

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

### **REGULAR MEETING**

**April 26, 2000**

The Regular Meeting of the Board of the County Commissioners of Sedgwick County, Kansas, was called to order at 9:00 A.M., on Wednesday, April 26, 2000 in the County Commission Meeting Room in the Courthouse in Wichita, Kansas, by Chairman Thomas G. Winters; with the following present: Chair Pro Tem Carolyn McGinn; Commissioner Betsy Gwin; Commissioner Bill Hancock; Commissioner Ben Sciortino; Mr. William P. Buchanan, County Manager; Mr. Rich Euson, County Counselor; Ms. Jacque Wedel, Market Manager, Kansas Coliseum; Ms. Jo Templin, Assistant Director, Division of Human Resources; Mr. Brad Snapp, Director of Housing Office, Division of Community Development; Mr. Marvin Krout, Director, Metropolitan Area Planning Department; Mr. Mark Masterson, Director, Department of Corrections; Mr. John Nath, Director, Kansas Coliseum; Ms. Irene Hart, Director, Division of Community Development; Ms. Susan Erlenwein, Director, Environmental Resources; Ms. Marilyn Cook, Assistant Director, Division of Human Services; Ms. Jeanette Clary, Assistant District Attorney; Mr. David Spears, Director, Bureau of Public Works; Mr. Darren Muci, Director, Purchasing Department; Ms. Kristi Zukovich, Director, Communications; and, Ms. Lisa Davis, Deputy County Clerk.

### **GUESTS**

Mr. Daniel Woydziak, Mayor, City of Rose Hill, Kansas.  
Mr. Tim Witsman, President, Wichita Area Chamber of Commerce.  
Mr. Tim Austin, Consultant, Austin Miller P.A.

### **INVOCATION**

The Invocation was given by Reverend Roy Nelson, of St. Paul's United Methodist Church.

### **FLAG SALUTE**

### **ROLL CALL**

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

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**CONSIDERATION OF MINUTES:      Regular Meeting, March 29, 2000**

The Clerk reported that all Commissioners were present at the Regular Meeting of March 29th, 2000.

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

**MOTION**

Commissioner McGinn moved to Approve the Minutes of the Regular Meeting of March 29th, 2000.

Commissioner Sciortino seconded the Motion.

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

**VOTE**

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

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

**YOUR COUNTY SERVICES**

**A.      KANSAS COLISEUM.**

**Chairman Winters** said, "We started, several months ago, taking a few moments at the beginning of each of our Meetings to hear from various County Departments, so those in attendance and those watching could become a little more familiar with some of the activities that Sedgwick County is involved in. We've also asked that, sometimes it's folks down working in the trenches of every day work, as opposed to department heads that we sometimes see making regular reports. So, this morning we're glad to have a representative from the Kansas Coliseum. Take it away."

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**Ms. Jacque Wedel**, Marketing Manager, Kansas Coliseum, greeted the Commissioners and said, "Thank you. Good morning. I am Jacque Wedel. I'm the Marketing Manager at the Kansas Coliseum and it's my pleasure to give you a very brief overview of the services that we offer.

### **POWERPOINT PRESENTATION**

"First, a little background information. We are part of the Division of Fun and very proud to be a big part of that. We're under the direction Jerry Harrison, the Assistant County Manager. Our mission is to exceed the expectations of our guests, customers and partners with entertainment, educational and commercial opportunities in a safe, pleasant and professionally operated public facility.

"We are the showcase of South Central Kansas. We host a wide variety of event types including concerts and family shows, trade shows, livestock and pet events and sporting events attracting more than 700,000 visitors last year alone.

"We also have some expanded possibilities in our pavilions. We're more than just a concert showplace. We can also host trade shows, such as Equi-fest, the Sports Boat and Travel Show, the Model-A Swap Meet, the F and E Food Show and BMX Racing. We construct a dirt track for that event. We offer more than just spectator events.

"Some of our event services; we customize services for each event. We provide advertising agency services for some of our events, such as the Wrangler Pro-Rodeo, WCW and our brand new event, the Warlords Post-game Tailgate Party. Our very first post-game tailgate party will be held this Saturday evening, immediately following the game. What that means for advertising agency services is that we actually make the buzz for the media. We put together their media plans and we assist in every way with their event promotion.

"We also do co-promotion with events, such as Sesame Street, the Amy Grant Christmas Show and many of you may have attended the indoor football exhibition game in October. What co-promotion means is that we work together with the events to do their event promotion.

"Then we also host events, such as Elton John, Shania Twain and ZZ Top. What this means is that we're simply a rental facility for the event's needs.

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“We also provide sponsorship opportunities. We have two different opportunities for our sponsors, including event sponsorships, like the Wrangler Pro Rodeo. We had radio and television stations sponsor each night of the rodeo and then we had advertisers provide free promotional items for each night. We also received a lot of cross promotion from the advertisers that supported our event.

“We also have on-going building sponsorships inside the Coliseum and on the grounds, at our gate entries, in our pavilions and in our arena. Some of our largest sponsors are Pepsi, Park City and Papa Johns. All of these are very high profile opportunities.

“We also administer the Select-a-Seat Ticketing System, which is an electronic ticketing system for the Coliseum, for Century II, the Cotillion, Incahoos, the State Fair, sporting events, such as the Lake Afton Drag Boat Races, and special events like the Drum and Bugle Corp. We print up to 1,400,000 tickets each year for about 400 events and the tickets are available at the Coliseum box office, at 755-SEAT by phone, at our outlets, including Blockbuster Video and on the Internet, at [www.selectaseat.com](http://www.selectaseat.com). Here is a picture of our home page. This contains links to our Kansas Coliseum page and there’s also an opportunity to buy tickets right there on site.

“This is our newest promotional opportunity. In fact, we just kicked it off on Monday. What this is is a gift certificate. You can purchase these at the Kansas Coliseum and they’re used, just like cash, at the Kansas Coliseum. You can use them for concessions, for merchandise stands and also for tickets at the Kansas Coliseum box office. Those expire one year from the date they are purchased. You do have a little sample sheet, a little fax sheet. Where you can find them, how you can buy them. This is what the cover looks like. We’re very excited about the possibilities, because a lot of groups that come to the Coliseum want a whole experience so they purchase the tickets and, say, like Abbot Laboratories would come to the Coliseum and bring a group. They can provide the concessions and the additional amenities and give them an evening of entertainment, without their doctors or their representatives ever having to bring cash.

“At this point, I’d entertain any questions that you have.”

**Chairman Winters** said, “Thank you very much. You’ve given us a little flyer here. Can we cut this one out? Will this one work if you cut it out?”

**Ms. Wedel** said, “It has no cash value. Sorry.”

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**Chairman Winters** said, "Oh, all right, this is a sample. Commissioner Sciortino."

**Commissioner Sciortino** said, "I just have one quick questions. I think this E Bucks thing is fantastic. I'm anticipating maybe a phone call coming. If they have, like a 10 dollar E Buck and they go to the concession stand and they buy \$4.89 worth of food. What do they get back? Cash or . . ."

**Ms. Wedel** said, "Each one is worth a dollar. They're in little packets and they can tear them out. So, they just give five dollars and they'd receive 11 cents back."

**Commissioner Sciortino** said, "So they will get change. Okay, thanks."

**Ms. Wedel** said, "For each dollar. They can't just redeem a whole book."

**Commissioner Sciortino** said, "I understand."

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

**Commissioner McGinn** said, "Thank you. This brochure you gave us. I see it's designed for a mail out but also maybe just to put in different businesses. Do you do both?"

**Ms. Wedel** said, "We do both. We print about 12,000 of those every two months and then we have a mailing list of about 10,000 that our printer, which is Valley Offset Printing and is later on the Agenda, they maintain a mailing list for us. We distribute those at the Visitor Information Centers at the ports of entry and then we have them at some locations around Wichita, including at our ticket outlets."

**Commissioner McGinn** said, "How do people get on the mailing list?"

**Ms. Wedel** said, "They can call us. We'll add their name to the mailing list. They can E-mail us or there's information right there in the event calendar that they can give us a call and add it to the list."

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

**Chairman Winters** said, "All right. Thank you. Jacque, thank you very much. The Coliseum is certainly one of those areas that we're proud to have it be part of Sedgwick County and it's one of those kind of unique areas where we have that combination of government involvement, local government involvement but still that entrepreneurial spirit has got to be at work at the Coliseum. We think that you and John and

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the entire crew out there really do a superb job of keeping that entrepreneurial drive out there and we see it often and we think it works well.”

**Ms. Wedel** said, “Thank you very much. Just one other thing. I gave each one of you a copy of our 1999 publicity and print coverage manual. What we have done is we have compiled all of the free publicity that we have received throughout the year and bound it in a form that is very usable. One other thing. Jeff Foxworthy is going to be at the Kansas Coliseum on May 6th, as part of the Blue Collar Comedy Tour with Bill Engvall and two other special guests. So, we always have something going on and we always have a lot of fun. Thank you very much.”

**Chairman Winters** said, “Thank you very much for your presentation Jacque. Next item.”

**AWARD PRESENTATIONS**

**B. CAREER DEVELOPMENT CERTIFICATES.**

**Ms. Jo Templin**, Assistant Director, Division of Human Resources, greeted the Commissioners and said, “I am pleased to stand before you today to present certificates to three employees who have completed Supervisory Management certificates and Professional Development certificates. We commend these employees on their commitment to increase their knowledge and skills and we would also like to thank their department heads and managers for allowing them to take advantage of the opportunities that you have provided, through this training program.

**1. SUPERVISORY/MANAGEMENT**

**! KEITH MAURATH, EMERGENCY MEDICAL SERVICE**

“The first person we have is Keith Maurath from Emergency Medical Service. He has obtained the Supervisory/ Management certificate.

**2. PROFESSIONAL DEVELOPMENT**

**! SUE FROMAN, DEPARTMENT OF CORRECTIONS**

**! CONNIE MCAFEE, HUMAN RESOURCES**

“The next employee is Sue Froman from the Department of Corrections. She has obtained the

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Professional Development certificate. I'm especially proud of this one. This is Connie McAfee from our Division. She has obtained the Professional Development certificate.

"Thank you."

**Chairman Winters** said, "Thank you, Jo and I'd say thank you to Keith and Sue and Connie. We know that it takes effort, on your part, to get involved and take these training courses. We hope that it has helped you in your career and your opportunities with Sedgwick County and we certainly appreciate your effort. Jo, to you and your team, who provide that training to make sure that it's coordinated and works, thank you also. Thank you. Next item."

### **PUBLIC HEARING**

#### **C. PUBLIC HEARING AND RESOLUTION REGARDING ISSUANCE OF NOT TO EXCEED \$65,000,000 AGGREGATE PRINCIPLE AMOUNT OF SINGLE-FAMILY MORTGAGE REVENUE BONDS, 2000 SERIES A OF SEDGWICK COUNTY, KANSAS AND SHAWNEE COUNTY, KANSAS.**

**Mr. Brad Snapp**, Director of Housing Office, Division of Community Development, greeted the Commissioners and said, "Today you have before you two resolutions and a request for public hearing for the proposed Sedgwick County and Shawnee County Single-Family Mortgage Revenue Bond Program issue 2000A.

"I'd like to give you an overview of the first resolution before you open the public hearing. The issue, as stated, will not exceed \$65,000,000. There is several components going into that. The first is a \$25,000,000 private activity bond allocation from the Kansas Department of Commerce and Housing. Approximately \$20,000,000 will come from the sale of Jenny Mae securities acquired through the sale of Sedgwick County and Shawnee County Single-Family Mortgage Revenue Bond Issues from 1990 series B and C. Approximately \$10,000,000 from the recycling of pre-payments on previous Single-Family Mortgage Revenue Bond Programs. A final \$5,000,000 of taxable bonds.

"This bond issue will enable approximately 1,000 low and moderate income, first time home buyers to buy a house anywhere in the State of Kansas. The average sale price of the house is about 58,000. Borrowers must be first time home buyers, unless the home is in a target area. HUD (Housing and Urban Development) has established target areas in the City of Wichita, Hutchinson, Topeka, Lawrence, Kansas City and counties of Gary, Cherokee and Crawford. \$5,000,000 is set aside for all these target areas and

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that \$5,000,000 is set aside for a period of one year.

“Four percent of the mortgage amount is available as a cash grant to assist with the down payment, closing costs, prepaid expenses or other loan costs. We expect the interest rate on a 30 year loan to be under 8%. An additional \$4,000,000 will be set aside for under-served counties in Western Kansas. If you have any questions, I’ll try to answer those. If not, request that you proceed with the public hearing.”

**Chairman Winters** said, “All right. Thank you, Brad. Just one comment. This is the same first time home buyer project that we’ve been involved in for a number of years and a continuation of that program.”

**Mr. Snapp** said, “That’s correct.”

**Chairman Winters** said, “All right, Commissioners, seeing no questions at this time, I would open the Meeting to public hearing. Is there anyone here in the Meeting Room who would like to address the Commissioners on our Item C, public hearing regarding resolution concerning issuance of Single-Family Mortgage Revenue Bonds? Is there anyone here in the Meeting Room who would like to address the Commission on this issue? Seeing no one, we will close the public hearing and restrict comment to staff and Commissioners. Commissioners, this is not a new type project for us. We’ve been involved in this before. Are there questions? Commissioner Gwin.”

**Commissioner Gwin** said, “Not a question, just a comment. This has been a program of long standing between Sedgwick and Shawnee Counties and does give yet another financing option to first time home buyers. The benefit of this one particularly is the assistance in the down payment money. I’m going to be very supportive of it and if there aren’t any questions or comments, I would move that we adopt the Resolution.”

### **MOTION**

Commissioner Gwin moved to adopt the Resolution.

Commissioner Hancock seconded the Motion.

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

### **VOTE**

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

**Chairman Winters** said, "Thank you, Brad. Good deal. Next item."

**CITIZEN INQUIRY**

**D. REQUEST TO ADDRESS THE BOARD OF COUNTY COMMISSIONERS REGARDING IMPROVEMENTS TO 63RD STREET SOUTH FROM ROCK ROAD TO THE SEDGWICK COUNTY LINE.**

**Chairman Winters** said, "At this time in our meeting, we do have an opportunity for citizens who would like to address the Board of County Commissioners, we take the time to do that. If anyone is interested you need to make a request, either to the Manager's Office or to one of the Commission Offices. We like to try to restrict the comments to five minutes. Sir, if you'd please introduce yourself with name and address and we'd be glad to hear your comments."

**Mr. Daniel Woydziak**, Mayor, City of Rose Hill, Kansas, greeted the Commissioners and said, "Thank you. We happen to be just a little bit over the county line, into Butler County. I guess the question is, why is the mayor of a small Butler County town addressing the Sedgwick County Commission? Our concern is 63rd Street. We're a town of 3,500. We work, we play, we spend a lot of our money in Sedgwick County and 63rd is one of the main roads. In the last 10 years we've had 113 accidents. In the last 5 years, those accidents have resulted in 7 deaths. I don't know why. This road, in particular, is not really built any different than 47th Street. It's not built any different than 79th Street but this road seems to be a killer.

"A part of that is our youth. We just lost another 17 year old boy two weeks ago. I was approached by the sister of a young lady that was in that car that was ejected and asked 'what can we do?' My comment is, 'I don't know'. This is why I'm here. What we can do is we can ask you, as Commissioners, to look at this road. Your staff have been extremely supportive. I've talked to David Spears. We've talked to your Sheriff's Department and other people. They've told us what the time line is. 2005 and 2007 or 2008, an improvement to a 4 lane road. In that 8 years, at the rate we're going, that will be another 10 people that died on that road, if statistics hold true."

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"I understand budgeting. I understand everybody has requests. I also understand that as many roads and miles as you folks have, you probably aren't aware of the amount of accidents and the number of deaths.

"I've brought a couple of pictures to show you kind of what we're up against. There's no shoulders on these roads. The ditches are very steep. The first picture on there is what we'd like to see, the shoulder. That shoulder happens to be on 63rd Street, west of K-15. These two pictures are in the Greenwich to 127th area. That's pretty standard for that road, the way these ditches look. Especially the one . . . that's a mail box. That's not a cross."

"What we're really requesting is that you move that time line up. We'd like to see the study moved up to as quickly as possible and improvements moved up into when you're reviewing your CIP plan. I know, when I talked to Mr. Spears he told us they were going to do an additional study on that street, car count and what not, at some point in time this year. We'd like to see that done as quickly as possible, so we can have some more . . . know what's going on. That road was built to hold 1,000 cars a day and I'm sure it's well over that.

"We do think there are some immediate things that could possibly help. There's no signage for speed limits. There's no signage for no passing zones. While this is a well maintained road, your crews do a very good job, there's lines, there's double yellow lines showing. For some reason, they're hard to see. That road does this a whole lot. We would appreciate at least looking at some signs. That would help.

"Shoulder work; if we could do something to get some wider shoulders, even if we can't moved up on the other things, this would improve mistakes. There are two young ladies that died 3 years ago on that road and I attribute that to inexperience. They dropped a wheel off the shoulder. Over-steered it to get back. Over steered it to get back again. Put it into a sideways skid and were broadsided. Both of those young ladies died. If there were a shoulder, maybe that wouldn't have happened. Maybe it would have.

"Every wreck on that road, I know the comments are 'well, they were speeding'. I'm sure 99% of the accidents on that road are due to driver's error. What we're asking for is something to help improve, so if there is a mistake, we can get out of the way or they have a chance to correct it.

"Your consideration on this matter would be greatly appreciated. I do have a petition I'd like to present. I'll give it to the County Manager, with over 300 signatures. This was done in a matter of 2 days. One addition, it is in your county, Fairway Meadows. We have a lady that volunteered to do that addition. Three hours, she got 13 signatures. My initial to why they didn't want to sign, he said, no because everybody had a story about a near death experience on 63rd Street and it took her 3 hours to get to 13

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different homes. We would like to get the rest of those signatures. We have people from El Dorado, Derby, a lot of them from Rose Hill and the surrounding areas on this. We just appreciate anything you can do to move this up and improve the safety because we have an awful lot of kids and people on that road. Thank you for your time.”

**Chairman Winters** said, “All right. Thank you. Commissioner Sciortino.”

**Commissioner Sciortino** said, “Thank you. Mayor Woydziak, I know you and I talked on the phone. We take your concerns and the concerns of any residents very seriously, especially where there are deaths involved. I have conferred with David Spears and I concur with your findings that the overwhelming majority, if not all of these accidents were attributable to driver error, however I think some of your requests are reasonable and I think we can look at what we can do, as far as increasing our signage exposure out there and the no passing zone things. I just personally want to thank you for taking the time to come out and to talk to us on that. That’s the only comment I have of the Mayor. I do want, later, maybe want to talk to David about it.”

**Chairman Winters** said, “Well, Mayor Woydziak, again we do appreciate your being here. You’re always welcome to address the Board of County Commissioners. We do consider Butler County to be one of our sister counties. I mean, we consider Butler County to be extremely good neighbors. We need to try to do all that we can do to make all our highway system as safe as possible. We do appreciate your bringing this specific instance to our attention. So, you’re always welcome to come and address the Board of County Commissioners. Commissioner Sciortino.”

**Commissioner Sciortino** said, “Do you know if Butler County has any plans for 63rd, that kind of mile?”

**Mr. Woydziak** said, “That one mile, not at this time. I’m guessing, and this is purely a guess, that when Sedgwick County improves it, we will be improving it, too. The amazing thing is that mile between Rose Hill Road and the County line looks exactly like yours. I mean it has got the ups and downs and we’ve had a few accidents but we haven’t had the magnitude or, for whatever reason, why they’re not happening there. Part of it, that one mile where that last young man that died, and I did forget to mention there are 82 mail stops and over 30 additional driveways. Where that young man died 2 weeks ago, in that one mile there is 25 driveways. In the half mile that he did there are 18. There’s too much ingress/ egress on that one. It just screams for attention. 47th there’s less than half that many. 79th is . . . why that mile, or why that 6 miles has so many I don’t know but there is just a lot of developments and whatnot. Why we have

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that many driveways. If it's popularity or why it's more popular than 47th or 79th, I don't know."

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

**Chairman Winters** said, "Well, Mayor, thank you very much. We'll be glad to accept those petitions if you just want to give them to Manager Buchanan there. All right, thank you Mayor. Next item, Madam Clerk."

### **PLANNING DEPARTMENT**

#### **E. CASE NUMBER SCZ-0793 - RESOLUTION REGARDING ZONE CHANGE FROM "SF-20" SINGLE-FAMILY RESIDENTIAL TO "B" MULTI-FAMILY; AND**

**CASE NUMBER DP-245 - REQUEST FOR THE CREATION OF CATAMARAN COVE COMMUNITY UNIT PLAN (CUP), LOCATED NEAR THE SOUTHWEST CORNER OF 37TH STREET NORTH AND RIDGE ROAD.**

**Mr. Marvin Krout**, Director, Metropolitan Area Planning Department (MAPD), greeted the Commissioners and said, "Not known as the Division of Fun but I do have a zoning case for you today."

### **POWERPOINT PRESENTATION**

"This tract, that the arrow is pointing to, is 58 acres. It is a very large tract of land. That area is largely in the flood plain of the Big Slough. It's also in an area that is very quickly, not necessarily developing, although the east side of Ridge is developing with the initial development of Via Christi, but we've had a number of development requests and activity and inquiries since Ridge Road was widened and traffic has increased on Ridge Road. Across, on East Ridge Road is 70 acres that was rezoned for Via Christi Medical Campus. Assigned to the south of this tract has heavy commercial zoning on it. We've been platting single-family and duplex lots to the south. The corner, the southwest corner of this intersection of 37th and Ridge was rezoned to Office and Retail and we understand there's going to be another request to amend that Community Unit Plan coming in soon.

"Then, on the north side of 37th Street we've had 1... 2... 3 requests. One has been approved and two are pending, all on the west side of Ridge Road. We had a communication tower on the east side of Ridge

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Road and anticipate more commercial development requests up along this corridor. So, it's very much like the Rock Road/ K-96 area, in terms of its potential for development. The difference is here we have the Big Slough and that has caused us some limitations in terms of access. We don't have as much opportunities for access east and west and alternatives, so the traffic may end up being more focused on Ridge Road, at least on the west side, as a result of those limitations. We've been trying to deal with that by getting access easements and even right-of-way in some places and trying to make connections, as much as possible, to get the opportunity to be able to get to the cross streets of 37th Street from the north or from the south. So, it's an active area.

"This request is for B Zoning of the 58 acres, although, over half of the acreage, the eastern half of this acreage you can see a lake and the lake plus additional area would all be reserved in a floodway reserve, leaving about 26 acres that is in the flood plain today but would be filled for development. The request was for B Zoning. Now, B Zoning is a little bit unusual out in this area. It's a category that normally is reserved for the intercity area. We have a MF-18, an MF-29 category that we've usually used for suburban apartment developments. That means 18 units per acre and 29 units per acre. In the end, what the Planning Commission approved, with this B Zoning, is a limitation that's equivalent to 29 units per acre. The B Zoning also gives you more flexibility on height. You're limited to 45 feet, which is probably 3 stories maximum, in the other two districts. This would have a height limit of 55 feet, which would allow you, potentially, to have a 4 or 5 story building in this case.

"I'll show you a picture of Larksfield Place as an example of how that could be very attractive, although Larksfield Place is a lower density, overall, than this 29 acres that's being proposed. It could also reduce the building coverage and, on a lake, might be something that would be attractive someday if you think of this area as developing into a pretty intense corridor someday.

"The applicant had, originally, not put a limitation on the number of dwelling units but just on building coverage and theoretically, he could have put 1,100 dwelling units on this 26 acres. Now, realistically, those units would all have to be 1 bedroom or smaller and so we knew there was some more realistic number. The staff had originally suggested 500 dwelling units on that 26 acres which is the MF-18 density. We did that partly because we want to be cautious about how much traffic we're talking about generating along this Ridge Road corridor because of its limitations and because the model that we used in our transportation plan hasn't really fully considered all of the very recent development requests that we've had in this corridor.

"We had originally recommended that it be limited to single-family and duplex, unless and until there was

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access open up to 37th Street as well as to Ridge Road. The applicant is intending to provide access around the lower portion of that lake and to Ridge Road, lining up with 34th Street on the other side of Ridge Road, which provides access to the hospital and that level of traffic will eventually require a signal light in the mid-mile and the applicant has agreed that he would participate in the cost of that signal, if it was warranted. To go to 37th Street means unless property is acquired from the owner to the west, means going over that floodway and building a bridge, which would be expensive.

“The Planning Commission deferred this item for a couple of weeks, while the staff could get together and talk about some of these issues and we came back and I guess we split in the middle on some of these issues, you’d say, and the applicant agreed to limit the total development to 775 dwelling units, which is equivalent to the MF-29 density of 29 units per acres times 26 ½ acres and also agreed that no more than half of those units could be built on this tract, unless access was opened to 37th Street, as well as Ridge Road. The idea is try to spread the traffic out and give people other options, so they’re not just concentrating all on Ridge Road, like a lot of traffic concentrates all on Rock Road and is a cause for the congestion on Rock Road today.

“The other issue at the Planning Commission hearing concerned the owner to the west. He owns a very long property that has a house along 37th Street and then that big, long finger-lake that’s a recreation lake that he owns. He asked for a 8 foot masonry wall along that line that the arrows pointing to, separating the two properties. The wall could not go along the north portion of the property, where the floodway reserve is, but along the southern two thirds of the property there could be a wall. It’s not a requirement for apartments in the zoning code to have a wall or a fence but the applicant agreed to build a 6 foot fence. The owner’s concern was trying to protect the lake area from people climbing over and taking advantage of his private lake and maybe he would have some liability problems if that occurred.

“The Planning Commission, considering all these factors, recommended approval, subject to the 775 units maximum, subject to limitation that half of them could be built, unless there was access to 37th provided, subject to the 6 foot masonry wall being constructed and also subject to traffic improvements at the proposed intersections along both Ridge Road and 37th Street, left turn and right turn improvements, to help with traffic flow in those areas.

“That was a 9 to 0 vote. The owner to the west did not file a protest and so it just takes a simple majority to approve the zoning case and the Community Unit Plan. This shows the lake and the area to the left of

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the lake is, the large parcel, was originally a parcel 1 and 2 but now they're combined into 1 parcel, for 775 dwelling units. Now, we're looking to the north from the bridge, the Big Slough, on Ridge Road and to the left of this slide is where the actual development area is. Between the lake and Ridge Road is where the commercial development is, that was previously approved. You can see, on the right, the construction for Via Christi beginning and then, this is another slide looking to the east, across Ridge Road, at that Via Christi construction for their initial building. Looking to the south and east from Ridge Road, across the lake at single-family homes that are developing in this area, which is down stream from this development.

"This is looking south on Ridge Road and you can see other homes that are about a half mile to the south and south of the railroad tracks that cross Ridge Road further south and you can see, again, the row of homes beyond the lake to the south and west. This is looking to the northwest on Ridge Road. On the left hand side is the development area and the lake on the right hand side. This is looking to the northeast from down near 29th Street.

"This is looking at 37th Street and this is the area where the access would be obtained to 37th Street. To the right of this screen is where the home to the west is and I think the next slide, it was against the sun, but there's a large house that's on that tract where the property owner owns that finger-lake and had concerns about people trespassing onto his property. Looking west, on 37th Street, which is currently unimproved. Northwest, from 37th Street, across the street from the 37th Street frontage of this tract. Northeast, all farmland today and subject to flooding, most of this land and east on 37th Street about a quarter mile down the road is the intersection with Ridge Road.

"This slide shows, the yellow dot shows where the proposed access originally was for the site and the suggestion was to move it up to align with 34th Street so that the combined traffic from this density of apartments, plus the office and residential uses on the other side of the street probably would warrant a signal at some point. So, better to line it up and minimize the traffic conflicts. The red dots show other access points that have been approved, as part of those development plans and plats.

"This is Larksfield Place and this is what B Zoning would allow you to construct, that otherwise you couldn't construct in a MF-18 or MF-29 district. It would allow you to go to four-plus stories and if that reduces the coverage and increases the open space, on a lake like this, that might add attractive development options. This is apartments that are pretty dense. They're right next door to Larksfield Place, at 29th and Woodlawn. If you were to do the same density and limit to 35 feet you would probably

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have a project that was more similar to that. This is Sandpiper Bay, which we showed the Planning Commission, which is more of a moderate density project. Probably more in the neighborhood of 12 to 18 units per acre on the net area outside of the lake and that was what our original suggestion was, in terms of density.

“I will be glad to respond to any questions you have. The applicants agent is also here, if you have any questions.”

**Chairman Winters** said, “All right, thank you. Commissioners, if it’s acceptable to you, I would like to ask if there’s anybody here to comment. This is not a public hearing but it is our custom to take comments from anyone who would like to make them. Is there anyone here who would like to make comments on this agenda item? Is there anyone here in the audience who would like to make a comment concerning this agenda item? Seeing no one, Commissioners, comments? Commissioner McGinn.”

**Commissioner McGinn** said, “Thank you, Mr. Chairman. I drive by this area about every day and I guess I’ve been watching it over a period of time. I kind of have a problem with the whole area. Just by what I see. I know that once they get their plat that they have drainage studies and things like that but there’s other things going there that I have a great deal of concern about. This area, this whole area, happens to be in the flood plain, with the exception of a few acres that they said here in our back-up material. This is going to be the fourth largest development in this area here, between 29th and 37th. It’s my understanding we have 3 more requests pending in that area. I think we’re planning in a piece meal fashion here and I’ve got a little concern, particularly the fact that the whole thing is in this drainage area. This area we’re talking about here is, all this flood plain area is coming to a point and this is the area we’re talking about. Given the fact that we’re looking at other areas, like the Cowskin, I’m thinking that maybe we need to take a bigger look at this area, too, instead of just parcel by parcel.

“The other thing, Marvin, if you don’t mind stepping up, I’m a little concerned about the density area of the apartments. If I understand, I think here in a very short time, we’re going to have a light at 96 and Ridge, a light at 37th Street, because of the hospital, and a light at 29th Street. So, if this particular development goes in and they are trying to come out at Ridge Road, that means we’re going to have another light at a half mile line. Is that what you’re seeing?”

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**Mr. Krout** said, “Yes, and without more detail on what exactly Via Christi has planned, it’s possible that they alone, depending on how they direct their traffic and do their site plan, that they alone will generate enough traffic that eventually there would have to be a mid-mile light. When you start attracting high activities, like on Rock Road, where we already have a light south of 21st on Bradley Fair. There’s a light that is planned to go in on 22nd Street to give access to the residential area and the office park north of 21st Street. So, when you get into traffic volumes that exceed 30,000 cars a day or so and have high activity generators, we get into the situation of mid-mile signals. They’re generally discouraged, but as long as they’re at least, and Dave may want to also chime in on this, if they’re a 1/3 to a 1/2 a mile apart, they can be timed so that you don’t lose too much capacity on the streets. But it’s not something you would want to necessarily encourage.”

**Commissioner McGinn** said, “Is it my understanding that the transportation projections that we had on this area did not take in this higher density factor of the commercial that we’re allowing and then also with the apartment dwellings?”

**Mr. Krout** said, “Right. I would say we didn’t anticipate the level of development and then when we do the big model for Sedgwick County, we try to figure out how many people and employees and shopping areas that are going to be all over and if it were to all go here, there would probably less traffic in some of the other areas that we predicted but I think that it would be worthwhile, at some point, to go back to the model and say, okay, if all of this development that is requested does pan out, and sometimes it doesn’t. Sometimes, like on 21st Street at K-96, there’s a lot of churches and schools in areas that we thought were going to be commercial but if this does all pan out at high density uses, what will the capacity of Ridge Road be and can it even be widened sufficiently to carry the traffic, because it’s built with ditches today and I’m not sure that we have right-of-way that’s sufficient.”

**Commissioner McGinn** said, “Well, so you’d have to put in turn ditches and I’m not sure we can do that, because we have open ditches there right now and there’s very a good reason for that and that’s because of the massive amounts of water that goes through that area. I don’t even know if David has concrete forms big enough to bury to take care of that. So, I guess on the density issue, though, I would prefer a lower density of apartments in that area and I see Tim Austin’s here and if he’d like to visit a little bit about that in a few moments I’d appreciate it.

“The other area. . . Also I’d want to talk just a little bit about 37th Street. You said that they wanted to put in one parcel and then put the second part in later. To me it would be more appropriate for them to come out on 37th Street. I understand that would require a larger bridge than they have to build to get

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out on Ridge?”

**Mr. Krout** said, “That’s right. It would require a bigger bridge to get out onto 37th Street, across the floodway. From a traffic standpoint, I would say there’s reasons why you would want to probably have access to both locations because I think for a long time, there’s going to still be a big desire line to go south, on Ridge Road, to and from this development, to shopping areas and other facilities and if you force all the traffic to 37th Street, what you’re going to do is just force it through the 37th Street/ Ridge intersection and down Ridge Road anyway, right where it’s going to be. Again, though, it depends on what exactly is happening across the street with Via Christi and will there be a light and will that control the movements or not.”

**Commissioner McGinn** said, “I can’t remember if I talked about this yet or not, but is there a proposal for a mobile home park there, north of 37th?”

**Mr. Krout** said, “I think Mr. Austin can probably address you on that. We had an initial request, up at K-96 and Ridge Road for Industrial Zoning for lots, sort of like you see backed up to K-96, east of Rock Road and we were working on that premise but I think that now there is some re-thinking going on about what is the best use for that property and that was one of the suggestions that’s come up. It hasn’t been formally filed but we’ve had discussions about it and I think Tim can talk about that further.”

**Commissioner McGinn** said, “I have some more comments, but I guess I’d like to listen to my colleagues.”

**Chairman Winters** said, “Commissioner Hancock.”

**Commissioner Hancock** said, “Thank you, Mr. Chairman. Marvin, it’s my understanding, and I could be wrong, most of this area was under water during the Halloween rain.”

**Mr. Krout** said, “Yes, I think it was.”

**Commissioner Hancock** said, “Pretty much under water. And is it the applicant’s belief that by elevating the construction pads that will eliminate that problem?”

**Mr. Krout** said, “Yes, and that’s the way that some of . . . a couple of previous plats have been approved, both for Via Christi and for a plat up to the north of 37th Street. You begin to wonder, when you start to see a mile length of that, of whether or not we really have thought through the cumulative

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effects of all of this. There are some residential areas downstream of this. It might be a good time for . . . there's really just a handful of large property owners that are here together and so maybe they would cooperate and get together on looking at the drainage in a bigger way."

**Commissioner Hancock** said, "Well, it just seems to me if we elevate . . . I'm speaking from my experience from the other end of the County. The problems that I had there and we had one down there called the Waco Slough that we've had difficulties with and it's closed and it's not functioning at all anymore and it's created a lot of problems. It seems to me we're channelizing the Slough and hoping that we can keep it in bounds. I think you're probably right. We probably need to examine this a little closer. It just makes sense. If it happens once, it's going to happen again. I don't know the depth of the water was, over most of this land. I have no idea but this is not . . . it looks great to do this but you're looking at a person who loves to approve these things. I think it's a wonderful idea.

"I read in the paper this morning that the Cosmo sphere has water in their basement now. They joined a whole bunch of my good friends and neighbors in the south end. I'm just wondering about basements here. What the water table is here and will it be appropriate for construction with foundations deeper than three or four feet. I'm not so sure I can support this today, without understanding what the overall drainage plan is for the area. I think somebody needs to stand back and spend some money and some time and develop, what looks to be, a feasible workable plan that protects the community, now and in the future. I'm not sure we're doing that."

**Mr. Krout** said, "Tim represents several property owners in this area, so maybe he can give you some input on that."

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

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

**Commissioner McGinn** said, "I guess I'll listen to Tim first and then I've got some comments I'd like to make."

**Mr. Tim Austin**, Consultant, Austin Miller P.A., greeted the Commissioners and said, "I'm agent for the applicant. Some of the issues that you've raised I'd like to try to address those, at least, initially, some of the concerns. With respect to the density, as far as an issue, one of the things when we look at land use

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and how a parcel of land might best be developed, we consider development costs and part of the reason why we looked at the B Zoning and trying to maximize the opportunity or the density of the apartments is looking at the site development costs. Bridges into this property are expensive. The one to Ridge Road, obviously, is expensive. Compounded by a second bridge up to 37th makes it additionally more expensive. The site fill costs are expensive. The other thing that is kind of driving the cost in this area as well is the City of Wichita has been studying Sanitary Sewer service, not only to this tract, but to the properties generally from 29th North to 45th and from the Big Slough, east to the Arkansas River. There's going to be some significant costs, impact costs, that all the properties are going to have to absorb in obtaining sewer service.

“So, when we look at all the development costs, that's what drives it and how best to use this property. I can tell you, just looking at the cost estimates that I've run on it, the property does not lend itself well for single-family developments. So, if it's not single-family, what will it be? Because it doesn't have frontage, it's not really attractive, from a commercial property standpoint, so it really starts limiting it to looking at either industrial uses or commercial, maybe some heavier commercial uses or maybe multi-family uses. That's why we settled on the multi-family is just looking at all those issues that are related to land development in determining the highest, best use for the property.

“As far as drainage issues, typically, we do do those at the time of platting. It's not really a function of the zoning. I understand there are drainage issues and I don't think our client would be adverse, at this point in time, to looking at the overall drainage basin of the Big Slough. It does look like it's being done in a little bit of a piece meal fashion and I think there is good opportunity for us to work with the County Engineer's Office and with some of the other consulting firms that are working in that area, to take a good look at the drainage. Obviously, that will take a little bit of time but from a zoning standpoint, it shouldn't effect the zoning. It's really whether this is appropriate as Multi-Family but the drainage does need to be address.

“One thing that does help this area a little bit, in terms of drainage is the lake, the presence of the lake and that lake could be increased in size for some detention capacity as well, possibly, but that would be

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something that you would need to look at.

“There was one other issue. As far as access, I think, again the access, logically, and the reason why we agreed to the 50% of the development to Ridge Road at this point in time is that the property owner to the west, as Mr. Krout mentioned, is a long, narrow property. It would also be eventually brought into any kind of benefit district for sewer service. That property, if we look at the aerial photograph of that property, from a physical standpoint, it really doesn't lend itself well to Single-Family development either. Once that property is brought into the benefit district and that property owner starts paying taxes on that, that property will probably be sold and look to be developed as well, just from the development costs of the sewer. He has been approached in the past to be acquired. Eventually, we think that our access to 37th would cut across that property and provide us ability to access 37th without crossing the bridge but it's going to take some natural time development for that to occur and so that's why we had that limitation on there.

“Again, if there's a need to maybe take a second look at that and put a hold on this for a short time, at least to address some of those issues, we'd certainly be agreeable to that.”

**Chairman Winters** said, “Okay, Thank you, Tim. Commissioner McGinn.”

**Commissioner McGinn** said, “I just had one question of Tim. A comment I guess, and I'm going to make a proposal here and maybe we can work that out. I'd like to see the density of the apartment dwellings decreased and I don't know if that's going to work out in all your cost figures or not, but it's just something to think about as we move forward here.

**Chairman Winters** said, “I've got a quick comment then, before we maybe do anything. This is a pretty unexamined thought, but as we start looking at this whole area, from 29th up to K-96, if there were no water problems here this is a great area. To follow up on Commissioner Hancock, I would be full blast ahead because this is just a great area of town. The developments to the south are just very fine developments but as we start taking a mile and a half, two miles, raising the elevation, half to a mile wide on either side. If we start putting in half a mile worth of fence that's six feet, somebody needs to look at this whole area, I think, to see what kind of development is going to be workable, waterwise. I know that's something that we do normally leave to the platting process but I think this area has so much potential for future development that somebody needs to get some kind of a handle on the whole area. I don't know exactly how that happens but I'm going to be pretty reluctant to start taking pieces here and there and we've already got a big project going on on the east side so we've got to incorporate what's happening there and see what we can do on the rest of it. So, I'm going to be pretty hesitant to move

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forward until I have a better picture. Okay, Commissioner McGinn.”

**Commissioner McGinn** said, “Talking about the Halloween flood, I know it was a . . . we hope a once in a lifetime kind of thing, but this whole area, I believe Ridge Road was under water down by 96. 37th Street was completely washed out. Up here, I guess I don’t like that thing called a lake. To me it’s a slough, especially when you look at the flood maps but that whole area to the south completely washed out. We just put in a new bridge. There was quiet a bit of erosion around that that has since been repair. So, I think about that massive amounts of water that comes down into that area and then I think about how we might be putting a wall in there and then we have the railroad. I just think there’s too many things going on right there that could have a big factor on flooding.

“The other thing, for folks out there in the audience, to develop this whole area, I know people around there know what’s going on, but we’re having to bring in a great deal of fill to get everything up to the levels that it needs to be and we’re pumping water because the water’s only like 4 feet to ground water, to put in the sewers and that kind of thing and that’s costing money, too. I guess what I would like to do is, and I need probably David’s input on this, I’d like a couple of things to happen. One is, I don’t know if we can do some kind of modeling on the traffic congestion and the traffic lights and that kind of thing and how that would work. The other thing I’d like to do is see about getting some kind of a drainage study. I don’t know how to do that but it would be my hope that my colleagues would join me in deferring this and I don’t know if the date is 30 days or 60 days and I’d like to slow down a little bit, sit down with some of the developers in this area, the engineers and see about doing a whole study of this area here, as it comes in. I don’t know how much that costs and I’m sure you don’t have that right today either. But I think that’s something that government shouldn’t just have to pay for. If folks want to develop there I think there needs to be some partnerships here and the developers maybe need to be the ones doing the study in that area to continue the development.”

**Chairman Winters** said, “Commissioner Hancock has a comment before you make that motion. Is that all right? Commissioner Hancock.”

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**Commissioner Hancock** said, “Well, I’m pretty much echoing what Commissioner McGinn is saying. The difference is I don’t have any difficulty with the density. I want the developer to do well on this. Anytime one goes in to make the kind of investment they’re going to make, I want them to stand the best chance possible of making a profit. That’s what this is about. To provide homes for folks who choose to live in areas like that. I just need a bigger map, to see where we are going. I don’t mean literally. I mean figuratively. I want to see the big picture of how we’re going to drain this area. I just don’t want to create another spot in this County like I’m dealing with. It’s very expensive. It’s very cheap, relatively speaking, to deal with this right now, compared to what I’m faced with and the County’s faced with, on the other end in the south part of the County. It’s not very cheap. It’s very expensive. If we can do proper drainage while there are no homes there, proper drainage while the land value is still relatively inexpensive, or at least plan for it. At least know where the drainage ditch is going to be in the future. We don’t have to actually construct it. Then I’ll approve one, I’ll vote for this.

“For me at least, I just need a larger map. I need a larger view of the area to determine how we’re going to develop, how we’re going to properly drain the area, in the event that, not necessarily like the rain that we had on Halloween, I agree that’s probably a significant exception to the rule, I’m not so sure we can engineer for something that large, that would be cost effective. That just may be one of the things that happens when we live in the area, but at least engineer for what we normally expect things to occur, and that’s what I’m after. I don’t know that it will take a 60 day or 90 day study of the area. I think for somebody who knows what they’re doing to come back and say, ‘Commissioner, here’s what can be done to fix the problem and here’s what we recommend and you can make a decision of what you want to do’. That’s all I’m asking. I just don’t see a big enough picture here of where we’re going with this.

“I’ve heard, over the years, I’ve heard a lot about this slough here and we’ve done a lot of things with it and around it and to it and, based upon my experience, I want to see the slough protected and used, even though it’s kind of a little dip in a very flat area, it’s pretty important and we can improve on it. I don’t want to hold the developer up but is it possible, before we make a final decision on this, to look at a bigger picture of what the drainage is going to look like up there.”

**Chairman Winters** said, “Okay, thank you. I think Commissioner McGinn is prepared to make a

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Motion.”

**Commissioner McGinn** said, “Thank you, Mr. Chairman. Commissioner Hancock, I guess, I appreciate your comments on the development. The density factor I’m concerned with. As I continue to watch this, I hate to see this turn into another Rock Road, so I just want to make sure that we take a good look at that and that that doesn’t happen. I would like to make a Motion that we do defer this 30 days, rather than send it back to the Planning Department. In that 30 days, what I’d like to do is have maybe a couple of Commissioners, our Engineers and some developers and sit down and talk about an overall plan as to how this . . . the rapid development in this area is going to affect the lower regions of this particular piece.”

**MOTION**

Commissioner McGinn moved to defer this Item for 30 days.

Commissioner Hancock seconded the Motion.

**Chairman Winters** said, “Marvin, do you kind of understand that. I know you guys aren’t very busy over there.”

**VOTE**

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

**Chairman Winters** said, “Thank you, Marvin. Next item.”

**DEFERRED ITEM**

**F. AGREEMENT WITH HARLEY J. VOTH FOR LEASE OF OFFICE SPACE LOCATED AT 309 NORTH MARKET TO HOUSE THE SEDGWICK COUNTY YOUTH PROGRAM.**

**Mr. Mark Masterson**, Director, Department of Corrections, greeted the Commissioners and said, “This

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is a renewal of the lease agreement. The building has 10,920 square feet and we're agreeing to lease it for 3 years at an annual rate of \$64,800 or \$5.93 a square foot.

"The Youth Program is a residential reintegration program for male juvenile offenders, making the transition from placement at a Juvenile Correctional Facility to independent living. The program has been housed at this location since 1997 and has a capacity of 20. The program is State funded and funds are available, in the budget, for this lease agreement. Be happy to answer any questions."

**Chairman Winters** said, "All right, thank you, Mark. I think we had a couple of questions last week. Have they been answered and we're all ready?"

**Commissioner Hancock** said, "Yes, Mr. Chairman. I was curious about the lease agreement, some aspects of it, and they've been answered very well and I'm prepared to make the Motion."

**MOTION**

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

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

**NEW BUSINESS**

**G. RESOLUTION ESTABLISHING HOLIDAYS TO BE OBSERVED BY SEDGWICK COUNTY IN 2001.**

**Mr. Richard A. Euson**, County Counselor, greeted the Commissioners and said, "This is that time of year when we establish holidays for the ensuing year and these are the holidays that are going to be observed by the federal government. The State does not set theirs until June of this year but they usually follow the federal holidays, and so I would recommend this Resolution for your approval."

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

**Commissioner Gwin** said, "I'm sorry the Manager had to step out, but maybe you can help me with this. Is there a limit? I'm mean, is there a range or is there a limit of the number of holidays we give in a given year, statutorily?"

**Mr. Euson** said, "I don't know. I don't know that we have any statutory or policy limits on holidays."

**Commissioner Gwin** said, "Is it typical that we have 11 or so holidays? I mean, these are standard, typical that we usually authorize, correct?"

**Mr. Euson** said, "My recollection is normally 10 and sometimes it's 11, if the New Year's holiday falls back in the same year."

**Commissioner Gwin** said, "The reason I'm asking the questions is Christmas in 2001 falls on a Tuesday. I suspect a number of our employees will not be here on the 24th. I mean, it looks like one of those things that, a gap in the weekend or whatever, and I don't know what the costs will be to add the 24th as a holiday. I mean, I don't know whether any one else is interested but . . ."

**Chairman Winters** said, "I think that's a good point. I think, what I'd suggest is that we go ahead and let's approve these today but let's ask the Manager to look at that because in years past, about the Wednesday before that day, we'll have a bunch of discussion 'Well, are we going to take off?'"

**Commissioner Gwin** said, "Hi, Bill. If we approve the holidays today, could you give me some

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information on what the cost to the taxpayers would be if we gave December 24th, 2001 as an additional holiday day. I say that because Christmas falls on a Tuesday and I suspect the Monday, as Tom said, it's not uncommon for a week or so before that for people to say 'can we get the 24th off, too?' I think we ought to discuss that now and make a determination before, or at some point before, that come up the week before that date."

**Mr. William P. Buchanan**, County Manager, greeted the Commissioners and said, "We would be more than happy to do that. I would just remind the Commissioners that, like other agencies, we have 24 hour operations that require people to be here no matter what's going on: 911, Community Corrections, the Jail Facilities, EMS, Sheriff's Department, Fire Department and I'm sure I've missed a few, that just makes that cost much more than normal."

**Commissioner Gwin** said, "Because if they're working on holidays then they're on different pay scale, is that correct? I guess that's kind of what I want to look at."

**Mr. Buchanan** said, "Be happy to take a look at that."

**Commissioner Gwin** said, "Okay, thank you."

**Chairman Winters** said, "Thank you. Do we have a Motion concerning this Resolution before us?"

**MOTION**

Commissioner Gwin moved to Adopt the Resolution.

Commissioner Hancock seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Aye
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye
Commissioner Ben Sciortino	Aye

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Chairman Thomas G. Winters                      Aye

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

### **H.      AGREEMENT WITH VALLEY OFFSET PRINTING FOR ADVERTISING RIGHTS AT THE KANSAS COLISEUM.**

**Mr. John Nath**, Director, Kansas Coliseum, greeted the Commissioners and said, "This is our standard agreement for the lease of advertising space at our facility and it really relates to one of the items that Jacque handed you this morning, and that's the monthly schedule that we mail out seven to eight times a years, depending upon the event load. As we continue to try to improve the bottom line of the Coliseum we look at two things. We look at increasing our revenues and we look at decreasing our expenses. What this is it's a barter agreement. It's a trade agreement much like the one we had with SWBYPs (Southwestern Bell Yellow Pages) with the yellow pages, and it allows us to reduce our expenses about \$7,500 a year, which is the cost of the printing of those schedules. It will be on a trade, rather than a cash outlay. We recommend approval."

**Chairman Winters** said, "All right, thank you, John. Commissioners, questions, comments? Commissioner Sciortino."

**Commissioner Sciortino** said, "Thank you, Mr. Chairman. What are we trading?"

**Mr. Nath** said, "We're trading advertising space in the Coliseum, a three by four sign. We're also trading tickets that we arrange for through our agreements with the events. If there's no arrangement for tickets, then there are none for that particular event."

**Commissioner Sciortino** said, "As far as the ad space that we are trading, is this ad space that we would not normally sell?"

**Mr. Nath** said, "It's a new space that we are creating. It has not been sold yet. We have a lot of space in our inventory, Commissioner. We're just using that to reduce . . . instead of grabbing the revenue for that and having an offsetting outlay of cash, we're just reducing the expense and utilizing the space."

**Commissioner Sciortino** said, "I understand. No further questions."

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**Chairman Winters** said, "Thank you. Commissioners, any other comments?"

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

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

**I. DIVISION OF COMMUNITY DEVELOPMENT.**

**1. AGREEMENT WITH MID-AMERICA WORLD TRADE CENTER INSTITUTE D/B/A KANSAS WORLD TRADE CENTER TO PROVIDE SERVICES PROMOTING INTERNATIONAL TRADE TO RESIDENTS OF SEDGWICK COUNTY.**

**Ms. Irene Hart**, Director, Division of Community Development, greeted the Commissioners and said, "This year we're bringing to you, . . . it's the third year in a row that we've brought to you these contracts. These contracts implement a continuing strategy, a continuing system of economic development services and resources that are countywide. Again today, we are renewing two of those components at the same cost that we've had for the past two previous years."

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“Our strategy includes retention of existing businesses and jobs, helping our local businesses grow and to attract new companies and businesses to the Sedgwick County area. We provide, through this system, direct assistance to businesses through lending and through consulting regarding international trade. The contract that you have before you today is a renewal contract of \$50,000. It continues specialized technical assistance to companies desiring to grow their business through international trade.

“One of the products that has been developed in the past year, through this organization, is a CD Rom that’s a tutorial for businesses, companies who are interested in developing international trade activities. It’s a tutorial that explains everything you’d ever want to know about international trade, including the language, local and national resources and some of the advantages and disadvantages of engaging in such practices.

“Pam Doonan is here today to answer any questions you might have. I’d be happy to try to answer any questions you might have.”

**Chairman Winters** said, “All right. Thank you very much. Commissioner Sciortino.”

**Commissioner Sciortino** said, “Thank you, Mr. Chairman. Irene, just real simple, it’s \$50,000 I believe, is that correct? If it were your money, are you comfortable that we are receiving sufficient benefit for the \$50,000 that we’re spending?”

**Ms. Hart** said, “Yes, sir. It’s a partnership along with the City of Wichita and the World Trade Center itself and the State of Kansas. We pool resources into this one location.”

**Commissioner Sciortino** said, “I understand. I’m just concerned with the dollars that the County is spending. But you’re comfortable that we’re getting \$50,000 worth of benefit?”

**Ms. Hart** said, “Yes, sir.”

**Commissioner Sciortino** said, “Okay.”

**Chairman Winters** said, “Thank you. Commissioners, are there other comments? We’ll acknowledge that Pam Doonan is here today. Pam, we appreciate you’re coming. At the current time, I don’t see any questions. Commissioners, if there’s no questions, what’s the will of the Board?”

### **MOTION**

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

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

**2. AGREEMENT WITH WICHITA AREA CHAMBER OF COMMERCE TO PROVIDE ECONOMIC DEVELOPMENT SERVICES TO INCREASE EMPLOYMENT OPPORTUNITIES, ENCOURAGE GROWTH OF LOCAL BUSINESSES AND RECRUIT NEW BUSINESSES IN SEDGWICK COUNTY.**

**Ms. Hart** said, "This particular contract provides the primary component of the economic development system that we have, countywide, in Sedgwick County. It's a partnership made of the Chamber, of Sedgwick County and the City of Wichita, including a number of the other communities in Sedgwick County. This is a focal point for coordination of economic development services for businesses who wish to grow, expand or move anywhere in Sedgwick County.

"Again, it's the third year of a contract to be renewed for \$250,000, which is the amount spent in previous years. The parameters of the contract specifies that there will be 1,500 new or retained jobs in Sedgwick

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County by existing businesses and there will be 1,500 new jobs brought by companies moving here, countywide, in Sedgwick County. Those are just two of the performance measures. The resource that's provided through the economic development division at the Chamber is more than just those two sets of numbers and what I'd like to do is to give you three examples that I've been involved in, personally, just this week.

"The first one was a meeting yesterday with a local business person who wants to move into a new product line, a new division and a meeting with John Rolfe and myself and this business, it resulted in the Chamber linking the business person with existing financial resources to resolve some of the financial issues that the gentleman had. Secondly, we provided direct linkage with economic development specialists in two other cities in Sedgwick County, looking for appropriate land and incentives. And thirdly, a fax was sent to commercial realtors, with the parameters of the building and grounds that this business needed to go ahead and conduct their expansion.

"Secondly, there was a meeting with a local manufacturer who is interested in a \$15,000,000 expansion of their current facility. We coordinated cost/ benefit analysis and will help use that information to determine eligibility for other kinds of incentives.

"Thirdly, and right now, even as we're here, there is a meeting with the call centers locally and there must be 10, 15 call centers located in Sedgwick County. There's a meeting of those call centers and the Wichita Transit Authority representatives and we're exploring connecting resources to help them with their employees' transportation after the normal bus system closes in the evening. So, we're trying to assist them in getting their employees to and from work to help maintain their businesses.

"Those are three examples that I've been involved with, just this week, with the staff in this service at the Chamber. Tim Witsman, President of the Chamber, is here. Tim, did you have some comments to make?"

**Mr. Tim Witsman**, President, Wichita Area Chamber of Commerce, greeted the Commissioners and said, "We did prepare some things, but I don't know if it will advance . . . the reason I did it is we don't have that many opportunities to kind of discuss ED (Economic Development) in general but it doesn't have to be presented, if it would interfere with your time schedule."

**Chairman Winters** said, "Okay, thank you. We appreciate your being here. If there are questions, it's certainly appropriate that you are here to answer them. I'm not sure we need a detailed presentation, unless the questions get into that area.

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"I just would make a couple of quick comments. In remembering that for a number of years our community was served in economic development issues by the WISE organization, which did a very good job, at the time they were in existence. Approximately four years ago, and for a number of reasons, the WISE organization here ceased to exist and I think it was a mutually agreed upon conclusion of an organization. I think the business community, local government were all big supporters of that organization but in the development of a new process to think about economic development, I know that a number of us were interested in organizations that could respond quickly, were agile, were able to meet challenges quickly, and hopefully even do them at a reduced cost to what had previously been experienced. I think the Chamber and Tim Witsman have put together such a department in the Chamber. John Rolfe is new to the organization. Laurie Usher are doing a great job on economic development issues and even though it appears this may be a large sum, it's still, I think, a bargain in the cost that we were putting into the WISE organization.

"Not to say anything negative about that organization. It met a real need. It's original plan was to be in existence for five years. It kind of went into the seven and eight year and kind of lost some of it. I think that we have really taken kind of a different tack on how we approach economic development and so far, I've been very pleased with what the results have been, so I'm certainly going to be supportive of this item. Commissioner Hancock."

**Commissioner Hancock** said, "Thank you. Mr. Chairman, you've said about everything that I'd also like to mention, but I'm going to be very supportive also. Between the World Trade Center and what they're doing there, promoting trade throughout the world and what the Chamber has been doing for us, I think we're right on target. I don't think we could expect results that are coming to us much better. Been very successful and we've been very pleased, Tim. We want you to know that."

**Mr. Witsman** said, "We've been very pleased with the partnership. What I might say, I was trying to think, in response to your earlier question, Mr. Chairman, there may be four or five slides that might be helpful to the public, too, to kind of understand the issues in ED. Would that be possible, or not?"

**Chairman Winters** said, "If you'd really like to do that, we've got two commissioners that have got to get out of here by 11:15 today."

**Mr. Witsman** said, "End of discussion. I can come over and do it another time."

**Chairman Winters** said, "We'd like to do that. Tim, we appreciate your being here, Pam, John, we appreciate it very much. Commissioner Sciortino."

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**Commissioner Sciortino** said, "One real quick one. Irene, you mentioned that some of the requirements in the contract, like 1,500 new jobs created over the . . . could we, at some time, get an update as to are we on track with that or are we behind schedule? I think that would be real informative and maybe, perhaps the public would like to see that, too."

**Ms. Hart** said, "We send you quarterly reports on the program side of it. I don't think we keep a running tally on the jobs but we can do that."

**Commissioner Sciortino** said, "Okay, that's okay. Just sometime, whenever."

**Mr. Witsman** said, "But I have that."

**Commissioner Sciortino** said, "Okay, can we get that later."

**Mr. Witsman** said, "Yes, sir."

**Chairman Winters** said, "All right, thank you very much. Commissioners, what's the will of the Board on this item?"

**MOTION**

Commissioner Sciortino 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

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

**Chairman Winters** said, “Thank you again, Tim and Pam and John. We appreciate very much you’re being here this morning. Next item.”

**3. PRESENTATION OF THE SOLID WASTE MANAGEMENT PLAN UPDATE FOR JANUARY 1999 THROUGH JANUARY 2000.**

**Ms. Susan Erlenwein**, Director, Environmental Resources, greeted the Commissioners and said, “The State requires that the County produce an update on the Solid Waste Plan. Our initial plan was approved on January 27th, 1998 so this would be the second annual update. Basically, what the State requires is to show any changes that have occurred in the plan since the last update period. It’s basically a review of what’s happened during the 1999 time, any projects that were performed, any goals that were reached, and any changes to the system, whether that’s a buy out of one company from another in the collection system, or new buildings that have been developed.

**OVERHEAD PRESENTATION**

“Some of the basic changes include membership of the Solid Waste Committee. I was in Topeka, yesterday, at a meeting by Kansas Department of Health and Environment, and one of the issues that they discussed is most counties do not update them on the committee and they’re going to use our update and what we’ve done in the past as a model for other counties to follow, because table one in your plan shows the committee members, who appointed them, where they reside and who they represent. So, that’s something they’re looking to us, as a model, to have other counties follow.

“We also have a list, in table two, of the Solid Waste Subcommittees. There are four subcommittees, one

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on education, one to look at special wastes that are produced, one on new technologies, and that, in fact, is in more detail on page 11, that committee studied what companies have shown us on what they can do for our community. They had very many concerns on people coming to us with untried technologies and they set up some guidelines as to what companies have to follow, such as a third party engineer reviewing their information for us in the future.

“Also, local transportation network, the original plan had to have information on road projects and so that’s been updated on what’s been achieved in ‘99 and some of the projects that will be finished in the year 2000.

“Solid waste generation information is in this plan update. Last year 514,053 tons were delivered to Brooks Landfill. That’s 1,416 tons a day, average, seven days a week. The landfill was only closed two days last year. Mondays are the busy day at the landfill. They can receive over 2,000 tons on Monday. Sunday is the least active day. That 1,400 is using a seven day a week average for most of the year. So, that’s quite a bit of tonnage going to our landfill.

“To help cut back on that there are certain waste minimization practices already occurring in our County, such as in composting. We have two large-scale compost facilities that are privately owned and operated. One is the Wood Recycle Center, located on 53rd Street North and the other is down in Derby, the Derby Transfer and Recycle Station.

“The numbers here on the overhead indicate the material received from the Wood Recycle Center on 53rd Street North. All of this is material that could have gone into Brooks, but is being diverted and it’s being turned into a useful product. You can see, over 12,000 tons of wood waste, manure and bedding materials, some of that is from the Zoo, some of that is from other stables, so over 1,100 tons of that. Food waste that they’ve been working with the school system to get food from them and compost it instead of throwing it away, and they’re increasing that.

“They worked with 15 schools last year. Sheet rock adds gypsum to the compost and that’s from broken material that they’ve received from businesses. Yard waste from residences or contractors who cut the lawns, who bring that material to them and grain. So, over 18,000 tons of material, through that facility alone.

“The updates also have projects that are being done. Appendix A and B give information on projects, such as the Extension had a grant from the Department of Health and Environment, applying paper products to a wheat field. So, the results of that are in Appendix A and the yard waste pilot project is in

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Appendix B. From the wheat project they discovered it did not help the wheat field, at this point, or harm it. Either way, the wheat production was the same. So, they're working on these projects.

“Also, recycling is in the update. We have large drop-off boxes, funded through the city, at some of the grocery stores around town. That funding will stop in October, 2001. We also have some of the companies providing curb-side recycling. We are currently looking at ways that the County will have recycling provided to customers in October, 2001 and that is still in progress for us to determine this year. So, that is mentioned in this update, that that's an ongoing project.

“There are many management programs for specific waste, such as household hazardous waste materials. Last year, the Household Hazardous Waste Facility, which is located on South Hydraulic and 57th Street South and run by the Health Department, had over 6,500 customers. They received over 716,000 pounds of material. Now, just over half of that poundage was the containers that it was brought in. The rest of it was the actual hazardous waste. That's material that would have gone to the landfill. So, this is keeping hazardous chemicals out of our environment.

“The Health Department also has a same-quantity generators program, where they work with businesses that produce less than 55 pounds of hazardous waste a month. That material, legally, could go to the landfill but they work with these businesses to help dispose of this properly. Through this program, they disposed of over 9,000 pounds of material but exchanged over 21,000 pounds of material from one business to the other. Again, that keeps it out of the landfill and has a better use for the material.

“Another special waste is construction and demolition material known as C & D material. There are two facilities in our community that are privately owned and operated who receive this material. Their business has been growing because they charge less price than the landfill, so contractors are discovering this and going to those facilities. So, over 20,000 tons of material was taken to these facilities.

“Because of the tornado last year, the County started thinking of, how do they handle storm debris in the future. When the tornado happened, many people called and asked, ‘what do we do with the trees? What do we do with our shingles? What do we do with this material?’ so the County has formed a committee to study storm debris material. If it's an ice storm or flood or tornado or wind, where can we tell the people to take this material in an efficient and orderly fashion to protect the environment and get rid of the material immediately, instead of dragging it out. You'll be hearing more about this report later this summer. This is something we are working on right now.

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“Other special waste, such as mercury and dioxin, the Health Department worked with the State in receiving money to have a special collection of mercury from schools, old thermometers from labs that they’ve been collecting over time, it’s a hazardous material and there’s a special way of handling it.

“Also, waste tires, the State came in and cleaned up six locations which had huge amounts of tires in our community, and cleaned that up. I just found out also, we applied over a year ago for the waste tire amnesty program. The State has told me that we will be doing that this June. So, we’ll have that amnesty program where people who have 100 tires or less can bring them in at no cost. I’ll be working with Public Works Department on using Yards to receive that material.

“There’s a section on collection, Municipal Solid Waste, MSW is the abbreviation for that. We looked, as a county, at the free market system that currently exists and should we franchise the collection. There’s some information in the update on that and also the fact that we’re providing information to cities across the county, to let them be aware that they could franchise the collection of solid waste.

“Also, new businesses, businesses purchased by other companies through 1999, are listed in this update. The State requires that every county provide education on solid waste. That’s in the State regulations. We have done that in Sedgwick County in 1999. We spent just under \$230,000 in ‘99 on education. That money has helped toward developing our new website, purchasing billboards, creating pamphlets to distribute to the citizens, newspaper ads, TV commercials, booklets, such as inserts in the newspaper on yard waste or waste minimization, or where you can take materials to be recycled have been placed in the newspapers through ‘99. We’ve attended events, such as the Lawn, Flower and Garden Show, or Boeing Earth Day or many other events, going to Lyons Clubs or other clubs when they’ve asked us to give them information.

“Through all of this, we did receive the National Civil Award for Education. The SWANA is the Solid Waste Association of North America and so we received that in 1999. So, I think we’ve done quite well in our progress on education. We keep hearing that from people. They’re learning more and more about how to handle solid waste.

“Part of all this comes down to funding. How do we fund for what we’re doing in solid waste. One feature is, on the transfer station regulations, we have a license fee for the transfer stations. That’s \$8,500 annual fee, plus we have 32 cents per ton to help pay for the inspections of the transfer stations. We also

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have a solid waste fee that you voted on in June of last year and that solid waste fee is used to help promote some of the other programs. Tables 3 and 4, in the update, show the allocation of benefits and also, and here's an example from Table 4, homeowners paid \$4.89 last year for the solid waste fee and then for businesses it was a developed tier system, based on the type of business and the amount of waste they produced. So, that information is also given in the update.

"We also have a timeline, which is required by the State. I know this won't be able to be seen on the overhead very easily, but just to give you an idea, there's a lot still to do between now and when Brooks Landfill closes in October 2001 and beyond. We have many projects we need to do, such as what will we be doing recycling, how will we address volume base. Those are questions that still need to be answered. We also need to look at household hazardous waste and implementing that and continued education. Even once this whole system takes place, communities who have done this have said, 'education is the key' for when they start cutting back on education, that's when they discover they have less recyclables and materials just don't work as well.

"So, I wanted to quickly review this, since I know we have a time deadline here and give you this information and I'll be happy to answer any questions."

**Chairman Winters** said, "All right, thank you, Susan. I don't see any questions now. Commissioners, questions, comments? What's the will of the Board?"

**Commissioner Gwin** said, "We're just discussing the timeline."

**Ms. Erlenwein** said, "I did give you that update and last year you did receive a three-ring binder that's labeled updates so, my plan is for you to keep adding these as we go and as the State said, sooner or later we may get to the point where we send them a letter saying there have been no changes. I can't tell you how I'm looking forward to that date."

### **MOTION**

Commissioner Gwin moved to Approve the Plan.

Commissioner Hancock seconded the Motion.

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

**VOTE**

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

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

- 4. RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF ALL NECESSARY DOCUMENTS IN CONNECTION WITH THE SALE OF GNMA SECURITIES ACQUIRED WITH PROCEEDS OF THE SEDGWICK COUNTY, KANSAS AND SHAWNEE COUNTY, KANSAS GNMA COLLATERALIZED MORTGAGE REVENUE BONDS, 1990 SERIES B AND 1990 SERIES C.**

**Mr. Snapp** said, "This is another part of the Single-Family Mortgage Revenue Bond Program that Shawnee County and Sedgwick County participate in. After a bond issue is 10 year old, it's sold, and the money is recycled into current bond issues. With the sale of this issue we expect to put \$20,000,000 into 2000 Series A. If you have any questions on this item, I'm going to have to call on Chuck Bouilly, with George K. Baum."

**Chairman Winters** said, "Thank you and again, Brad, this is again items that are not out of the ordinary of what we've participated in the past."

**MOTION**

Commissioner Hancock moved to Adopt the Resolution.

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Commissioner Gwin seconded the Motion.

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

**VOTE**

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

**Chairman Winters** said, “Thank you, Brad and thank you, gentlemen, for being here, Chuck Bouilly, Jack Ranson, Joe Norton, we appreciate your being here, in case there had have been burning questions on this or other issues. Thank you. Next item.”

**J. DIVISION OF HUMAN SERVICES.**

**1. CONTRACT WITH MENTAL HEALTH ASSOCIATION OF SOUTH CENTRAL KANSAS TO PROVIDE A "WAVES OF CHANGE" PROGRAM.**

**Ms. Marilyn Cook**, Assistant Director, Division of Human Services, greeted the Commissioners and said, “The Waves of Change program is a program that’s administered and provided by the Mental Health Association of South Central Kansas. It’s a program for children with severe emotional disturbances who have come along far enough in their treatment process that they’re able to practice some of the skills that they’ve learned in treatment. This is a program that, to me, resembles very much a student council that you’d see in a high school. It’s a group of children, up to 20 of them, that meet monthly and they do planning activities, plan community projects and practice leadership skills. Currently, for instance, they’re working on a float for the Wichita River Festival and they’re also helping different staffs and community providers plan for the Kids Fest that going to happen in May. So, they’ve gotten some nice practice in leadership, in meeting socially with one another. These are children that often have been somewhat ostracized in their own home schools, so it gives them an opportunity that they were not getting before in their schools.

“The contract is for \$10,350. It’s being paid for through State funds, specifically for the Family-Centered System of Care Grant Funds that we’ve received. We are requesting that you approve the contract, and

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I'd be happy to answer any questions you might have about it.”

**Chairman Winters** said, “Thank you, Marilyn. I think that was a good explanation. Commissioners, are there comments?”

**MOTION**

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

**Chairman Winters** said, “Next item.”

**2. AMENDMENT TO CONTRACT WITH PROJECT INDEPENDENCE, INC. OF SEDGWICK COUNTY PROVIDING ADJUSTED FUNDING.**

**Ms. Cook** said, “This contract amendment involves \$10,000 for utility payments for Project Independence. I want to remind you what Project Independence is. It’s a program that is a consumer run program. This program used to be housed in our Community Support Services program and they moved, several years ago, to their current location on South Ida. What happened is that there was a billing error that was made and was not discovered until fairly recently. It was discovered that, despite the fact that in their lease they were to be paying for utilities, the bill did not go to them. It went to the landlord instead.

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“During a recent audit, the landlord discovered this and saw a significant amount of money that was owed. So, the landlord agreed to pay half of it and COMCARE is offering to pay the other half of this past due . . . well it’s not a past due amount, it’s the amount that the landlord paid, because Project Independence does not have the ability to make that kind of payment. COMCARE supports this organization, in their budget, through a contract with them. What we are asking for is to place \$10,000 from State funds, specifically from Community Support Services Heartland funds to make this right with the landlord and then have the strong understanding with Project Independence that they will be responsible for these utility bills in the future. I’d be happy to answer questions on this one.”

**Chairman Winters** said, “Okay, thank you. Commissioner Sciortino.”

**Commissioner Sciortino** said, “Thank you, Mr. Chairman. I’m confused, Marilyn. If there wasn’t a billing error, if the bill hadn’t been sent to the wrong address, but had been sent to Project Independence, would they have paid the bill?”

**Ms. Cook** said, “Absolutely. They were paying trash.”

**Commissioner Sciortino** said, “Okay, I understand. So they had monies in their budget to pay utility bills.”

**Ms. Cook** said, “Well, that’s an excellent question. Let me look at their budget. We have provided \$65,650.”

**Commissioner Sciortino** said, “So, my question is, they weren’t paying the bills because the bills were being sent elsewhere. Now, the bills says, wait a minute, should have been over here. What were they doing with the money that they had budgeted to pay utility bills to begin with?”

**Ms. Cook** said, “I am not clear about that and how, specifically, they budgeted for utilities. I know that it’s a consumer run organization. It was a first time . . .”

**Commissioner Sciortino** said, “Okay, the point is, COMCARE gave them money to pay their electric bill. They didn’t pay their electric bill. I want to know where the money went that they should have paid their electric bill and I want to defer this one until I get that answer.”

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**Chairman Winters** said, "Well, we can do that. I would think that we could move ahead, perhaps, this is really a consumer led organization that I think has a lot of good intentions in mind but as to their skill of financing and bookkeeping and whatever . . . I wouldn't have a problem in trying to assist them in future budgeting schedules but this is a consumer organization that got itself in a jam."

**Commissioner Sciortino** said, "I understand, Mr. Chairman but it doesn't take a brain trust. Everybody here at our own homes knows that we have an electric bill that we have to pay and if we don't get the bill we know that we're not paying our electric bill and the taxpayers are giving them money to pay their electricity. If they haven't paid it, that money has to be somewhere or it's been spent inappropriately or something and I don't think we just throw in another \$10,000 and say, 'okay, you made a mistake, you didn't pay your electric bill. In the future, pay your electric bill'. I'd like to get an answer to that before we authorize this \$10,000."

**Chairman Winters** said, "Well, again, I think that is probably a good question. I think that probably a number of these people don't have their own homes that they're living in. I think they're a struggling group and a struggling kind of an organization."

**Ms. Cook** said, "If I might add to this, I'm looking at the budget that's attached to the agenda item and we do provide them \$27,000 for rent. I do understand that the project manager of Project Independence thought that it was a full-service lease and so I think there was some confusion, initially, about what they did have to owe. I can't answer your question about what they have done with the other money."

**Commissioner McGinn** said, "Can we defer this a week?"

**Chairman Winters** said, "Do you know if there will be a major problem if we defer this for one week?"

**Ms. Cook** said, "I don't anticipate that it will be a major problem, since it has been paid. The landlord has paid the utility company."

**Chairman Winters** said, "Okay, so it's the landlord now that we've got the deal with. I don't have a problem with deferring it one week. I'm going to be supportive today or supportive in a week from now."

## **MOTION**

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Commissioner McGinn moved to defer this Item for one week.

Commissioner Sciortino seconded the Motion.

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

**VOTE**

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

**Chairman Winters** said, “So, Marilyn, you’ll take care of getting us some detail and maybe we even need to go over and view the organization. See what they do. See what it’s like. See what their objectives and mission and what all they do.”

**Ms. Cook** said, “Would you like all that presented next week or the explanation?”

**Chairman Winters** said, “Well, we need it before next week because it will be on next week’s agenda.”

**Ms. Cook** said, “Okay, we will do that.”

**Chairman Winters** said, “Okay, thank you. Next item.”

**3. ADDITION OF THREE CASE MANAGER POSITIONS, RANGE 16, TO THE COMPREHENSIVE COMMUNITY CARE (COMCARE) STAFFING TABLE.**

**Ms. Cook** said, “This item involves the addition of three additional case managers for our children’s program. While COMCARE does contract out some other services for children, such as attendant care and respite care and psychosocial programs, we do not contract out case management services. We consider case management services the heart of the program that we have to offer for children with severe emotional disturbances.

“The State has a mandated maximum on the number of children that each case manager can handle, and

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that's 15, and our current number of case managers are at that maximum right now. That is not an optimal number. Obviously, it would be better to have few clients or children on their case loads, so that there would not be so much of a struggle when someone is ill or someone leaves our organization. We would like to have, optimally, 10 to 12 children in each of these case managers, all of the case manager's case loads, which is the goal throughout the State. We're really pushing the limit at this point.

"In addition to that, we've had some additional pressures for children on the mental health children's waiver. That waiver program is a very complex one and I won't go into the details of it, but it's essentially a program for children who have special needs, that allows them four services that traditional medical cards do not reimburse for. COMCARE and Sedgwick County has 130 waiver slots for children and these slots need to be managed and facilitated by case managers. We have approximately 100 children enrolled in the children's waiver program right now. We're at a point that that's all the current load case managers can handle. We want to make sure that we continue to receive these slots from the State and utilize them, because it's a very, very valuable program.

"In addition to that, one of the case managers that we're asking for, we're asking that that individual be bilingual. We have very few people on our staff right now who are case managers who do speak more than one language, and there is a growing need for that.

"The total cost for the three case managers is \$98,196. This will be coming from State funds that are given to the children's program. I'd be happy to answer any questions on this."

**Chairman Winters** said, "All right, thank you, Marilyn. Commissioners, questions or comments?"

#### **MOTION**

Commissioner Gwin moved to Approve the additions to the COMCARE Staffing Table.

Commissioner Sciortino seconded the Motion.

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

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**VOTE**

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

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

**4. FISCAL YEAR 2001 COMMUNITY CORRECTIONS ACT COMPREHENSIVE PLAN AND APPLICATION DOCUMENT FOR SUPERVISION OF ADULT OFFENDERS, TO BE SUBMITTED TO THE KANSAS DEPARTMENT OF CORRECTIONS.**

**Mr. Mark Masterson**, Director, Department of Corrections, greeted the Commissioners and said, "Community Corrections is a partnership between the State and local communities to provide an intensive probation for adults convicted of felony offenses and sentenced to the program. Community Corrections provides judges increased sentencing alternatives and is cost-effective to taxpayers because offenders maintain employment, support their families, perform community services, pay taxes and court costs and make restitutions to victims for their crimes, while serving their probation sentences.

"In order to receive State funding, Sedgwick County's required to submit an annual plan to the State Department of Corrections. Our plan is to continue providing two programs. An Adult Intensive Supervision Program that supervises an average of 850 offenders, who reside in their own homes while serving their probation sentences and an Adult Residential Facility Program, that houses and supervises an average of 75 offenders and provides additional services to address substance abuse, mental health and life skills needs.

"We work closely with the courts and law enforcement, to insure offenders living in the community are supervised appropriately. This plan has been approved by the Corrections Advisory Board, at their meeting on 4/13 and I ask for your approval to submit it to the State. I'll be happy to answer any questions."

**Chairman Winters** said, "All right, thank you. Commissioners, questions or comments of Mark? If not, what's the will of the Board?"

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**MOTION**

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

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

**K. GRANT APPLICATIONS (TWO) TO KANSAS CRIMINAL JUSTICE COORDINATING COUNCIL FOR FEDERAL BYRNE GRANT FUNDING.**

**1. CONTINUED FUNDING OF TWO FULL-TIME EMPLOYEES IN THE JUVENILE DIVERSION DIVISION OF THE DISTRICT ATTORNEY'S OFFICE.**

**Ms. Jeanette Clary**, Assistant District Attorney, greeted the Commissioners and said, "You have before you today two drafts of separate grant applications that this office desires to make to Federal Byrne Grant Funding.

"Grant number one is a request for continued funding through the Federal Byrne Grant Funding of two full-time employees in our Juvenile Division, specifically, in the Juvenile Diversion Division of the District Attorney's Office. These two positions work exclusively in the drug area, assisting youths through the juvenile diversion process that have drug or alcohol issues. The positions are presently funded through June 30th of this year and this request is for continued funding for one additional year. The total project cost is \$66,415. This grant does require a 30% match. It is the second year of funding and something unique about Byrne Grant is the funding percentages do go up every year. So, this year it's a 30% match.

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That match would be \$19,924 and that would be met through use of our asset forfeiture funds. So, the total request for Federal funding \$46,491.”

**2. TECHNOLOGY ENHANCEMENTS TO THE DISTRICT ATTORNEY'S OFFICE.**

“Grant number two is a request for funding of technology to enhance existing services presently being provided by the District Attorney’s Office. Specifically, the request is for two separate but equally important areas. Request number one is being made to fund mobile laptops to be placed in our investigator vehicles. These laptops would be utilized by the investigators when they’re out on the street trying to locate witnesses and they could dial back into the County and the police and those types of data bases and search for information that they need to do that. Presently, now when they go out and they find an individuals not at the address believed to be, they’re required to come back in and use the computers to try to assist them in this skip-tracing.

“The second item on this same grant is another separate type of technology. It is the expansion of our existing records management bar-coding system. We do have in place, at this time, a bar-coding system in our Adult Criminal Records Division. This is to expand it into the tracking of the Juvenile and the Traffic files, as well as upgrade somewhat of the existing. That total grant is for an amount of \$17,241, with a 25% match, since it is a new grant. That match also being met through our existing asset forfeiture funds with the grant request of \$12,930.

“I would request that you allow us to make application and requests that the applications be signed by the Chairman.”

**Chairman Winters** said, “Thank you, Jeanette. Commissioners, what’s the will of the Board?”

**MOTION**

Commissioner Hancock moved to Approve the Applications and authorize the Chairman to sign.

Commissioner Gwin seconded the Motion.

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

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**VOTE**

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

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

**L. WAIVER OF POLICY TO HIRE A GRANTS MANAGER AT RANGE 24, STEP 8.**  
**Mr. Chris Chronis**, Chief Financial Officer, Division of Finance, greeted the Commissioners and said, "I'm requesting your approval of a waiver of the personnel policy to allow us to hire a Grants Manager at Step 8 of the assigned pay grade. This is a position that was created by you in December, to allow us to upgrade the quality of the monitoring that we perform on COMCARE and Human Service grants. The person that we want to hire for the position is an accountant of some seniority. She worked for, I believe, five years with our external auditor Allen, Gibbs and Houlik where, among other things, she worked on the County's annual audit, so she's very familiar with us. She currently serves as a supervising accountant with a corporation here in town and Step 8 will allow us to bring her in at her current level of pay, which is what she requires in order to accept our offer."

**Chairman Winters** said, "Thank you, Chris. Commissioners, questions, comments?"

**MOTION**

Commissioner Gwin moved to Approve the policy waiver.

Commissioner McGinn seconded the Motion.

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

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**VOTE**

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

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

**M. COMMUNITY HEALTH DEPARTMENT MONTHLY REPORT.**

**MOTION**

Chairman Winters moved to defer this Item for 1 week.

Commissioner Hancock seconded the Motion.

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

**VOTE**

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

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

**N. REPORT OF THE BOARD OF BIDS AND CONTRACTS' APRIL 20, 2000  
REGULAR MEETING.**

**Mr. Darren Muci**, Director, Purchasing Department, greeted the Commissioners and said, "You have

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Minutes from the April 20th. There are three items for consideration this morning.

**(1) DIGITAL COPY MACHINES- DISTRICT COURT  
FUNDING: DISTRICT COURT**

“Item one, digital copy machines for the District Court. It was recommended to accept the low bid of Xerox Corporation. That’s for a quantity of two. That total is \$20,000.

**(2) TELEPHONE SYSTEM- DISTRICT ATTORNEY & APPRAISER  
FUNDING: DISTRICT ATTORNEY & APPRAISER**

“Item two is an upgrade for an existing telephone system for the District Attorney and the Appraiser. It was recommended to accept the only bid of Lucent Technologies. This amount, which we are still finalizing, will not exceed \$45,000. This will make it completely Y2K compliant and provide them with the services they need. Again, Lucent is the manufacturer of this particular system. There’s one page that follows of discussion on that item.

**(3) INMATE & PAY TELEPHONE EQUIPMENT AND MANAGEMENT SYSTEM-  
SHERIFF, DIVISION OF INFORMATION & OPERATIONS & DIVISION OF  
HUMAN SERVICES  
FUNDING: SHERIFF, DIVISION OF INFORMATION & OPERATIONS &  
DIVISION OF HUMAN SERVICES**

“Item three is inmate and pay telephone equipment and management system service for the Sheriff, Division of Information and Operations and Division of Human Services. It was recommended to accept the only proposal received of Southwestern Bell Telephone Company. 42% commission rate for inmate telephones and 20% for all public pay telephones. This includes services of A T & T for long distance services and a managing company for the inmate telephone system.

**ITEMS NOT REQUIRING BOCC ACTION**

**(4) EMERGENCY MEDICAL SERVICE VEHICLES- FLEET MANAGEMENT  
FUNDING: FLEET MANAGEMENT**

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- (5) **PNEUMATIC LINE 9 WHEELED ROLLERS- FLEET MANAGEMENT**  
**FUNDING: FLEET MANAGEMENT**

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- (6) **ARCHITECTURAL, ELECTRICAL, MECHANICAL OR INDUSTRIAL**  
**ENGINEERING SERVICES- OFFICE OF FACILITY PLANNING &**  
**REMODELING, DEPARTMENT OF CORRECTIONS**  
**FUNDING: OFFICE OF FACILITY PLANNING & REMODELING**

“There were three items that did not require action at that particular time. They were all tabled. Emergency Medical Services vehicles, pneumatic line 9 wheeled rollers and architectural engineering services.

“I’ll be happy to take questions and recommend approval of the Minutes of the Board of Bids and Contract.”

**Chairman Winters** said, “All right, thank you, Darren. Commissioner Hancock.”

**Commissioner Hancock** said, “Darren, this item three is the agreement with Southwestern Bell concerning the telephones inside the . . . “

**Mr. Muci** said, “That is correct. The actual inmate telephones.”

**Commissioner Hancock** said, “My concern all along on this, and I don’t know if there’s an answer or not but I’m going to voice it and put it on the record anyway, is that the total cost to the inmate and whoever they’re calling for this service. It’s almost to the point, it’s cheaper to drive down and visit whoever you want to visit, versus making the telephone call. It’s an extraordinary amount and it seems to go up pretty fast. It’s gone up really fast over the years. Seems to me it was a buck and a half when we started and what now?”

**Mr. Muci** said, “It is \$4.35 per call and I’m probably not the best person to speak to this but I’ll do my best, in that the inmates are allowed one telephone call as they arrive in the jail and then, at that point, once they are incarcerated, then they have to ask permission to use the telephones and the calls are a maximum of 20 minutes in length. So, if we look at it in that regard, if they use all 20 minutes, it reduces the cost per

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minutes to about 22 cents per minute.”

**Commissioner Hancock** said, “Even for a local call?”

**Mr. Muci** said, “Even for a local call.”

**Commissioner Hancock** said, “The only thing that happens there is just one assistance. I don’t want to get into it. It’s a ridiculous thing that they’re doing to us on these things. It should be cheaper. If there’s anybody else in town who can do it cheaper, I’d certainly do it. It’s a ridiculous thing. That’s all I have to say.”

**Chairman Winters** said, “Okay, thank you. Commissioner Sciortino.”

**Commissioner Sciortino** said, “Darren, as I understand it, these tariffs are set by the State. We have no control over what the tariffs are. This only thing is what percentage of this money would we like to keep to the benefit of Sedgwick County taxpayers, as opposed to let Southwestern Bell keep the money.”

**Mr. Muci** said, “That is basically the position, yes sir.”

**Commissioner Sciortino** said, “Okay.”

**Chairman Winters** said, “All right, thank you. Any other comments or questions regarding the Bid Board Minutes? If not, what’s the will of the Board?”

**MOTION**

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

Commissioner Sciortino seconded the Motion.

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

**VOTE**

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

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

**CONSENT AGENDA**

**O. CONSENT AGENDA.**

**1. Right-of-Way Agreements.**

- a. One Easement for Right-of-Way, One Temporary Construction Easement and One Permanent Drainage Easement for Sedgwick County Project No. 833-I, J, N½ K; Webb Road: North Wichita City Limits to K-254; Payne Township. CIP #R-238. District #1.
- b. One Temporary Construction Easement for Sedgwick County Project No. 781-AA-3052; Bridge on 311th Street West between 87th and 95th Streets South; CIP# B-336. District #3.
- c. One Floodway Reserve Easement for Sedgwick County Project – United Warehouse Addition. District #4.

**2. Section 8 Housing Assistance Payment Contract.**

<u>Contract Number</u>	<u>Rent Subsidy</u>	<u>District Number</u>	<u>Landlord</u>
V2033	\$190.00	3	Thomas Brown, Jr.

**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.**

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<u>Contract Number</u>	<u>Old Amount</u>	<u>New Amount</u>
V99027	\$170.00	\$169.00
V2032	\$304.00	\$370.00
V2014	\$250.00	\$227.00
V98000	\$99.00	\$104.00
C2017	\$270.00	\$590.00

- 4. Order dated April 19, 2000 to correct tax roll for change of assessment.**
- 5. Authorization per K.S.A. 79-2012 to withhold delinquent personal property taxes under the County Treasurer's certifications (two) dated April 26, 2000.**
- 6. General Bills Check Register of April 21, 2000.**
- 7. Payroll Check Register of April 17, 2000.**
- 8. Budget Adjustment Requests.**

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

**MOTION**

Commissioner Gwin moved to Approve the Consent Agenda as presented.

Commissioner McGinn seconded the Motion.

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

**VOTE**

Commissioner Betsy Gwin	Aye
Commissioner Bill Hancock	Aye
Commissioner Carolyn McGinn	Aye

**Regular Meeting, April 26, 2000**

Commissioner Ben Sciortino	Aye
Chairman Thomas G. Winters	Aye

**Chairman Winters** said, "Is there other business? At this time I will recess the Regular Meeting of the Board of County Commissioners."

**The Board of Sedgwick County Commissioners recessed to the Sewer District and Fire District Meeting 11:06 a.m. and returned at 11:10 a.m.**

**Chairman Winters** said, "Is there other business to come before this Board?"

**P. OTHER**

**MOTION**

Commissioner McGinn moved that the Board of County Commissioners recess into Executive Session for 10 minutes to consider consultation with Legal Counsel on matters privileged in the Attorney Client relationship relating to pending claims, litigation, legal advice, and personnel matters of non-elected personnel and that the Board of County Commissioners return from Executive Session no sooner than 11:19 a.m.

Commissioner Gwin seconded the Motion.

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

**VOTE**

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

**Chairman Winters** said, "We're adjourned into Executive Session."

**The Board of Sedgwick County Commissioners recessed into Executive Session at 11:10 a.m.**

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**and returned at 11:25 p.m.**

**Chairman Winters** said, "I'll call back to order the Regular Meeting of the Board of County Commissioners, April 26th, 2000. Let the record show that there was no binding action taken in Executive Session. Is there any other business to come before this Board? Seeing none, the meeting is adjourned."

**Q. ADJOURNMENT**

There being no other business to come before the Board, the Meeting was adjourned at 11:25 a.m.

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

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

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**CAROLYN McGINN**, Chair Pro Tem  
Fourth District

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**BETSY GWIN**, Commissioner  
First District

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**BILL HANCOCK**, Commissioner  
Second District

**Regular Meeting, April 26, 2000**

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**BEN SCIORTINO**, Commissioner  
Fifth District

ATTEST:

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**James Alford**, County Clerk

APPROVED:

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, 2000