters 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 Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

Regular Meeting, March 17, 1999

Chairman Hancock said, "Thank you."

O. OTHER

Chairman Hancock said, "Is there any other business to come before the Board?"

MOTION

Commissioner Gwin moved that the Board of County Commissioners recess into Executive Session for 20 minutes to consider consultation with Legal Counsel on matters privileged in the Attorney Client relationship relating to legal advice and personnel matters of non-elected personnel, and that the Board of County Commissioners return from Executive Session no sooner than 12:20 p.m.

Commissioner Sciortino seconded the Motion.

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

VOTE

Commissioner Betsy Gwin	Aye
Commissioner Thomas G. Winters	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye
Chairman Bill Hancock	Aye

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

The Board of Sedgwick County Commissioners recessed into Executive Session at 12:01 p.m. and returned at 12:36 a.m.

Chairman Hancock said, "I'll call the meeting back to order. Let the record show that there was no action taken while in Executive Session. County Counselor, anything else? Okay, we are adjourned."

P. ADJOURNMENT

Regular Meeting, March 17, 1999

There being no other business to come before the Board, the Meeting was adjourned at 12:37 p.m.

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

BILL HANCOCK, Chairman
Second District

BETSY GWIN, Chair Pro Tem,
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