

**MEETING OF THE BOARD OF COUNTY COMMISSIONERS  
SITTING AS THE GOVERNING BODY OF FIRE DISTRICT #1**

**REGULAR MEETING**

**November 16, 2005**

The Regular Meeting of the Board of the County Commissioners of Sedgwick County, Kansas, was called to order at 11:05 a.m., on Wednesday, November 16, 2005 in the County Commission Meeting Room in the Courthouse in Wichita, Kansas, by Chairman David M. Unruh; with the following present: Chair Pro Tem Ben Sciortino; Commissioner Tim R. Norton; Commissioner Thomas G. Winters; Commissioner Lucy Burtnett; Mr. William P. Buchanan, County Manager; Mr. Bob Lamkey, Director, Division of Public Safety; Mr. Rich Euson, County Counselor and Ms. Lisa Davis, Deputy County Clerk.

**ROLL CALL**

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

**CONSIDERATION OF MINUTES:** Regular Meeting, October 26, 2005

The Clerk reported that all Commissioners were present at the Regular Meeting of October 26, 2005.

**Chairman Unruh** said, "Commissioners, you've had the opportunity to review the Minutes of October 26<sup>th</sup>. Are there any additions or corrections?"

**MOTION**

Commissioner Sciortino moved to approve the Minutes of the Regular meeting of October 26, 2005.

Commissioner Burtnett seconded the motion.

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

**Regular Meeting, Fire District #1, November 16, 2005**

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Burtnett	Aye
Commissioner Sciortino	Aye
Chairman Unruh	Aye

**Chairman Unruh** said, “Madam Clerk, call the next item.”

**NEW BUSINESS**

**A. AGREEMENT WITH WILD WEST COMMERCIAL, LLC FOR SEDGWICK COUNTY TO PURCHASE LAND TO BE USED FOR RELOCATION OF A FIRE STATION.**

**Mr. Bob Lamkey**, Director, Division of Public Safety, greeted the Commissioners and said, “To give you and the viewing audience more background, I would remind you that over the next few years, the Fire District is planning to relocate five fire stations, over the next two years and beginning in late spring, early summer we started to embark on the process to identify available sites and locations for the first two of our fire stations.

The importance of this process of course is a suitable location, one that extends the service to the Fire District to its constituents in a manner in which it allows first the best possible response. Secondly, it extends the insurances benefits of being in the Fire District to as many constituents as we can and to provide public visibility and access for this public building.

A second factor is this sufficiency of the arterials serving the fire station, both the primary and secondary roads, again to provide rapid response, station circulations and the ability to go in a number of directions.

As we looked at this process, we also desire to have urban services, wherever possible for our fire station. That is water, gas, electric, sewer and tele-communications. It reduces the size of the site that we need and we’ve seen over the years with the septic systems that we have that it’s to our benefits to have those services, if they’re available.

We’re looking to sites that are relatively easily buildable, don’t require a lot of site work in that process, and of course we’re looking for a fair price in this process, so those were the dimensions that we’re looking at.

## **Regular Meeting, Fire District #1, November 16, 2005**

This particular site is the movement of Station 32, at 53<sup>rd</sup> and 135, to the area in the vicinity of 77<sup>th</sup> North, in the vicinity of the Greyhound Park. The Fire Department, with the help of our consultant's report, determined that that was the area that met the needs that we talked about earlier, in terms of location, supporting the constituencies and having the arterials in place.

And you need to be aware that our current plan is also to locate fire administration on this site, so we're looking at a site of about two acres. This will be the largest fire station that we build. It will have six bays, that is three entries and will house the hazardous materials team, as well as the normal response vehicles on that site.

We explored a number of options during that period of time. I think we looked at five locations, and about six permutations during that period of time and very carefully looked at it and we came back with the reasons above that the property offered by Wild West World Limited was the best location for the fire department.

As you're aware, 77<sup>th</sup> in that vicinity, and the entry point and this fire department will sit essentially across the street from the entry to the Greyhound Park. As you're aware, the wood and configuration of 77<sup>th</sup> and that street is more significant than it is farther down, in different directions. It's approximately located to I-135, so there's easy access to move south and north, as we have to do, and it's not far from Hydraulic and will give us that some north/ south movement for areas nearby.

The site that will be provided for development will be providing urban services, which will include fiber-optic connections, so that's part of the site plan for Wild West World. Secondary roads will be provided, so that there's access for the circulation that's required. It's a very visible location in this process and it meets the timing, their development meets the timing of our desire to erect this station, which will, in our plan, will be the second station that we will install.

We looked at, again, a whole host of things that were offered to us. We were even offered free land that turned out not to be free. I mean, there was some development costs that we were asked to pitch in to that turned out really to not be viable in this process.

And so as we sat down and did our analysis of the cost of development and those processes, we feel this is a fair price and we're recommending that approve and authorize the Chairman to sign. The asking price is \$170,818, which is about two dollars a square foot. There is a potential for up to \$106,000 in specials, to share in the cost of the infrastructure that's so important to this process. That is a maximum price. That hasn't been finally determined at this particular point."

**Chairman Unruh** said, "Are you ready for questions?"

## Regular Meeting, Fire District #1, November 16, 2005

**Mr. Lamkey** said, "I am."

**Chairman Unruh** said, "All right, good. I guess the question I would have is a reaffirmation of what I guess you just said, that you have investigated a variety of options in different sites and taken them through some sort of an analytical grid, considering all of the components of your analysis you just mentioned and this is the place, including in your analysis the offer of, what at least superficially, was a free piece of property."

**Mr. Lamkey** said, "Correct. As you know, as we go out and purchase property, there is a purpose to that. It needs to serve the needs of the entity that has it, so where you may have lots of choices, you try to focus on the best choice for the value and the dollars that you're investing, and we believe this site does that for us."

**Chairman Unruh** said, "Okay. And you have also considered the fact that the county owns property directly north and that will provide an option, but . . ."

**Mr. Lamkey** said, "Yes, in fact that was the first choice of the Fire District is to look at property that the county owns. Part of that property is held in the lease by the Greyhound Park and for their business purposes, and the nature of the lease, they were not inclined to want to relieve themselves of any of that property."

The other piece of property that the county owns that again we looked at very carefully is a piece of property that is east of the entry to the Greyhound Park that is unfortunately Spotted Skunk reserve area. When we built the 4-H Center, we re-designated that land as Spotted Skunk and that's about a year process, to work with the feds to get that re-designated. It's also a fairly rough area. By it's nature is riparian, which means it has trees and creeks and those things, so it would also take a considerable amount of work to get that site to be suitable, so that was the absolutely first place that we looked at.

We looked at a site that is east of the interchange and we looked at a number of sites along 77<sup>th</sup> Street and we looked at one site on Hydraulic. And again, as we did the analysis and looked at how the cost compared and the utility of the fire department, we kept coming to the Wild West site, in terms of a site that we'll be able to build on pretty readily with a minimum amount of work and that has the utilities and infrastructure, visibility, the road structure that would be important to us."

**Chairman Unruh** said, "And going a mile further north took us out of our target area?"

## Regular Meeting, Fire District #1, November 16, 2005

**Mr. Lamkey** said, "That's correct. Again, as we went through this process, we were challenged by ourselves, by commissioners, by the manager on this decision making process and going to 85<sup>th</sup> Street really adds about a minute and a quarter to a minute and a half response to work where most of our responses are and that is in the Park City and Kechi area. So from a response perspective, that wasn't suitable. We looked how far north can you go along Hydraulic, for instance, and county property and do that and there are other facilities that would have to be moved that would again, incur a cost to us in this process. So as we came down to the final answer and solution for the Fire District and for the delivery of their services, this we believe is the best site."

**Chairman Unruh** said, "Okay. Well, and I see Chief Curmode here and part of his staff and the Fire Marshal and you all are in agreement with this recommendation? They're nodding yes. Okay."

**Mr. Lamkey** said, "They are anxious to begin the process and I think the process of deciding this and doing the analysis, quite frankly I think they found frustrating, but it was absolutely necessary in order to look at the options and look at them carefully, because a number of them came at different times, as people that were interested in the fire department being part of their development made offers and change of offers, we had to evaluate each one of them in comparison to the other offers that we have."

**Chairman Unruh** said, "All right, we have a question from Commissioner Burtnett."

**Commissioner Burtnett** said, "Well, it really just more a comment. I just wanted to let Bob know that I'm going to be very supportive of your decision on this location. I know you've done your due diligence on it and I commend you for constantly coming to my office and updating me on how things were going, as I would get phone calls from people wanting to donate land, etcetera. You were very open with me, and I appreciate that, so I just want you to know, I'm going to be very supportive of this location."

**Chairman Unruh** said, "All right. Well Commissioners, we're at the point now . . . Commissioner Norton."

**Commissioner Norton** said, "Bob, this is in the county. Is that correct?"

**Mr. Lamkey** said, "That's currently in the county, correct."

**Commissioner Norton** said, "Currently in the county, but it's surrounded by Park City on a lot of . . . could be."

**Mr. Lamkey** said, "Could be and in fact, depending on how that area develops, if Park City chooses to annex it, it will be in Park City."

## **Regular Meeting, Fire District #1, November 16, 2005**

**Commissioner Norton** said, "Okay. I guess one of my concerns is that today we have an agreement with Park City. It falls right in the middle of it, but what if at some point Park City decides to drop out of the Fire District? Now we have a station that's located in the heart of another city, a small city."

**Mr. Lamkey** said, "Well, I guess I would tell you, where we have placed the station is certainly north of Park City in this process and any community that . . . so I think we've tried to balance that process, in terms of the constituents that are north and south and we've got Kechi in that process and again, in terms of looking at where we are today, projecting the grow patterns, and operating under the assumption that the cost for starting your own fire service is high, and that the service that we deliver is well appreciated by the communities, we anticipate being there for a long time."

If it eventuates that our needs are no longer there, then we'll be back to some future commission at some future date, looking to relocate once again, but again, the building will be crafted that certainly it can be put to other uses."

**Commissioner Norton** said, "The second question is that you talked about housing Haz Mat there and I'd always thought that a more logical location would be closer to Vulcan Chemical, where there's I think the biggest chance for some hazardous material process."

**Mr. Lamkey** said, "Actually, the plan that the fire district has, in looking at where their calls are and where the services are is actually going to relocate the technical rescue crews to Station 38, in the vicinity of Haysville. Most of the calls that we have for technical rescue, water rescue are in that quadrant. Is that not correct, Chief Brazil? And so as we've . . . and those will be our two largest stations and those will be our two special service stations. That was, from the Fire District's perspective, was the best operational configuration, to put Haz Mat in the north, knowing that Vulcan is down there, but my understanding is there are a number of hazards north as well, and we put the technical rescue team, that's currently at Station 37, down at Station 34 to take advantage of that larger station for their equipment, so we'll have our special missions. One will be in this station, near the Greyhound Park, Coliseum area and the other one will be in the station near Haysville, so they're distributed where most of the calls come from most of the time."

**Commissioner Norton** said, "Okay. That's all I have, Mr. Chair."

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

**Commissioner Sciortino** said, "This is of Mr. Euson. Something was just said that I . . . can a city annex a county property? I mean, if we own . . . like, could the City of Park City annex the Coliseum? I mean, can they annex county-owned facilities?"

**Regular Meeting, Fire District #1, November 16, 2005**

**Mr. Richard Euson**, County Counselor, greeted the Commissioners and said, “Yes, sir. It depends on what it is. Some . . . if it’s a park, they might not be able to, but in this type of situation, yes. But I think the property at the Coliseum is too many acres to be annexed.”

**Commissioner Sciortino** said, “But I mean, they can, if we’re abutted like right here, they could annex the Fire Station and it becomes within the ci . . . I mean, I know we don’t pay taxes of whatever, but I didn’t realize that you could annex county property. Thank you.

Well, then that goes . . . Okay, but they can. Okay, that’s all I wanted.”

**Chairman Unruh** said, “Okay, thank you. Well Commissioners, are there any more questions about this request?”

**MOTION**

Commissioner Burtnett 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 Norton	Aye
Commissioner Winters	Aye
Commissioner Burtnett	Aye
Commissioner Sciortino	Aye
Chairman Unruh	Aye

**Chairman Unruh** said, “Commissioners, is there anything else to come before the Fire District? Okay, well Chief Curmode, your staff and Fire Marshal Milspaugh, thank you for being here. I know you were out late last night to a banquet. Glad to see you up and at ‘em early this morning. If there’s nothing else to come before the Fire District, we will adjourn the Fire District meeting.”

**B. OTHER**

**C. ADJOURNMENT**

**Regular Meeting, Fire District #1, November 16, 2005**

There being no other business to come before the Board, the Meeting was adjourned at 11:14 a.m.

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

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**DAVID M. UNRUH**, Chairman  
First District

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**BEN SCIORTINO**, Chair Pro Tem  
Fifth District

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**TIM R. NORTON**, Commissioner  
Second District

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

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**LUCY BURTNETT**, Commissioner  
Fourth District

ATTEST:

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**Don Brace**, County Clerk

APPROVED:

\_\_\_\_\_, 2005