

MEETING OF THE BOARD OF COUNTY COMMISSIONERS

REGULAR MEETING

December 13, 2006

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, December 13, 2006 in the County Commission Meeting Room in the Courthouse in Wichita, Kansas, by Chairman Ben Sciortino, with the following present: Chair Pro Tem Lucy Burtnett; Commissioner David M. Unruh; Commissioner Tim R. Norton; Commissioner Thomas G. Winters; Mr. William P. Buchanan, County Manager; Mr. Rich Euson, County Counselor; Ms. Sheena Lynch, Senior Project Assistant, Division of Human Resources; Ms. Irene Hart, Director, Division of Community Services; Mr. Ron Holt, Assistant County Manager; Mr. Andy Schlapp, Director, Government Relations; Ms. Jo Templin, Director, Division of Human Resources; Mr. David Miller, Director, Budget Department; Mr. Chris Chronis, Chief Financial Officer; Mr. Tom Pletcher, Clinical Director, Comprehensive Community Care; Ms. Claudia Blackburn, Director, Health Department; Mr. John Nath, Director, Kansas Coliseum; Mr. David Spears, Director, Bureau of Public Works; Ms. Iris Baker, Director, Purchasing Department; Ms. Kristi Zukovich, Director, Communications; and, Ms. Lisa Davis, Deputy County Clerk.

GUESTS

Senator Phil Journey, Chair, South Central Kansas Delegation.

King David Davis, Wichita, Ks.

Ms. Sally Frey, Director, KDOC/ Sedgwick County Offender Reentry Program;

Mr. Tim Farrell, Weaver Manufacturing.

Mr. Wes Darnell, Arena Design Consortium.

INVOCATION

The Invocation was led by Pastor Rick Cline of Central Church of Christ, Wichita.

FLAG SALUTE

ROLL CALL

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

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CONSIDERATION OF MINUTES: Regular Meeting, November 22, 2006

The Clerk reported that all Commissioners were present at the Regular Meeting of November 22nd, 2006.

Chairman Sciortino said, “Commissioners, I believe you’ve had a chance to review the Minutes of the meeting of November 22nd. What is your will?”

MOTION

Commissioner Burtnett moved to approve the Minutes of the regular meeting of November 22, 2006.

Commissioner Norton seconded the motion.

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

VOTE

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

Chairman Sciortino said, “Commissioners, with your permission, I would like to move an item, Item O up to the first, because we have Senator Phil Journey with us and he’s involved in this item and I think it would be a good thing not to have him sit through our entire meeting. So with your permission, I’d like to move Item O. Is that okay?”

MOTION

Commissioner Winters moved to change the order of the agenda to consider Item O now.

Commissioner Unruh seconded the motion.

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

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VOTE

Commissioner Unruh	Aye
Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Burnett	Aye
Chairman Sciortino	Aye

Chairman Sciortino said, “Thank you very much. So now, Madam Clerk, would you call Item O.”

O. PRESENTATION OF AWARD FOR SERVICE TO SENATOR PHIL JOURNEY, 2006 CHAIRMAN OF THE SOUTH-CENTRAL LEGISLATIVE DELEGATION.

Chairman Sciortino said, “Senator Journey, for the last year, Senator Journey headed up our South Central Kansas Delegation and is our . . . we would like to really let you know publicly that we really appreciate your leadership with our delegation and wish you the best of luck in the upcoming legislative, because there’s going to be a lot of sessions here, but Phil has really served Sedgwick County for a long time now. He’s been a dedicated public servant and this award is just letting you know that the people of Sedgwick County really appreciate your leadership this past year and we really appreciate it. Please say a few words.”

Senator Phil Journey, Chair, South Central Kansas Delegation, greeted the Commissioners and said, “I want to say that I sincerely appreciate this recognition of the efforts made by the South Central Delegation, but the reality is that I’m just the cheerleader and every member, every senator, every representative of the delegation was the team and it was the team that worked together in a bipartisan way to get enacted the subsidies for airfares here in Sedgwick County and also to get the gang bill passed, which did a significant improvement in the tools that are available to law enforcement in the state in dealing with the very difficult issue of organized gangs and their criminal activity in the state.

I hope that in the reorganization that occurs on January 4th, that we can continue this spirit of bipartisanship, which is unprecedented and the activities of the South Central delegation and I do have some concerns, but I believe we can continue to work together, despite the acrimony in the past election cycle, to serve the best interests of the citizens and the county itself, and the south central region.

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I want to remind everyone that tonight in the jury room, at 7:00 is a public meeting. The delegation will be in attendance, if anyone wants to attend. You'll have a couple of minutes to address the delegation and I want to again thank you on behalf of the entire delegation, republicans, democrats, senators and state representatives for this recognition for their efforts. Thank you again."

Chairman Sciortino said, "Thank you. Madam Clerk, would you call the next item please."

AWARDS

A. PRESENTATION OF CAREER DEVELOPMENT CERTIFICATES

1. DIVERSITY/CULTURAL AWARENESS

- **SHEENA LYNCH** **HUMAN RESOURCES**
- **EKE MBA** **SHERIFF'S OFFICE**
- **ALICE PARKER** **CORRECTIONS**
- **JAMES RILEY** **CORRECTIONS**
- **JARED SCHECHTER** **SHERIFF'S OFFICE**
- **THELMA SPILKER** **COMCARE**
- **ROBYN STEVENSON** **APPRAISER'S OFFICE**

2. PROFESSIONAL

- **JOY BUSH** **TAG OFFICE**
- **KATHLEEN CRIPPEN** **TAG OFFICE**
- **ALESIA DRAPER** **CORRECTIONS**
- **CAROLYN FLEMING** **TAG OFFICE**
- **ALICE PARKER** **CORRECTIONS**
- **CRYSTAL RATCLIFF** **TAG OFFICE**
- **CALEB YODER** **EMERGENCY MEDICAL SVC.**

3. SUPERVISORY/MANAGEMENT

- **CYNTHIA ANTHONY** **FLEET MANAGEMENT**
- **KAREN MILES** **APPRAISER'S OFFICE**
- **JARED SCHECHTER** **SHERIFF'S OFFICE**
- **CALEB YODER** **EMERGENCY MEDICAL SVC.**

Ms. Sheena Lynch, Senior Project Assistant, Division of Human Resources, greeted the

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Commissioners and said, "May I please have all the employees receiving certificates please join me on this site of the room.

We are here today to award these employees career development certificates. I would like to thank them for their hard work and dedication, as I know this can be a long process. I would also like to thank their supervisors and managers for giving them time away from the office to pursue their employee training.

Our first recipient of the Diversity/Community Awareness certificate is Chris Mba from the Sheriff's Office; Alice Park from Corrections; James Riley from Corrections; Jared Schechter from the Sheriff's Office; Thelma Spilker from COMCARE; Robyn Stevenson from the Appraiser's Office.

And those employees receiving the certificate for Professional Development are Joy Bush from the Tag Office; Kathleen Crippen from Tag Office; Alesia Draper from Corrections; Carolyn Fleming from the Tag Office; Alice Parker from Corrections; Crystal Ratcliff from the Tag Office; and Caleb Yoder from EMS.

Those receiving certificates for the Supervisory Management are Cynthia Anthony from Fleet Management; Karen Miles from the Appraiser's Office; Jared Schechter from Sheriff's Office; and Caleb Yoder from EMS and that's all. Thank you."

Chairman Sciortino said, "Well, you know before you all leave, let me say something nice about everyone that's received the award. You did this voluntarily. You went out and improved your education, so that you could better serve the citizens of Sedgwick County and most of the citizens don't realize the extra effort that you all put out. People are very quick to criticize and very slow to compliment. It's just one of the things that happens, but I want to know that commissioners here at this bench really do know how much hard work you put in and how much we really do appreciate your service to Sedgwick County. I just wanted you to know that. Thank you. You can leave now. Why don't we just take a second or two and let these people get back to their work.

Madam Clerk, would you call the next item please."

CITIZEN INQUIRY

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B. REQUEST TO ADDRESS THE BOARD OF COUNTY COMMISSIONERS REGARDING THE SEDGWICK COUNTY JAIL.

King David Davis, Wichita, greeted the Commissioners and said, "In regards to Sedgwick County Jail, to charge or not to charge. Once again, it is with great respect and gratitude of heart that I have this opportunity to stand humbly and honorably in your presence. Good morning, commissioners, standard bearers and overseers of this great land we call Sedgwick County. My name is King David Davis, a name given to me by my mother, a burden of honor for which I have no escape and a pair of oversized shoes for which my feet will never fit.

Today, I come to you concerning your idea of charging the city for their use, or in my opinion, potential misuse and abuse of its arresting and jailing powers. For many years now I have been on a mission to learn, verify and document the truth so when the time came, I could speak with authority, knowledge of the facts, wisdom to help guide us through, which giving a few political bad guys some incentives to stay on their best behavior.

I believe to have a good and healthy leadership environment, there will always be a strong sense of leadership, accountability, to the citizens whom they serve, to the institution they have become entrusted with and to the God of our nation, whom they are bound by sworn oath.

There is a fundamental principle that I believe is self-evident and commonly known to all. You see, without the rod of correction and the whip of accountability, mankind is prone to become excessive, abusive and sometimes cruel, especially when it comes to political power. In the same like fashion, if the abuses are there, so is there a lacking of honor and accountability from the leadership. Abraham Lincoln once said if you want to know a man's character, give him power. I say if you want to know the character of the leadership, just look at the way those entrusted with the power conduct themselves amongst the weakest of the people, the least valued or those most outspoken.

In fact, I stand here today as a testament to the fact that such abuses are occurring and to a degree most folks would find hard to believe. My dear friends, I am convinced we have a run-away train and political children at the helm. You see, the misuse and abuse of the city's use of the jail and their citizens is but the tip of the iceberg.

Commissioners, I believe it is the honorableness of your goals, the wisdom of your experience and your willingness to come together and do the right thing as one voice and the best interest of all of us that I believe will be the prevailing factor as you go about bringing some balance in the misuse of Sedgwick County Jail.

I can tell you, for an absolute fact, there is a criminal element in law enforcement that I have seen with my own eyes, so absolute disregard for the institution of government and the citizens whom

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they are sworn to serve humbly, and the people of Sedgwick County who end up footing the bill. I remember when the citizens of Wichita were counting on their leadership to protect them from leadership standards of arrogance, greed and violence, from proliferating in law enforcement and local government and according to their own contract with the city, they were to maintain the highest levels of honor, while preserving the public's trust, an agreement they failed to carry out. Despite all the tools the leadership of city hall had, they still let us down in a very big way. Now all of us are paying the price for it.

Now we turn to you to protect us from those who could not, would not or just simply did not know how. I believe the solution is three-fold. One, you have to set a standard that says you are serious and one that can be felt and implemented. Two, we must promote, advocate and insist on bringing about a leadership environment that will take what has been started to its final conclusion. And three, the community has to get involved in identifying those who misuse government authority, while abusing their own citizens. I believe this is a good example where honorable leadership, rise above our differences, focus on those things that matter most, so the community can have some real hope of moving forward together, respectively, and the political bad guys can start giving their misdeeds some second thoughts.

One last thought, when it comes to the leadership standards of the honorable, as it pertains to accountability, they will thank you and be pleased with the opportunity to make things better. And with that having been said, I believe the establishment of the leadership standard of honor for the City of Wichita would be, without a doubt, the next item to order. Thank you.”

Chairman Sciortino said, “Thank you, sir. Next item please, Madam Clerk.”

PUBLIC HEARING

C. PUBLIC HEARING AND RESOLUTION PROVIDING THE TERMS AND

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CONDITIONS FOR AD VALOREM TAX EXEMPTIONS TO WEAVER MANUFACTURING.

Ms. Irene Hart, Director, Division of Community Development, greeted the Commissioners and said, "Several weeks ago, I was here to talk to you about industrial revenue bonds, which were a large allocation and tax exemption for a larger manufacturing company. At that time, I mentioned that there were other kinds of economic development incentives provided by the State of Kansas to help the small guys and I'm here today to talk to you about one of those exemptions.

The constitution of the State of Kansas provides an exemption for equipment used in manufacturing and it needs to meet certain conditions. Weaver Manufacturing is here today with a request for an economic development tax exemption, which is provided for in the constitution of the State of Kansas. Weaver is a supplier to the aviation industry and this is the third time they've appeared before you, so they are a small company that's continually on a growing curve.

Today, well last year they purchased a new piece of machinery that cost nearly three quarters of a million dollars and with that, five new jobs will be created. The equipment is a computerized, state of the art manufacturing piece of equipment. The purchase and the request for exemption does meet the conditions, as identified in the constitution in that there is a public benefit, because it increases our . . . it advances our economic development goals, it creates additional jobs and it leverages private investment.

The company has agreed to a fire service agreement, which will appear on your Fire District agenda later on today. Tim Farrell, President of Weaver Manufacturing is here today, as well as Ed Dunn, CPA, who helped put this together. We'd be happy to answer any questions or stand by for after the public hearing."

Chairman Sciortino said, "Okay. Commissioners, any questions of Irene prior to opening up the public hearing section of this item? At this time, I will open up the public hearing and ask is there anyone here that would like to speak out against this item? Seeing none, is there anyone here that would like to speak out in favor of this item? Okay, I'll now close the public hearing and limit the discussions to the bench. Commissioner Winters."

Commissioner Winters said, "Thank you. Irene, a question for you again. Each time we do one of these procedures, there is a cost/ benefit study that is embarked upon to really look at the benefit payback and that study has been done on this particular case. Is that correct?"

Ms. Hart said, "It has been done. It's over with my notebook and it's quite an extensive study and it is a positive cost/ benefit analysis."

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Commissioner Winters said, "I did see part of it is in our backup and I mean, it is a complicated formula that is gone through. It's not just a simple decision by someone saying 'this looks like a good plan, so it ought to be good'. There is a procedure to see that this is meeting the objectives of our job growth and creation and this is an instance of bringing dollars into the community and sending products someplace else and it fits all of those ratios."

Ms. Hart said, "Yes sir."

Commissioner Winters said, "All right, that's the only question I had. Thank you."

Chairman Sciortino said, "Irene, I noticed in the backup that Weaver had anticipated, when they started the expansion in 2004, that they would add 15 jobs between 2004 and 2008. How many have they already added?"

Ms. Hart said, "Sir, I can't answer that question."

Chairman Sciortino said, "Is Mr. Weaver here? Perhaps maybe he could answer that for us. Come to the podium."

Mr. Tim Farrell, President, Weaver Manufacturing, greeted the Commissioners and said, "I think we've added probably 10 or 15 employees already. It continues to grow and I'm still looking for more employees. We've added a bunch more equipment too, so we're growing over there on South West Street."

Chairman Sciortino said, "Great, and then it also states here that you're thinking about adding even additional employees with this item."

Mr. Farrell said, "Yes, we are."

Chairman Sciortino said, "Well, I personally, commissioner, think that this is a fantastic way. Oftentimes, what gets the press is big companies that get these, but to encourage our existing, smaller companies, the same conceptual opportunity is a good thing. So thank you. That's all the questions I had. But sir, no, you're still in the hot seat. Commissioner Winters."

Commissioner Winters said, "Well, while we've got a small business person here, kind a little bit off the subject, though you indicated that you are hiring people and Sedgwick County Commissioners have taken a real effort to try to be involved in technical training and education and

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make sure we've got a workforce. As a small business person, do you find it difficult to find the quality of people that you're looking for? I assume you're able to find them eventually, but how . . . is it sometimes difficult to find that right person?"

Mr. Farrell said, "It becomes more difficult to find the right people to run the CNC machines that we have. What we've tried to do is we've set up our own training programs within our company to bring people in and we have, you know, a week long training session so that we . . . we've trying to bring less skilled people in so that we can train them, because the skilled people aren't necessarily out there right now."

Commissioner Winters said, "Okay, all right. Well, thank you for those comments and best of luck in this purchase of this new equipment."

Mr. Farrell said, "All right, thank you very much. Am I still up here?"

Chairman Sciortino said, "No, I think you're excused right now. Commissioners, I see no other questions, so what's the will of the board on this item? I've already closed the public hearing so I think now . . ."

MOTION

Commissioner Winters moved to adopt the Resolution.

Chairman Sciortino seconded the motion.

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

VOTE

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

Chairman Sciortino said, "Thank you both very much. Yes ma'am."

Ms. Hart said, "One thing I might clarify, this isn't the end of it. Sherdeill does go back on an

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annual basis to check and make sure that the jobs were created that were intended to be created. Since I'm not the one who does that, I don't have that answer right now."

Chairman Sciortino said, "So this isn't the end, this isn't even the beginning of the end, it's just the end of the beginning. Somebody said that, some time ago."

Ms. Hart said, "And you said it very well."

Chairman Sciortino said, "Okay, thank you very much. Next item please, Madam Clerk."

NEW BUSINESS

D. PRESENTATION OF UPDATE ON THE PROGRESS OF WORK WITH KANSAS DEPARTMENT OF CORRECTIONS (KDOC) ON A REENTRY PROGRAM FOR HIGH-RISK OFFENDERS RETURNING TO SEDGWICK COUNTY.

POWERPOINT PRESENTATION

Ms. Sally Frey, Director, KDOC/Sedgwick County Offender Reentry Program, greeted the Commissioners and said, "You all were . . . helped us to do this, in terms of getting this program started and we are eternally grateful. I personally eternally grateful for you all, but let me give you the history or refresh your memories.

In February of 2002, an Assembly was hosted by Wichita State University, where 130 community representatives came together and looked at the issue of offenders reentering this community and came up with some recommendations to look at, how can we create and reduce barriers for these offenders returning. The recommendations were to look at community safety, to look at the housing issue, to look at employment and to look at what support services needed to go hand in hand, as these offenders are returning to the community.

A task force was established and it was a joint and city/ county task force and it was established in 2003. I've spoken and met with the task force members and as they talk about they reviewed the recommendations from the Wichita Assembly, they collected additional information, made

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additional recommendations and then took the steps necessary to get me where I am today, in terms of implementing this program. As you know, they came to you all and said 'we have two-thirds of the money from the state, can you all come up with the other third, and you obliged and the offenders are grateful and we are grateful.

In terms of the process then from there, I was hired in January and we looked at what does evidence say and what are the models already operating in the state saying about what needs to happen with offenders returning to the community. And we looked at the Shawnee County program, which had been in existence for about two and a half years at that point and modeled the Sedgwick County program after that, as well as recommendations from the task force. To give you some of the numbers of the Shawnee County program and why we chose to look at that program, they were serving approximately 100 of the highest risk individuals coming back to that community, and the rate of folks going back to prison, at that point in time, was about two-thirds, about 60% and when you look at who is going back to prison, it is the higher risk offenders that end up going back.

The Shawnee County program was able to reduce that and only 18.5 went back to prison. And again, considering that that's the worst of the worst if you will, they were coming back to that community and they were able to get them engaged in their community, give them jobs, get them housing, so that they weren't re-offending and weren't doing more parole violations.

In terms of the Sedgwick County program, I'll talk about what our model is. We are looking at the 150 of the highest risk individuals coming back to Sedgwick County. That represents actually less than 10% of the total population being released from prison. This program is voluntary and it's an important piece of the program. We want to have people that want to get better, but have multiple, multiple barriers pitted against them when they're looking at returning to the community.

We are identifying participants when they are 18 to 12 months left on their sentence and they have to have some sort of tie back to Sedgwick County, so we're not pulling somebody that committed a crime in Kansas City and pulling them back to our community. These are folks that started here, that lived here, this is what they call home or they may have a family member that they call a pro-social tie, so we're not recruiting people for this program that do not have ties to Sedgwick County.

They have to be high risk to re-offend and what that really means is that they have multiple barriers. We use a standardized risk assessments, the LSIR, it's a Level of Service Inventory Revised, and what that looks at as multiple barriers. It looks at mental health or social adjustment, it looks at attitudes, it looks at who they hang around with and what are their criminal history, what are their

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risk factors and a score of 25 or higher automatically makes them eligible for our program.

We're also looking at things like have they been in and out of prison several times, and we currently have participants that have been in and out of prison as much as 11 and 13 times, and so we are trying to figure out what we can finally do to make the difference to help these folks reenter and stay and become productive taxpayers in our community.

We want at least 12 months to work with them, while they are still in the facility, in the correctional system. We are able to serve folks that do not have determinant sentences. It's an indeterminate sentence, so they were charged before '93 and that comes from a recommendation from the parole board and we do have several individuals that have been recommended and are in our program.

In terms of the key elements of the program, it's a detailed . . . as I mentioned, we do a detailed risk and needs assessment, so we look at the LSIR but we're also doing inventory and talk to them about what's going on. We have case managers that go in and talk to them and target those risk areas so if they do not have a GED, we help them get into the GED programs that are available in the facility. They do not have job education or training, we try to see what's available inside the facility. If they need cognitive classes, which their thinking is off, so we need to target that risk area, so that's what we do. We help them get into those types of classes while they're still inside the facility.

Again, we start looking at 12 months, we do transitional meetings at different periods of time during the work with the individuals, and we follow them into the community at least six months, once they've returned to the community. We are looking to engage them in a multiple services, we are pulling the services from the community and hoping to bring those services behind the walls and actually bring in services like literacy, if that becomes an issue. We have a partnership with the Substance Abuse Center of Kansas, where we have assessments done regarding your drug and alcohol issues, while they're still inside of the facility.

We understand that this impacts the community and we are actively involved in presenting to the community and looking for volunteers to help us out to become mentors, to do a multitude of different things with this population. One key piece that was used in the Shawnee County program is the accountability panel and that is a unique model and a unique feature. What that is is that is a panel of volunteers from this community that represent a cross section. It will be faith based, it will

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be victims, victim advocates, it will be employers, landlords. We want this to be a cross section, representing our community and they do exactly what . . . an accountability, what that sounds like, they hold our offender accountable.

But not only holding them accountable, but also celebrating their successes, which is something that the department hasn't done well necessarily, that as they come out, if they've been out . . . in and out 11 times and this time they haven't had a dirty UA, we're going to celebrate that and so we're looking at what the positives are, as they are coming back into the community. We're looking at developing those bridges between the facility and the community, including the parole and facility staff. And ultimately, we hope to reduce the risk factors that these individuals face.

In terms of our staff, I am the director and we have a re-entry coordinator and she's located in the El Dorado Correctional Facility. Her role is to look at who are the highest risk offenders coming back to this community and so she has visited every facility in this state to go interview these men and women and determine if they're eligible and if they're interested and if they want to volunteer for this program. She gets them hopefully closer to home then, so that the case managers don't have so far to go, so we're trying to get them all to El Dorado or to the Hutchinson, Winfield or the Wichita Work Release Facility.

We have three case managers, one of which is bi-lingual in Spanish so she's able to work with Hispanic population as well as Hispanic family members. And they kind of guide the training. They look at the risk factors, they identify the plan and they follow these participants as they want through this process.

We have a program specialist and that person's role is to work with the family members, that if we take them out of an environment and they're going to go right back into that environment that helped them get there, we need to look at what's going on in that environment and we need to look at how we can support the family members and perhaps help them to get services, if they have an addiction issue maybe we can get them into some services.

Recruiting volunteers is a huge piece of what it is that we're doing. We need volunteers to go inside and teach these classes that we're talking about so we can reach these offenders while they're still inside the facility and then we need mentors. Some of our mentors are actually people that have been successful through the correction system, so they've been in prison, they've been out, they've become productive taxpayers and they want to give back and those are the best mentors that we could possibly come up with.

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We have a cognitive specialist and what we know about the population that we're serving is that over half of them have kind of skewed way of thinking, and so we have to truly address that way of thinking and challenge that way of thinking and so we have somebody full-time available to do that.

We have a job specialist that her role is to actually teach job preparedness classes and get them ready, talk about how do you go do an interview, how do you present yourself, how do you sell yourself, how do you talk about that you have a felony but these are the goals and these are the things that are positive about you, and just teaching them about how to present themselves and sustain a job.

We have a business developer and this is kind of the unique . . . this is a unique position. This is the only one of its kind in the state and we're very proud of this position and the task force helped us kind of identify the vision for this piece. This person's role is to go talk to employers about the benefits of hiring people with felony records and hiring our population. The nice thing about the business developer we have is he has years and years of experience in the military, as an employer, as a landlord and he also worked in the correctional facility in El Dorado for five years, so he's seen both sides, so he understands what these men and women are facing when they come out and some of their personal challenges that they have to maintaining employment. And he's working for the 115 that we are serving, but he's also working for the over 1,500 that are already out or that are coming out. We have offenders coming into our office all the time asking for Mr. Cline and 'I understand he'll help me get a job' and he has and so this is a unique piece of this program and we're proud of this position.

We're also partnering with the city and we have a police officer liaison that is actually a city employee for the Wichita Police Department and her role is kind of multi-faceted. It's to help us with the community safety piece. It's to look at the communities and help us look at if they want to come back to this same neighborhood that they came out of, is this a good plan for this person, or do we need to look at a different community. Where do we need to look for? Is this next door to a house that seems to have a lot of drug activity or domestic violence calls or these types of things, so she can go in and she can look at that. She can talk to family members. She can also talk to the offenders.

The participants in the program don't necessarily have a trust in the police department and so to see that they actually have somebody that's not there to arrest them but is there to kind of talk about 'if you are out in the community and you get pulled over, it is okay to tell them who you are'. You don't have to . . . that's that thinking process that we're talking about, so breaking down the myths that police are bad and that she can be an ally and so that's a very important piece of what it is that we're doing and our partnership with the city.

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In addition, I'm going to kind of skip down to the housing specialist who is also with the City of Wichita and she is placed in that department. And actually talking to landlords about letting our population actually live and talking about some of the benefits. They have case managers. If there's a concern or issue, you pick up the phone and you call the case manager. They can come out and they can talk to the person. You don't have that with other tenants, so kind of talking about what those benefits are.

We also have 1.5 substance abuse specialists assigned to this program and these are very vital. Drug and alcohol often is the reason why our participants ended up where they're at, and so trying to address that is going to be crucial to their success and that is also one of the biggest reasons why they end up going back to prison, because they are unable to beat their addiction. And so working with the offenders and the participants, we have the substance abuse specialists that actually go inside the facility, meet with them before they even come out to the community, do assessments and identify what do they need and what level of treatment are they going to need. Are they going to need outpatient, so looking at those pieces.

And then we have our administrative specialist, who is becoming a pro at figuring out how to get identification for the offenders coming in. She can help get community resources. She helps us track all the information that we need to track. We have an evaluation component of that with this with the University of Kansas that's going to be very important, as we look at what it is that we're doing, making sure that we're actually having an impact.

In terms of our progress, I was hired in January and by . . . we have gradually been filling the 13 positions. We actually started working in April and enrolled our first participant. We have 100 people enrolled to date. That's 23 women and 77 men and again, if you heard, 115 so we're two-thirds of the way to capacity.

We have recruited over 20 volunteers and have them trained. We have reconvened the task force twice to kind of talk about what outlying recommendations are still out there, what can we continue to do and make sure that we're following those recommendations. And we've had two family orientations, so what we do when we've identified a participant is we contact their family and we say 'we want to help you be a pro-social support to this person as they're returning to the community and help them with services, and so we have monthly meetings pulling them together, giving them education about not enabling and talking about that thinking process and how they can help.

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Our first participant actually doesn't return to the community until May of next year, so we have the next six months to continue to work with these participants and then they'll gradually start to return to our community. In mid-year next year, the plan is that we will be co-locating with parole, which is an important piece because we will be walking along side the parole officers for that six-month period when they return to the community and making sure that they get stable and they get their job and they get the house and that they're walking the right path. And with that, I will just see if there are any questions."

Chairman Sciortino said, "I have a feeling there might be. Commissioner Unruh."

Commissioner Unruh said, "Thank you, Mr. Chairman. Well Sally, it's good to see you again. Sally and I spent yesterday in Lawrence, Kansas at the policy discussion on prison reentry and justice re-investment, the name of the conference, so I've heard much of the presentation yesterday, but just a couple of comments. You know, this is a program that the state's very interested in. We have a model in Shawnee County, Topeka that is successful. It's important for us for a couple of reasons. One is the impact it has on the state prison system. If we don't change what we're doing and likely we're going to have to build more prisons in the very near future anyway, I think the Secretary of Corrections indicated we have to build a 1,200 person prison and with what we just recently went through here at Sedgwick County and the decision to go forward with our Sedgwick County Jail, you can kind of figure those numbers. They're looking at \$180,000,000 investment and that \$50,000,000 a year in operating costs, which those numbers kind of relate to our size of a problem here in Sedgwick County.

But the whole thing is we have to do something different. We cannot continue to do what we're doing. These individuals are coming back to our community. We're not, I think you said the word, we're not recruiting people to our community. We're asking folks to voluntarily get involved in this program, but I think it's going to prove to be very beneficial, not only in terms of public safety, but it's going to be beneficial in terms of our budgets, both locally and statewide, and it's going to be beneficial because we're going to have better citizens, we're going to have a strong community because we're going to have individuals who have a better opportunity to be good citizens and taxpayers.

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So I'm very pleased with what we're doing, I'm pleased with the progress to this point and you know, for politicians, and this was brought out yesterday at the meeting, that politicians, it's good for us to take a tough on crime posture. You know, if somebody commits a crime, throw them in jail, throw away the key, out of sight, out of mind and by golly they deserve it. The truth of matter is these folks have been paying their penalty, they've been paying what the judge has imposed on them. Now they're coming out and rather than ignore them, we can do a very cost efficient program by helping these individuals become productive people in our community.

So I appreciate your effort. I think the program is going good so far and we'll just continue to . . . (*unintelligible*) No questions, Sally. You did a great job in your presentation, but that's all my comment, Mr. Chair."

Chairman Sciortino said, "Okay. Any other questions, commissioners? I have just a couple of things. First of all, I applaud the effort because I agree with Commissioner Unruh. You keep doing the same things, you're going to keep getting the same results and it takes courage to change what you're doing, but it's the only way you're going to have a chance of having more acceptable results.

For far too long, a person makes a mistake, pays the price to the state or to the county and has that on his record and nobody 'Well, we don't want a felon living next to us', well we don't want this, we don't want that. And all the doors are closed, well the only way to become gainfully employed is do what you did last time and see if you can get away with it this time. And to be able to try to work with this . . . and also the individual gets a chip on their shoulder too. As soon as somebody turns them down for a job, well he's going to blame them because they're discriminating, but maybe he walked in there with dirty jeans and a torn tee shirt and back breath or whatever. Or maybe he doesn't know the basic rudiments of how to add two and two, or how to even fill out an application legibly, so some of the responsibility is on that individual too, and I think that's what you're trying to work with them on, so conceptually, I think it's a fantastic idea and I'm glad Sedgwick County is partnering.

Now are you an employee of the DOC or are you a Sedgwick County . . . How do that work?"

Ms. Frey said, "I'm an employee of the Kansas Department of Corrections."

Chairman Sciortino said, "And what about those 14 staff people that have been hired?"

Ms. Frey said, "They are also employees of the Kansas Department of Corrections, with the exception of the police officer."

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Chairman Sciortino said, "All right, so I'm trying to get my hands around how it works mechanically. We contracted with the Department of Corrections for a service, and we've agreed to pay a certain amount for the service that you're offering to Sedgwick County."

Ms. Frey said, "Correct. The county is paying for one-third of the total package."

Chairman Sciortino said, "Okay, and this is a volunteer program, is that correct? The person does not have to join . . . so somebody is doing a very good selling job, so at least these people haven't been lost totally. They still have some desire to try to change their anti-social behavior or they wouldn't agree to the program."

Ms. Frey said, "Right. And just a comment on that, I actually sat in on one of the cognitive classes that we do and kind of helped them and answered some questions and one of the comments was 'this feels too good to be true', that I've always felt set up by the department in the past but you know, 'here's your \$100 gate money' go find a job, go find a house, see ya. And this feels too good to be true, so they're not even trusting that this is real, so I think that kind of illustrated to me that, you know, the impact that this can have."

Chairman Sciortino said, "Now if . . . I had a call here a couple of days ago from another individual that has some kind of a program. If any other group has a program that they thought they could be beneficial, do they contact the Department of Corrections and make a presentation to you all, as 'hey, we think we could help in this area or this area'. Is that how that works?"

Ms. Frey said, "We are looking for how we partner and how we can pull this community together, because you're absolutely correct. There are many faith-based organizations that are doing similar things and so trying to kind of collect that and look at that and figure out how we can work together and kind of liaison, so that's certainly a . . ."

Chairman Sciortino said, "So if we get any phone calls, if we could just direct those people to you, I assume directly to you."

Ms. Frey said, "Yes. This number right here will get them to me."

Chairman Sciortino said, "Okay, and what is that number again?"

Ms. Frey said, "It is 316-262-1040."

Chairman Sciortino said, "1040, I filled out a 1040 once. Okay, well listen, seriously I just want to wish you the very best of luck. Now we're on our second year. Is it just an annual thing with the Sedgwick County and the agreement with you all?"

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Ms. Frey said, "Correct. We were . . . kind of got a late start from that first year. We started in January, mid-year and then yes, this is kind of the second half, or beginning of the second year."

Chairman Sciortino said, "Well, I know the commission will be really excited, once we start having success, here's a person that's been in and out of prison for six years and now they've been gainfully employed for a year and they've got a house. And that goes a long way to reducing the pressure on all the institutions, not only the Sedgwick County Jail, but if we can take an individual and show them that there is an alternative, they can become a productive citizen, I don't know how you put a price tag on that. You've just saved a human being and the community is safer because of it. I don't have anything else to say. Commissioners, does anybody else have anything? So what's the will of the Board on this item?"

MOTION

Commissioner Unruh moved to Receive and file.

Commissioner Norton seconded the motion.

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

VOTE

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

Chairman Sciortino said, "Ms. Fields [sic], good luck to you. Thank you. Next item please."

E. PRESENTATION DEPICTING ROAD AND BRIDGE CONSTRUCTION PROJECTS COMPLETED DURING 2006. ALL DISTRICTS.

POWERPOINT PRESENTATION

Mr. David Spears, P.E., Director/County Engineer, Public Works, greeted the Commissioners and said, "I'd like to report to you on the projects that were constructed in the year 2006, including roads, bridges and preventive maintenance. This year, we completed about 14 miles of cold mix

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and chat seal. The roads are selected by the board and our staff, in January, and you're notified by memorandum accordingly. In addition to those projects is the 2006 construction program can be summarized as follows: 14 miles of roads were constructed by contract; 22 ½ miles of roads were treated with a latex modified slurry seal; 6 total miles of asphalt rejuvenation were accomplished; 46 miles of nova chip were constructed; and 8 bridges were constructed or under construction by contract; 8 more bridges were constructed by our crews. And we were unable to do any rock shoulders this year, we usually do about 50 miles of that, because the machine that does that is broken down.

All of the projects are in accordance with Sedgwick County's capital improvement program. In total, improvements were made to 102.5 miles of the 500 miles of paved roads that Sedgwick County is responsible for. This means that 20% of the county's road system was improved this past year and that's always our goal and it was achieved once again.

A memorandum depicting the expenditures on our projects were sent to you on December 8th and in general, the expenditures for 2006 were, we've got these down to the penny, but I'm going to just round it off, 19.4 million in actually road project costs; 5.3 million in actual bridge project costs, and we were under budget on newly constructed road projects by 1.7 million and we were under budget on bridge projects by about \$300,000.

And now we're ready to view the program. This map, and I think Mara handed out one to each of you, shows all the projects that we did this year: roads, bridges, preventive maintenance and in-house projects. This is all the road projects by contract that we did. Now we sort of categorized into two types, number one, new roads that we construct and number two, preventive maintenance that we do on roads that we've constructed in the past so that we can keep those road in good shape and that they will have a longer life.

Of particular interest on this, I want to point out, won't go through every one of these, but observe the ones that we partnered with other folks, for example on R-253, 13th Street North, City of Wichita contributed almost a million dollars for the water and sewer lines, which are their lines but we coordinated that with the project so we wouldn't have to go back and tear something up that we already built. R-275, a huge project down on 63rd Street South, between Rock Road and 159th Street, KDOT is going to supply almost \$9,000,000 of the \$12,000,000 on that project. The bike path on Pawnee, between Woodlawn and Rock, KDOT is going to reimburse us about \$338,000 of the \$398,000. And the two carry-over projects, the one on 111th Street South between Rock and Webb, Mulvane contributed about \$500,000 to that project and on the next one, 63rd Street South between Buckner and Rock Road, Derby contributed about 1.2 million dollars. I just want to point out that we do partner with the small cities and KDOT and that helps us get more projects

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completed that way.

Just go through these rather fast, this is 125th Street North, on the county line between Meridian and Broadway, of course this is a before picture, this is during construction. That's a bridge that was on those miles of road that we had to replace and this is the final product. LaFarge was the contractor, 2.7 million dollar project and it's under budget by over 400,000. Naturally, this is a before . . . we probably repaired, reconstructed two of the worst roads in the county this year. This is one of them, Hillside between 53rd and 61st, another before, before and there's the final product. This is six inches of hot mix asphalt on top of fly ash sub-base on six inches. Cornejo did that and was under budget by \$268,000.

This is 13th Street North, our big project for the year and of course this won't be completed until next year and we'll show it next year as a carry over, before pictures, this is going to be pretty dramatic when I show you the next picture. This is two-lane township road, minimal ditches, trees on both sides. That's what it looks like now. We'll have this opened up by the end of next year. That's just temporary two-lane for . . . it's four-lanes wide, but that's temporary for the winter, because we couldn't get the striping down before the cold weather hit."

Chairman Sciortino said, "Now are those bicycle paths on either side?"

Mr. Spears said, "Those are sidewalks."

Chairman Sciortino said, "No, I mean . . ."

Mr. Spears said, "No, this is just striped temporarily as a two-lane for the winter. It's going to be four-lane. It's four lanes wide, but we couldn't put the thermal-plastic striping down because of temperature.

This shows the total bid, it's not how much we spent to date, but the budgeted 8.8 and the costs to date, which includes right-of-way, utility relocation and the bid and we are currently under by 200,000.

This is 63rd Street South, between Rock Road and the county line, the Butler County line and this is just getting started, as you can see. There's some curb and gutter on each side. We'll show these again next year."

Chairman Sciortino said, "And that's going to be four-lane all the way to the county line when it's completed?"

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Mr. Spears said, "That's correct, four-lane."

Chairman Sciortino said, "And that will make it from the county line all the way to, what, Hydraulic? How far?"

Mr. Spears said, "Hydraulic, that's right. And then we've got another project in the future from Hydraulic to Broadway. KDOT is paying \$9,000,000 of this 12,000,000. That shows it over. We've had to pay our share of it into KDOT already, which it's just an accounting thing, but we're looking forward to getting this done.

Bike path on Pawnee, between Woodlawn and Rock, this is an after and the fence was part of that, that Cessna wanted. They own that property through there and we were able to negotiate that with them. Budgeted at 422, under budget by 24,000 and KDOT will reimburse us \$338,000.

Summary, total budgeted, 21,000,000; actual, 19.4; under by 1.7. You need to remember that number because later on we're going to be over on a few, so remember the under, 1.7.

Some of the carry-over, this was an old cold mix project on a township road down on 111th Street South, between Rock and Webb near Mulvane that goes to their sports complex. This of course is before pictures. This will also be fairly dramatic. There's the result."

Chairman Sciortino said, "And they're actually going to put in a bike path. I was talking to Mr. Hickson yesterday and they've gotten the funds and the right-of-ways and they're going to be putting in a bike path on the south side."

Mr. Spears said, "That's correct, that's correct. You can see that Mulvane contributed about \$500,000 towards this project and budget at 1.2 and we're actually coming under about a quarter million.

This is 63rd Street South, between Buckner and Rock Road, this was a carryover project, before pictures. It's a pretty nice project, five lanes, signalization. In total, Derby contributed about 1.17 million and we came in under about 644,000 on that. Now the next category in projects are preventive maintenance road projects. Preventive maintenance is what we do to our roads that we've already constructed in the past, since 1982 and every five years a road gets something done to it. First is . . . and we have several tools in our kit to do these things, there's about four different ways that we can do preventive maintenance. This is asphalt rejuvenation, we did six miles this year and the map shows you where those are. These are all after pictures, 23rd, 183rd, 199th. This is MacArthur Road by Lake Afton, the same. 183rd West between US 54 and 23rd South. And this is Broadway, between 101st and the Harvey County line. Kutler Repaving did that and we're under budget by about \$90,000.

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This is nova chip, all these are in the R-175, all of these are preventive maintenance. This shows you the locations, 46 miles of this we did this year. That's a before, after, this is a product that's about a half inch thick and we came in over budget on this. But this product has the possibility of lasting ten years instead of five, and if that be the case, put these roads on a ten-year cycle, and we'll save money in the long run. 103rd South, between Clearwater and Viola, and you can see we came over budget about 1.6 million. Keep in mind that oil last year hit an all time high, \$70 a barrel, and this effects our asphalt prices considerably.

This is latex modified slurry seal, another preventive maintenance technique, all the locations. 22 ½ miles, these are all just after, you can see the locations listed on there, Clearwater diagonal, 101st North, this is Colwich Road, 279th between 61st Street North and Mt. Hope. Once again, this extends the life of our existing roads. This one was budgeted about ¾ of a million, came in at \$560,000 and was under by \$184,000.

Cold mix, you can see the locations, about 14 miles. This is 87th Street South, between Broadway and Meridian, a before picture. You can see there's no ditches, very narrow, so we have to survey it and design it, put ditches in and then do this, this is cold mix. Now this is 111th Street South, between Webb and Greenwich and this, you can see, is in progress where we're doing the ditches, re-blading the road and then this is the final result and that includes the chat seal on it. So all together a mile of that would cost, I'm going to say, around \$75,000."

Chairman Sciortino said, "And on cold mix, I've always thought cold mix on some of these lightly traveled county roads is a good way of improving the road, but cold mix is good for five years, seven years?"

Mr. Spears said, "It depends on the traffic, but we say five."

Chairman Sciortino said, "Okay."

Mr. Spears said, "But that one you saw on 111th previously was between ten and fifteen, it was pretty bad."

Chairman Sciortino said, "Yeah, let's not bring that one up. I'm glad we got that finally fixed."

Mr. Spears said, "This is Seneca, between 69th and 77th, before picture and that's an after. So all together, and we do this ourselves, in-house and we're under budget about \$640,000 on that. So in total, budgeted was about \$4,000,000, actual cost was 4.7 for all of these preventive maintenance techniques, so we were over budget by \$670,000. But if you couple that with our projects that we

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did this year, the net savings on all the road project, we're under budget by a million dollars.

All right, bridge projects, all the bridges by contract this year, eight. There's a list of them. Most were under, we had a couple over. Some before pictures, this is B-352 on the county line up north. This is of course during and that's the final product, under by \$42,000 on that, Wildcat Construction. Before picture, 375th between 103rd and 111th South, not finished yet, currently under at about \$60,000. 375th, same mile, two bridges in there, currently under \$240,000. The bridge on MacArthur between Ridge Road and Hoover, this is a very important project. Someday we see MacArthur going to four lanes and we're building that bridge as such and then there's an intersection close that we had to also work on with this project, but we're still under by \$140,000, it's under construction now, King Construction.

Bridge on 15th South, between 263rd and 279th West, by the way we have about 600 bridges that we're responsible for in the county. These are before pictures, see the load limit sign, after. That one is over by \$114,000, Klaver Construction. They're expert . . . this is a box type design and that's the type of construction they do."

Chairman Sciortino said, "Are those pre-fab?"

Mr. Spears said, "No, these are not. These are constructed in the field with forms. I'll have some here in a minute that are pre-fab. This is a bridge on 45th between Hydraulic and Hillside. This is the new one. There's sidewalk on there also. Currently over on this one by about \$150,000, Wildcat Construction.

This is really something, a trash truck backed into this bridge, Commissioner Unruh knows about this, on 143rd Street between 29th and 37th. We had to close down the road and move this bridge up from a future year and get it done.

Now this is really something we don't do, this was an old bridge and I was quite surprised to see this. You really don't put wooden substructure underneath a steel bridge, but that's the way this one was constructed, this was previous. You know, one thing that can go, teenagers often go and party and they set fires and, you know, bonfires, if that catches on fire then you have nothing to hold up the bridge, so we've experienced things like that, but this is way it should be and this is the way it is now, under by \$46,000. This is a before picture, this is after and that bridge is currently under about \$30,000. Summary, total budgeted 5.6 million, actual 5.3, under about \$300,000.

This is bridges by county personnel, where we build both wooden bridges, mainly and then some pre-cast boxes, which we're really starting to like, had eight this year, you see the locations with the blue triangle. Looks like they're all out west. There's a little list of the locations, pretty minimal

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costs on each one.”

Chairman Sciortino said, “Now is there a size where a pre-cast just doesn’t work because it seems like pre-casts are a lot more efficient, cost-wish?”

Mr. Spears said, “We do both, commissioner. I mean, we’re set up with the people who do the . . . a bridge crew who does the timber bridges. We’re training them to also do the pre-cast box bridges, but right now our yard people are actually doing those pre-cast boxes for the most part and not the bridge . . . see the bridge crew builds the wooden ones and then the yard crews are trying to build the pre-cast ones, hopefully get more done that way.

The bottom two, you can see, are the pre-cast. We’ll show you some picture of those. This is before, after. All these are pretty basic, I’ll go through them fairly quickly. That’s during construction there, of course, after, before, after, this is before, after. Now this will be the RCB and on this road we had to fix these, because next year we plan on cold mixing the road, so we had to get the bridges in good shape first. Now there’s the pre-cast. The nice thing about those is the amount of time that the road is closed, which is very minimal. You can do this very quickly. You can get in, tear the one out, set those in and sometimes they’re in pieces depending on the length, and get out of there and you can have it back open pretty quick. And this road had two of them on there, this mile and this is the other one. And once again that’s the entire map and that’s it.”

Chairman Sciortino said, “David, is that the end of your presentation?”

Mr. Spears said, “That’s the end of the presentation and be glad to answer any questions.”

Chairman Sciortino said, “Commissioners, any questions or comments of David? I don’t think that there is any, so thank you again. Oh excuse me, there is. Commissioner Norton.”

Commissioner Norton said, “Well you know, we laugh about this presentation every year, but it is a big part of how we service our citizens and I’d just like to comment a little bit on the cold mix projects. You know we discontinued those a few years ago when budgets were tight, but I’ve received more positive comments about 87th Street since we’ve taken that, it’s become an arterial that just continues to get more and more traffic going east to west on the south side, taking it to cold mix, being able to stripe it, get people off dirt and sand roads, taking the onerous off of township and putting it onto a more urban design has really worked well. And on places we’ve done that in my district over the last three or four years have been pretty phenomenal. So I think it’s a great part of what you do, Dave, and I would urge us to continue to do that, but I think your crews do a great job.”

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Mr. Spears said, "Thank you."

Chairman Sciortino said, "I don't see that there's any other comments, except I'll echo what Commissioner Norton said, good roads and bridges are one of the basic, essential services that the public demands of government and your department delivers it in spades and we do joke about the road show etcetera, but this is not the real exciting, glamour elements of Sedgwick County, but it's one of the most essential services that we can provide and you and your staff do a very commendable job and congratulate you on it."

Mr. Spears said, "Thank you, Commissioners."

Chairman Sciortino said, "Okay, commissioners, what's the will of the board on this presentation?"

MOTION

Commissioner Unruh moved to Receive and file.

Commissioner Burtnett seconded the motion.

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

VOTE

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

Chairman Sciortino said, "Thank you very much. Next item please."

F. PRESENTATION OF UPDATE REGARDING THE SEDGWICK COUNTY ARENA DESIGN DEVELOPMENT REPORT/PROJECT BUDGET.

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POWERPOINT PRESENTATION

Mr. Ron Holt, Assistant County Manager, greeted the Commissioners and said, “We’re here for another update to the arena project. We will focus specifically today on the design development report, the completion of that report or the completion of that phase of the project and a report on it. We also want to talk about the project budget.

Before we get to the specifics of that, I would again, as we do each time, to kind of make sure we keep in context where we’ve been, where we are, and where we’re going and so I’ll just take a minute or two to walk through that with you right quick. Again, our goal as we continue to move forward, is to build a modern, first-class sports and entertainment venue, an arena in downtown Wichita that seats 15,000 for basketball.

As we’ve talked before, the steps that we’ve completed to date, we developed the arena plan back in ’04. We had the vote back in ’04, legislative review and approval in ’05, site selection, April through November, ’05. The preliminary architectural programming report commenced in September ’05, was completed February ’06. You will remember, we had a little bit of a delay, a couple of months, when we had an arena over the river proposal and we spent a couple of months, direction and reviewing and evaluating that proposal. We then moved to the exterior design concept which started in February ’06, completed in May. We moved then from there to the schematic design phase. Also starting in February of ’06, we looked at naming rights, sponsorships and premium seating evaluations to make sure that we knew what this market would bear and to help in the overall programming process.

The real estate appraisals and acquisition, relocation, demolition, we started that in March of ’06 and . . . with the appraisals and we were in the throws of that right, as you know. We’ve had 15 properties that condemnation proceedings have been filed on. We’re in the process of having hearings and making some determinations on those properties. We hope to have at least the property acquisitions completed by this February ’07 date and that would give us then a couple of months, three months or so, to get the demolitions completed.

We also, as you know, have been, and you’ll hear a report on this later on, in the report of the Bid Board, the private versus public contract management evaluation, started back before the summer and we will be making recommendations of . . . the Bid Board will be making a recommendation to you today.

The city’s Arena Neighborhood Redevelopment Plan, John Schlegel was here at your staff meeting

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a week or so ago and gave you an update there and you saw a further update to the city council on the efforts of that plan. Public hearing will be held on that plan soon and the hopes will be that that plan will be completed about February of '07. We're also going to do and we're in the middle of, at least internal works, on integrated comprehensive mobility parking plan for downtown Wichita. We've been working very closely not only with the Arena Neighborhood Redevelopment planning process, but also with city staff, and looking at what kinds of parking challenges do we have for all of downtown and once we can kind of sort through all of those, we can then back up and do a more specific parking plan for the arena and we would be looking at soon, after the first of the year, to really get into the midst of that planning process in earnest.

Naming rights, sponsorships and premium seating marketing is underway and hopefully, in a few months, we'll be able to come back and talk about who is doing what in that arena. And we are concluding this month, and part of our report today is the design, development phase which started in September and we will be making recommendations to you today.

Also, in the midst of this, the pavilions at the Kansas Coliseum, the renovations of those pavilions, that's underway. We did . . . the design work was re-reviewed and completed earlier this year. We went out for construction bids in October, November of '06. Construction will start in April '07 and the pavilions will close down May '07 and should reopen first of September '07. The construction documents phase then of the project will start after our . . . if you approve our report today, and will go through July of '06 and you see the milestones there, a 30% review, 60%, 90 and 100% review during that process.

And then you see the arena construction, the bid process then would start in July, construction would start about September and the arena opening, this is a new date for us. We've gone back and taken a look at the overall schedule, we added in a couple of months for the delays we had with the arena over the river, we're looking at what we will need to do, once we have substantial completion of construction. There will still need to be a couple or three months, 60 days at minimum, to do all of the walk-throughs and do the checklist and all of that. And so now, commissioners, we're saying that a more realistic timeframe for the arena to open would be fall of 2009 and I would hope that that's early fall 2009. That's what we'll be focused on and working on, but at this point we thought it would be more prudent and realistic to just leave that at fall, 2009. As we talk about the budget and as we talk about the schedule, those will become more focused or more into focus when we go out for bids next summer. So that at this point, that's the date we would ask you to work with us going forward in considering.

Let me just, very quickly, run through the arena design process, the preliminary architectural

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programming, the exterior design concepts, schematic design, design development as we move into asking representatives of the Arena Design Consortium here in minute to come forward and talk specifically about more specific about the design development phase of the process.

We mentioned to you, when we started this process that the preliminary architectural programming really guides the designers in first steps of conceiving the building. It establishes the overall size of the building. It establishes the parameters that will set the building footprint size. It sets up basic configurations of spaces, based on various relationships and need. The arena program overview, you'll remember we talked to you about those particular pieces that we were looking at, spectator facilities, food and retail facilities, circulation/ event facilities, administration offices, the media facilities, and the building operations. Those were the various functional areas within the preliminary architectural programming work that we were doing.

During that phase, this part of the project allows us to take a look at building costs from a unit price basis and that's the budget that we presented to you, or the revised budget we presented to you in February of this year was based on unit prices. The program development, in a way, can be thought of as a working or dynamic tool for evaluation decisions at each step along the way, through the design process, and as might be expected, design factors along the way and evaluating considerations will and does effect the final design outcome, but the programming ends up being the starting point. It was completed then in February of '06.

We then moved into the exterior design concept phase. It was a precursor to schematic design. We wanted to consider design input from various constituents, from the public, from the Arena Design Review Advisory team, from the city's Neighborhood Redevelopment Plan steering team. You will recall, we had a number of public meetings, as we went through this process starting in February. We ended up formulating three design concepts and then May of '06, you decided on a preferred concept that fit within the project budget.

Beyond that then, we've moved to the schematic design phase. The schematic design phase started in May, ended in September, really is the primary objective of this phase to develop a clearly defined floor plan design, schematic design drawings from all disciplines developed during that phase. It provided us the opportunity to tweak and refine information that was developed during the preliminary programming phase. We then, out of this process, developed the site plan and developed building elevations depicting exterior materials and the south elevation, you'll recall was presented to you in July of this year, July 26th. We talked about the loge boxes and premium seating layouts. That was also presented on July the 26th and then the north entrance elevation was

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presented on August 30th, as we ended that phase.

We talked about, in that phase, the submittal review included the project team. We did introduction and overview. There was an architectural narrative finished legends, program update, structural narratives, mechanical narratives, electrical, technology and then sound and distributed TV, acoustical and broadcast systems were identified and refined during that stage. That then, in September, at the completion of that phase and moving forward, we then initiated the design development phase. You authorized the A & E team to go forward with the design development phase.

This phase gives us an opportunity to further review the designs. We've met with local representatives of community groups with expertise regarding accessibility. We looked at building structure systems and design. We looked at interior material, signage and graphics. It really then does give us a comprehensive definition of the project scope, budget and budget of each of the bid packages. As I mentioned, we did during this phase meet with representatives of community groups, relative to accessibility. We also met again with users, operators and of course the county staff, owners. We met with code officials, fire marshal. Of course, we did the historical preservation board environs review, was approved as a part of this phase. This phase of the project really becomes the final opportunity for major changes and it gives us then an opportunity to look at the budget not from a unit pricing basis, but from a specific review of layouts and potential materials and that more detailed estimates can be developed then at this stage and we'll be talking about those here in a few minutes.

100 design development submittals have been delivered to us, right here in front of the podium, you see two volumes of unbound drawings, there's 387 sheets of drawings there. You see the three-ring binder with specifications indicating sections two through sixteen, part one is general, part two are the products, so there's a lot detailed information there and we have four people, three people here on county staff that's really hands-on, digging through, working through all of those to make sure that as best we can, at this stage, from the county's point of view, from the owner's point of view, 'i's are dotted and 't's are crossed. This really is a comprehensive look at the big picture items and issues and we believe that the architectural and engineering team has done a superb job in keeping us informed and working with us and bringing us along to this point that we are certainly pleased with the progress of the project at this time.

We have here today with us, representing the Arena Design Consortium Dan Wilson from Wilson, Darnel, Mann; Jeff Vansickle from McCluggage, Vansickle, Perry; Bill Livingston from Gossen Livingston and Lee McSparen from Turner Construction and what I want to do now is turn the meeting here over to Wes and before I do that, I'll just mention that these are areas that need more in depth investigation and Wes may talk about this a little bit more, that the deep foundation system

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is based on historic data, that there are further studies of accessible parking on the north entrance, the choice of exterior stone materials are still being worked on, it's not finalized, graphics and signage will be addressed in the construction documents phase of the project. Let me now turn this over to Wes to come and to walk us through more details relatives to design development.

POWERPOINT PRESENTATION

Mr. Wes Darnel, Arena Design Consortium, greeted the Commissioners and said, "We're here this morning to kind of hit some highlights. I'd originally thought we'd just go through the drawings page by page, but I suppose that might take a little time this morning.

What we're going to be showing you is a little bit of the kind of hard-line drawings, but we'll also show you some pretty stuff to kind of dress it up a little bit. Just to let you understand that is what this phase that we've just been through really represents. As you can see, the drawings here in front of us represent an awful lot of effort and a lot of very detailed work that has gone into putting together the project to this point and the budget to this point.

What we would start with, changes on the site plan that have come since we showed this to you before. In essence, we've had some reduction of the site area. We've added some buildings to the Spaghetti Warehouse and the other four buildings are originally in this lineup along the east property line. We've added two more warehouses here, which extends the existing buildings to be left in this area. And then we've also left the Gore Oil parcel here at this point and you'll see over here, although the county hasn't really decided what to do with the Blue Dancer building and the Ray Sales building, we've gone ahead and shown those in that corner as remaining for the time being and let that effect the site layout as it did. Ron alluded to the fact that we've met with the fire department, have talked with city engineers and others and through that process we've been asked to do some realignment of some of our drives. We've been asked to add this drive off of Emporia to allow fire trucks and just general circulation into the building site in a more immediate way. We've added width to the driveways and things to give fire lanes adjacent to the building.

We've gone over here with this parking area and reconfigured that slightly so it would align with St. Francis on to the south, made other general improvements to improve the circulations and approaches into the site. We have also looked at a rework of St. Francis. St. Francis from William into our site is a very rough condition and the city's suggestion was that we rebuild the street and

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narrow it up and create some pedestrian access along the east edge of that street, so that's what we're showing you on this, although that is basically off-site work, at this point those are the improvements that are recommended by the city.

The city has also asked that we create a link, since we're leaving Commerce Street here, that we create a link between St. Francis and Commerce by dedicating some street right-of-way in this area right here as well, so all those things have gone to make some subtle changes to the site plan, but nothing of consequence from what we've shown you in the past.

Just to kind of refresh your memory a little bit, you've seen these images before, but I wanted to touch on them again, just because they sort of set the design context that we'll be talking about as we go inside of the building as well. As you recall, the south face of the building is a different design concept as related on the north, primarily and a bit on the west and the east sides of the building. The south elevation shows a decidedly contemporary feel, very glassy, metal panels and we're showing you a stone material here that we're willing to represent as a smooth, panelized stone approach and that was one of the things that Ron has alluded to that we will be chatting with you more about, but right now for this presentation, we recommending a smooth, panelized stone that's consistent with the contemporary feel of the building.

You can see that we do have some of the brick wrapping around some on this elevation off to the southeast corner of the building. That's kind of a suggestion of what happens on the rest of the building, but this face and this element over here to us is a decidedly contemporary kind of a feel to the building. A very open, as you can recall, our design theme here was to be functionally expressive. In other words, we're opening this side of the building up so that people can see into the building, perceive the excitement, anticipate the events that are going on inside and our interior design has sought to build on that anticipation. We're trying to do things on the interior of the building that will read through the glass, create an understanding of what's happening inside, via graphics, via lighting colors and all of that sort of thing, so hopefully we've built on that context in a way that really makes this the 'wow factor' that you all asked us to come back to you with.

Going around then to the other, the north side of the building, and this architecture is representative, again as I said of the east side and of in part the west side of the building. Here we're decidedly more eclectic, Old Town kind of feel. We're representing the brick materials that are used in other buildings in Old Town along with some stone detailing and some things here. We're showing you two colors of brick, and these were discussed with you at the last representation of the exterior design where we're using a brown brick pattern in the middle here. A building that we've referenced to you is the Brumley Building in Old Town that has a brown brick that's very similar in

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character. It's a blended brick that would be used on the exterior in those panels and then surrounding that is a more red brick, something more perhaps like . . . not quite as red as the Eaton Hotel, but a red brick that gives kind of a perimeter trim to that. And then of course around the top of the building we're back to a metal panel approach that's representative to the bowl all the way around and that wrapping element around the top is what kind of brings to two architectures together.

One other thing that we're suggesting that might help bring the north and the south sides together as well is previously we'd represented a brick panel in this area, right at the actual entrance. We're suggesting now that you consider putting a stone material there that carries in from the south side, so that we have an echoing of the south design a little bit on this north elevation.

Okay, this gets around to kind of more of the hard line sort drawings. We're sort of throwing these slides in right here just to kind of let you understand some of the subtle changes that have happened in the design, some of the things that staff really wanted us to be sure and cover with you, such as the fact that in an area like this on the southeast corner of the building, where we've got louvers here, we'll have some louvered areas otherwise, at other locations up in this area, where we are previously showing a glazing situation, we've come to decide at this point that that's better off as a louvered situation. We've determined that the way we would have been introducing light into the bowl wasn't going to work as well as we thought, so we're back recommending a shift there, back to a louver approach.

But generally, as you can see, and I don't know how well you read these things, it's sort of difficult for you as laymen sometimes to grab a hold of what you're seeing here, but basically we're depicting the building that you were just looking at, in perspective in color here in kind of more of a black and white way, the way that we, as architects, actually begin to look at these buildings.

Going around a straight-on elevation from the west, you can see that the contemporary architectural that we talked about a moment ago does wrap half way around on the west side of the building. Then we begin to pick up the eclectic Old Town appearance in the other half, as we wrap around it again. Some insertion of some louvers and some things will blend in color-wise with the metal panel up high and then these louvers down here have always been represented to you and they'll be into the brick areas and we're wrapping those around the corners.

Around to the north elevation then again, no particular surprises here either, we because of mechanical equipment behind these, we're needing to insert some louvers down at grade-level here, which would be off the northeast corner of the building and at some higher elevations around the bowl, because the ventilation systems are necessary for smoke purging of the seating bowl and those kind of things. It's real functional issues have to be solved here and just wanted you to let you understand that we're addressing those.

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The east side of the building, we've sought to simplify that a bit, since this looks right into the service yard and into the railroad tracks. We've kind of simplified some of the design elements down low, where they wouldn't really be appreciated and we didn't see any reason to invest your dollars into, you know, some fancy detailing down in areas like that, so we've kind of simplified those. The width the service yard is from this point . . . from this point, back to this corner of the building so everything in between these is pretty much just basic, you know, dock doors, dock entrances, service doors off the service yard. From here over, we've returned back to the architecture that is represented on the north side to wrap on around this corner, as you remember a moment ago I was pointing out how that wraps around that southeast corner of the building.

Okay, to just sort of highlight some things here as we look at floor plans, I'm not going to go through the floor plans in detail. The reason this red area is highlighted, this is the south entry lobby, the main entry lobby to the building, and we'll be looking at an interior image of this in a few moments that will kind of highlight the design approach that we're suggesting for that area, but again this is an area that people will be looking into as they come to the building, approaching it on the south side, to the main entrance. This is an area that we've given a lot of design detail to and in this area we're going to reflect some of the same elements, like the stone and some things, into the lobby and create kind of a more cosmopolitan if you will sort of thing going on here.

And we're also, it's a little bit fine detail to see here, but you'll see the more, when we look at the interior image, we're creating some stone pillars inside, against the back wall, and between those pillars we're showing some opportunities for maybe some naming rights, identification or graphics, or even public art project and we're still open on elements like that. This is the kind of things that we'll be addressing during the next phase.

This area right here is the ticketing area of the southwest corner of the building and then I'll highlight it because we're not going to be showing you an image of that this morning, but this is the area of the north entrance here and it's where people will come in. Of course, we think of these as being people coming in from the Old Town area, but in truth it will be people that will just be approaching the building from the northwest and the north. But this will be what we refer to as an Old Town entrance. It will be more of the finishes that we'll be showing you that will represent the Old Town portion of our interior design.

At the upper level, again, that same sort of design feel that we had off the service level, where we had the more contemporary sort of elements, that's what will be represented in red here. This area will have all those sort of finishes carried through it and we'll be specific about what those finishes are in a second. This is what we're referring to as the east club. This will be the club that's reserved for your premium seat holders. The blue area represents the concourse area that will have the Old Town feel and it wraps, as you can see, around the majority of the concourse. Over here in

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green is the west club, or the club that will be open to the general public off the west end of the building.

At the top level, at the upper level concourse, again as you can perceive by the blue, we'll be talking about the Old Town finish going completely around the concourse levels at the upper concourse. And of course what you see here, in kind of a brown color, a salmon color is the suite area and of course above this is yet another level of suites. I wasn't going to take you up there as far as floor plans go.

Okay, what we're showing you here is a watercolor depiction and we selected watercolor medium here because we felt like it kind of created sort of an impressionistic approach, versus giving hard values to some of the surfaces and things, but this would be looking through the lobby area that I was referring to at the service level. This will be the entry lobby into the building and this will be looking towards the west, back towards the main entrance doors. As you can see along the left side here, we've got a row of columns that will be naturally finished. Immediately behind those is the stone wall that kind of runs across a portion of the front of the building and then above that, and it doesn't show in this perspective, but to our left in this view would be a lot of glass area again with doors through it. But this begins to give some sense of the height of the space. It's about 17 feet to what we call these dropped clouds, these kind of brown tone clouds that are projecting out and then above those will be exposed structure, so we'll be looking up through those clouds to exposed structure, but we'll bring the lighting down to this level at about 17 feet, with the exposed structure being up at about 23 feet, to give kind of a floating illusion of a surface up there.

The stone panels I was alluding to a moment ago is what you'll see, they're creating kind of a colonnade feel on the right side of this and those stone panels will be reflective of the same material that's on the outside of the building on the south. Now what you see in between there are the panels that I was alluding to a moment ago that could be used for display of just a nice graphic display, it could be public art, or it also we think has some great possibilities for naming rights, recognition, that's where a lot of flexibility yet in some of our design thinking for elements like this.

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On the floor, we're talking about a terrazzo, a black terrazzo with the white fleck that would have a lot of sheen to it, again back to that cosmopolitan kind of high finish approach at this entrance. Then right up above that, if we were to go up those escalators or stairways that we were looking at to our left in that last slide, we'd be up to the south concourse. This again is that area that I was showing you a moment ago in red on the south side of the building. Again, the same finishes come up to this level, the terrazzo flooring. We're showing, this would be the wall that would back up to that lounge to the premium seat holders lounge and we're showing just a little bit of wood right in this area. We don't want to use too much wood, given the level of traffic and things here and wood being a surface that, you know, sometimes needs some maintenance and things, so we're trying kind of to minimize that, yet we want some warmth here. We want to create some surfaces that are appealing and kind of humanistic, yet we're at the same time bringing that stone panel back into it, to reflect what happens downstairs.

What you're seeing up here are the walkways or the balconies in front of the suites. This is the first level of suites up here and then the upper level seats you can just kind of see tipping out of the top of our image here and there's a connecting stair in between those two. And supporting that stair is a tower right here and this tower represents a real opportunity, something really fun we're very, very excited about. We see this being a giant LED panel. This is quite a large panel and this is an opportunity to create some of that visual excitement that we were talking about a moment ago that would be very perceivable through the glass, as you approach this building. This would be a panel where things would be constantly changing. Could be, you know, information about coming attractions. Could be something about what's going to happen that night, previewing acts or just any kind of information is possible on a LED screen of this type and of this size. It's a real dynamic, real active element in this. We wanted to do something that really creates some splash and some wow and we really think that particular element especially creates that sense of excitement.

Back to more ho-hum sort of things, we've got exposed structure up in the top of this that would be painted out. We've got some colors here that we want to do some special lighting on up in this area, so that as you approach this building, all these surfaces and colors, which we perceive to be in a warm palette, would glow through the exterior face of the building, creating some excitement and drawing people in.

Moving around to the north side of the building, this would be right above the north entrance, you can see a escalator going down to the right in this image. And this begins to sample what our interpretation of the Old Town feel of the interiors would be. We're utilizing the red brick that's on

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the exterior of the building is coming inside. That would go up on the sidewalls to a height of about nine feet to create, if you would, sort of a wainscot feel along the walls. Above that, we're dropping back on our finish a little bit to a gyp-board or a sheetrock kind of finish here, but this would be painted in a color that would be close to the color of the brick, so that there would be sort of a holistic feel to those walls, as we wrap around on that level. We're taking the overhead structure here, which in this case is the bottom of a concrete deck and just taking it to really dark gray color and letting it just kind of float away from us, and again we're bringing our lighting down below that to create kind of a false vision of the height of the space.

We have some signage suggested here, some of that. What you're seeing, and those would be like for vomitory signage, locating restrooms and things. What you're seeing right here would be the concession area and at the concessions we're creating kind of an element here that reflects the masonry piers on the exterior of the building, again with some stone detailing to kind of emphasize those, create sort of a presence and recognition above the concession area. We're representing a potential graphic and this is an area where we really need to do more work and visit with you further about what you'd like to do there.

Below that counter, we . . . one of our ideas is to do a lighted panel down here, create sort of a glow to draw people to the concession stands. Further down here, we have restroom entrance and those are being flanked with a stone panel that is slightly a different material than the stone on the building, but is still flective of those kinds of materials, again in an effort to kind of make the design seem sort of pulled together, as far as different design types and elements.

What we're seeing here on the floor is actually just concrete, but we are going in in the areas that you see here, floating in the middle, and grinding that concrete to expose some of the aggregate and doing a stain on that to make it shift in color and feel from the smooth concrete that would be around the perimeter of that and flanking the edges.

Again, the columns would be left natural on the sides here and as they go around the building. I think the lighting is, you know, the same sort of lighting you'd probably expect in arenas for concourse lighting and a general- purpose lighting level.

The last area I wanted to show you is the west club, this is the area that would be open to the public and then intent here is to again use some warm and sort of friendly forms. We're looking at the red brick again and we're proposing to create some sort of arched forms through this area that kind of break it up. These forms actually will enclose the structural columns. The sense of this space originally, before we began to do interior design on it, was just like a forest of columns and we really wanted to break that down, so we've actually kind of made lemonade out of our lemons here and put some brick arches around those and between those to kind of create an element through here that gives sort of a special sense to this space. You can see, on this end, there would be a bar

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area and then at the far end, and it's probably hard to see on this slide, is a food area, concession kind of area that would have suspended lighting track around the counter there to highlight it, but the area is that there's general dining available off to our left here. Again, it's not maybe totally perceivable, which was looking towards the bowl, we'd have standup counters there . . . well, actually sitting counters right at the railing and then right behind them we'd have high seating areas to allow people to look over into the bowl while they're eating and drinking in these areas.

To our right is the concourse. This space is very open to the concourse area and we're creating some sort of low column elements here, again reflecting the outside of the building, that would run along the space . . . or along the side of the club area that opens into the concourse behind it, creating some sort of special light elements here that kind of give a design feel of this space.

I'm ready for your questions."

Chairman Sciortino said, "Commissioners, any questions of the presentation? I think you did an excellent job. I don't see any questions. Thank you so much."

Mr. Holt said, "Just to move on and complete this, the next steps will be to move to construction documents, which is the December '06 through July '07 and those are our milestones there. Here, as we go through construction document phase of the project, any changes in packages, scope or basic materials we said could, probably will change fee and schedule, and so we need to be very cognizant of that as we go through this next phase. We will be refining some things, but any major changes will certainly have an impact on the overall budget. Hopefully, some of our refinements will bring our budget review under . . . lower some of our budget numbers, but we'll talk about that in minute.

Again, the bid process then in July 2007 we plan to put this out to bid, have about a 60-day bid time. We will also need, during this constructions documents phase, to determine the number of bid packages and as you see there, Wes talked about the infrastructure improvements to streets and those sorts of things, those will be separate bid packages than the arena construction itself. The arena construction then, we would expect to start September '07 and be completed basically June/ July '09 with an arena opening, as we mentioned earlier, in the fall of '09, rather than early '09, then into the fall of '09.

Let me switch now and talk about the budget. You will recall that in 2002 is when we first developed the overall budget plan, 184.5 million dollars. In February, when we can with a revised budget, we still had the 184.5 as our bottom line and we moved some dollars there and you see that the parking operation and maintenance reserve fund was set at 17.1 million dollars to level out or to complete us to the 184.5.

Today, we're asking you to consider moving to a new proposed budget of \$201,024,000. I'll show

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you in a minute, that relates to the new estimate relative to the sales tax revenue, but as we go down through each of these line items, you get some sense for where changes to the budget have been made. The difference between the 184.5 and the 201.024 is a difference of \$16,524,000, 9% and again I would remind you that we're looking at 2002 estimates, based on the best information we had at that time, as we developed that 184.5 and now in 2006, with a great deal more information, a lot more working through the details of this project and I would like to say only a 9% increase that we would be looking at, as an overall budget, going from the 184.5 to the 201,024. You see the differences there, there's about 4.5 million dollars related to design, permitting, furnishings and equipment. Those things are specifically related to furniture for the suites and the club lounges. At the time we estimated those, we were talking in very general ways. Now we're talking in more specific ways. We've had a chance to look at the IT equipment and this will be a technologically . . . building that has a lot of technology to it, not only from the operation of the building, but also from the fan perspective as well. Signage, curtaining system and then just general inflation to equipment, furnishings and that sort of thing.

The next line item there, the acquisition, demolition, you see that we're proposing that that go from 11.7 million to 15.8 million and again, that's about a little over about a \$4,000,000 increase and really most of that is related to, you will recall at the original time of the budget, we did not anticipate having to acquire properties on Washington Street, so most of this relates to having to acquire Washington Street properties and some new and different adjustments to the arena site properties relative to what we've seen from the appraisals that we've been working against.

The on-site construction, when we talked to you about that in February it was 5.3 million dollars. That number now is included in the arena construction, so it's still there but we're including it in the overall arena construction. The infrastructure, which is the off-site construction, we've done more work there and there's an area where we're looking at about two and a half million dollar decrease in what we would project in this new budget. The arena construction then, 119,808. When we talked to you in February we were looking at 135,264. Again, remember part of that's the \$5,311,000. Really that's been . . . the escalator on that's gotten that up to about \$6,000,000 as a part of that overall cost. About five million, four and a half million of that is just escalation in construction costs and about five million difference related to more refined understanding of exterior/ interior materials and I will say that that 135,264 certainly we will continue to tweak, refine, work with the architects and engineers to make sure that whatever value, engineering we need to do, we will do that and so we have a great deal more work of course to do there, but at this stage of the game, we think it prudent to recommend to you that that's the budget number for that line item that we should be considering.

We've also, throughout all of these, added some contingency dollars and so we're asking, as we move that line item from one and a half million to 4.4 million. Project planning, management and planning, you see that number. In February we talked about a \$72,500 number. Now we're talking

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about a \$1,264,735 number. The reason that that number has increased significantly because now we're putting dollars related to pre-opening events, as well as a grand opening event, so almost all of that increase is related to what it would take to do pre-opening and grand opening.

Sub-total there, going from 158.3 to 178.6, improvements to the pavilions, the budget there in February was 9.1. That budget now is 7.8. You will remember, when we bid that, it came in at 4.5.

From the construction cost we added some contingencies that got it up to about 6.6 and then you'll recall a piece of that was reimbursing the county for the design work that had been done that was included and so that's all included in that pavilion budget, is why you're seeing it at 7.8 but again, even at that it's about one and a half million, 1.3 million less than what we were projecting early on.

Parking/ operation maintenance reserve, when we talked to you in February we asked that that number be plugged at \$17,100,000. We're now asking that that number be changed to \$14,610,240.

Again, a 9% increase, looking at numbers that we were originally looking at the bottom line, the 184.5 were the projections for this project done in 2002 and we're asking you here in 2006 to move to that 201,024 recognizing that we still have a lot more work to do with these numbers.

Again, arena sales tax forecast, our original forecast back in July 2004, I misspoke, I said 2002, I should have been saying 2004. Our original forecast, original budget for the arena even, back 2004, was 184.5 million. The revised forecast that Finance did back in January of this year was 201,024 and to date, through November, the projections through November were 97,338,000, date actual through November was 99,504,000."

Chairman Sciortino said, "So Ron, just one . . . what did that last number mean? Above and beyond the 201 or just what we actually received and where does that put it on the forecast, that 99,000,000?"

Mr. Holt said, "The 201,024 is the forecast for the 30 months, 1% sales tax for 30 months."

Chairman Sciortino said, "I got that. The last line it says '099,504 to date, actual'."

Mr. Holt said, "Receipts collected to date."

Chairman Sciortino said, "I've got that. Is that on track to reach the 201 or are we ahead or behind?"

Mr. Holt said, "That's on-track to reach the 201. As a matter of fact, it's about 2,000,000, when you compare those two bottom numbers, it's about . . . I guess it's not quite 2,000,000. What's the difference between 97,3 and 99,5?"

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Chairman Sciortino said, "A million, two."

Mr. Holt said, "So it's a bit ahead of what the projections are."

Chairman Sciortino said, "So it's a million, two ahead of the projected 201."

Mr. Holt said, "That's right."

Chairman Sciortino said, "Got it. Thank you."

Mr. Holt said, "At this stage. The project budget, I mentioned earlier, updated by changes in bid package and scope, the basic materials will be considered, any of those changes would be considered major and we'd have to go back and look at the schedule and budget again, so we will be very cautious about doing that. I would also tell you that any cost reductions that we, in scrubbing through these numbers over the next six to seven months, that we come up with and any other revenues that would be received, as you've noted, we haven't talked about the revenues that would come from naming rights and premium seating and so forth, that we'll move into operations, but that will . . . any of those that we can identify, either reducing the need for operations or putting them in parking/ operations maintenance reserve fund or again building enhancements. We think we've been very hands-on and don't think that we would be seeing a great deal of building enhancements, if any at all, but we do need to work through construction documents and we'll be keeping you apprised as we go through that.

Again, proceeds from naming rights, premium seating and sponsorships would be used to operate annual operating costs, which means hopefully we'd have less need for the maintenance and operating reserve fund. So we're here today to recommend that you receive and file the design development report, that you approve the proposed budget as we move forward and that you authorize the A & E team to proceed with the construction documents phase of the project.

I would just remind you again that receiving and filing the design development report would also mean that you would be approving the new opening date, moving it from early '09 to fall of '09. That concludes, completes our presentation and again, we'll be happy to answer any questions about design, budget or any of the information we've presented."

Chairman Sciortino said, "Thank you, Ron. Commissioners, any questions of Ron on his

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presentation? I don't see any, so what is the will of the board on this item?"

Commissioner Winters said, "Mr. Chairman, what was the . . . there were three items that we were asked to review: receive and file the design report, approve the new budget and what was the third item?"

Mr. Holt said, "To authorize . . . included in the receive and file the report is the fall 2009 date. The third item was to authorize the A & E team to proceed with the construction documents phase of the project."

Chairman Sciortino said, "Commissioner Norton."

Commissioner Norton said, "Well, I don't know that I'm totally up to speed on all of this. I mean, it comes to me, I feel anyway that this is an effort just to spend all the money. It's interesting to me that we get extra money and all the sudden we can go from 184 almost exactly to the new money. I would have much rather seen 'here's the dollar amount that we think it's going to be' and if we end up not spending a million dollars of the money we're going to collect, that seems like that's more prudent than just spending whatever you've got in your savings account. I just don't know that I buy into all of these numbers. They're round numbers. It seems like we, at this point, would be able to more narrow down what the actual costs are, or better estimate than just putting in \$5,000 or six millions and build it up right to the exact money that we think we're going to get over that period. I don't think that's doing what we said we would do to the public."

Mr. Holt said, "Commissioner, I'd just point out to you that if you kept the parking operations and maintenance reserve fund at 17.1 million, that we had in February, that we would have been proposed that we go to 203,000,000 but we lowered that because it's probably not prudent, at this stage, to be asking you to approve a budget above what we have projected the receipts will be, so that's why the number comes out even, because the deduction has been taken off of the parking operation and maintenance reserve fund."

Commissioner Norton said, "I guess the other thing that unnerves me a little bit is that we continue to hypothesize that we're going to hit that dollar amount and if there's a downturn or if there's some bad sale . . . I mean, right now we're going to have probably a pretty good Christmas because the Boeing money, or the Spirit monies are going to hit, sales tax revenues are going to be good, but we could hit a downturn come summer, and we might not meet that, yet we've budgeted to spend every bit of it. And I know there's some contingency money and some other monies, but it just seems like we're moving towards trying to spend everything that we can get our hands on and I don't think

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that's the message that we've consistently sent to our public. I'm sorry, I just don't believe that."

Mr. Holt said, ""The other thing I would say to you commissioner, that all of these numbers, you know, we haven't bought but six pieces of property. We're in the process, so we're making some projections about what those dollars will be. Now we're able to make a better projection today than we were nine months ago, ten months ago, because we have more information. You'll note that on the off-street construction, or off-site construction, we're able today to make a better projection about what those costs will be than we were . . . and they went down, than we were in February, because we've done a lot more work working with the city public works, working with the architects and engineers to have a better feel for what those numbers are.

I would also tell you that in the arena construction, we will continue to work with the A & E team, Turner construction throughout the construction documents phase and those numbers will be scrubbed, they will be re-looked at and so we will have a periodic report back to you about what those numbers are looking like at that time. I would also give you the caveat today that I continue to give that on arena construction and on schedule, that the time we'll really know what those numbers are is when we receive bids back, but what we're doing with presenting this new proposed budget is giving you the best information we have today, or the best number we have today, based on the best information we have today, which is better than the information we had in February of '06, which is better than the information we had in July of 2004. So this budget, as most budgets are, it's for planning purposes, not for spending purposes, at the final spending purpose if you will. Certainly, we'll be spending some of these dollars throughout the next few month, but we'll have, before we're giving you a final budget, we will have gone out for bids, we will have acquired the property, we will have then those specific costs."

Commissioner Norton said, "The other thing that unnerves me is that we continue to spend money on the Washington Street corridor and that was not anything that we signed up for early on, and we've had to take money out of the arena and put into that. I know it's integral, it's part of the infrastructure, but it just seems like to me that that was not part of what we signed up for, to do infrastructure improvements on streets that aren't part of the site, because they really aren't and that's been an ongoing discussion I've had. I just that I don't think it's right.

The other thing we articulated several times, and I remember hearing the chair say that we're dedicated to coming in at 184.5 million. We articulated that from the bench I can't tell you how many times this last year and now we're saying it's 201 blah, blah, blah. Just there may be opposing views, I'm sure there is, but as I talk to the public, you know, they were under the impression we've said that we're going to stick to the original budget and now we're moving away

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from that. That's all I have, Mr. Chair."

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

Commissioner Unruh said, "Thank you, Mr. Chair. The revenues that we receive all have to be spent on this project by the vote that was passed, when we vote on it. Is that correct?"

Mr. Holt said, "That's correct and part of what we've planned, as a way of spending them on the project is that operation and maintenance reserve fund, so that whatever is not spent on actual construction or related items will be put in the operations and reserve fund. So yes, all of the funds that are collected through this sales tax will go to this project."

Commissioner Unruh said, "All right. Well I guess I'm just trying to respond to Commissioner Norton in some way. I anticipated that our budget numbers were going to change over this length of time. We've seen what's happened in the marketplace with building materials and steel and those sort of things and we . . . you know, when you start off with a concept, you cannot be exactly precise and my comment from the bench is that we're going to be within budget, meaning the budget is going to be driven by the amount of revenues and knowing that there is going to be a lot of give and take, as we move forward. So I personally don't feel like I've made a statement that's been misleading to my constituents in that regard, at least that's the way I would try to explain the comments I made. We're going to be on budget. The budget is going to be driven by revenues and we're going to do the best we can inside those revenues to get this project done to the benefit of our community, so just want to say I don't have a problem with comments that I've made previously to this bench. That's all I had, Mr. Chair."

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

Commissioner Winters said, "Thank you. Commissioner Norton, I certainly understand your comments and appreciate that we continue to try to stay on task here. I think I certainly do agree with Commissioner Unruh that all of the sales tax money that we collect on this project is going into the arena fund. We need to go through quite an analysis process if there was any thought about stopping that tax early and that decision would have to be made more than six months before the end of next year, and that's taking on quite a task to make a decision on that projection over six months before the end of 2007.

So you know, I have visited with several constituents about this process along the way and one of the concerns we had is several weeks ago as we were talking about we may collect more than we had originally said, there was a comment made and reported in some of the media and it's not the

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media's fault, but someone had made the comment 'Well that money will just go into the general fund' well the real comment is that it will go into the general fund of the arena. It will go into the arena project. So any funds that we collect from this sales tax through the end of 2007 is going to be in the arena fund. And when I said that to the person who called me, they said 'Okay, well that's good, I just want to make sure the money is going into the arena account'. Well, I'm confident that the public will continue to know that all the money that we collect from this sales tax will be in the arena fund and I . . . you know, any other decision about the budget that may be over that collected amount is going to be an entirely different decision to make.

But as long as we're making budget recommendations and changes that are within our projected revenue, I wouldn't be surprised if we're going to make budget adjustments again, before the end of this process, and again, as long as we're staying under the amount that will be collected, I think we need to stay flexible and give our A & E team and our management staff that is working on this project the flexibility to continue to put together the best project with the knowledge and information that we have today, not with the information we started out with two years ago or three years ago. So I'm going to be supportive of this. I think we've got a good project underway and I think this is just going to be part of it, as we adjust these budgets through the end of the term. So Mr. Chairman, that's my comments. I am going to be supportive of Mr. Holt's suggestions."

Chairman Sciortino said, "Okay. Let me make just a brief comment. The biggest concern that I heard and the biggest distrust of government that I heard about this arena project was that the sales tax would never go away. There's never been a tax that's ever been imposed that's ever gone away. And this tax, by state law, will go away when? When is the last month that we will collect money from the public on this?"

Mr. Holt said, "The last month that the public will pay any sales tax on this will be the . . . the last day will be December the 31st, . . . there are 31 days in December aren't there? December 31st, 2007. Now just to be clear, we have a two-month lag in when we receive those monies."

Chairman Sciortino said, "No, I understand, I understand. But I mean, the last . . . when you go into a grocery store and buy a loaf of bread, the extra one cent sales tax goes away December 31st, 2007. Correct? Is that correct?"

Mr. William P. Buchanan, County Manager, said, "January 1st, 2008 it goes away."

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Chairman Sciortino said, "The last day that you pay is December 31st, 2007. Is that correct?"

Mr. Holt said, "That's correct."

Chairman Sciortino said, "Mr. Euson, the state law, as this law was passed, is there any ability for this county to continue extending that sales tax, as it's written today?"

Mr. Richard Euson, County Counselor, said, "No, not unless you back to the legislature for their authorization."

Chairman Sciortino said, "Okay. All right. I don't have any further comments and I won't, I guess, be here if there's any other adjustments but that's the one thing that I kept hearing repeatedly, that the public does not believe that this sales tax will go away and this sales tax, by law, will stop the last day of December 31st, 2007. I am disappointed, because we had Turner Construction, we had a lot of good, qualified people giving us that number and every time we sat and met with them, that same number, and it wasn't in 2002, it was even still this year 'Yes, 184.5, 184.5' so I agree with Mr. Norton. It's now 201 and we're getting pretty darn close to the maximum. If it gets revised again and it's above what the sales tax is, then the commission is going to have a big concern on their hands."

Mr. Holt said, "I would just only add, commissioner, that in February 2006, when we last updated this number, we were at the end of the preliminary architectural programming. Since that time, we've done schematic design and now we've gone through design development, so that we're not doing unit pricing. We're looking at specific pricing now."

Chairman Sciortino said, "I understand all that. It would have been nice if this commission had been told ahead of time 'you understand, these are just preliminary and history says that whenever you do these projects, very seldom . . .' that wasn't the message we were receiving. We were receiving 184.5. But I mean, some of that should have been maybe conveyed a little bit more loudly to us so that the public could have known that maybe a preliminary number is just a best guess and it gets . . . anyway, that's it. Okay, that's all I had. I see no other questions, so what's the will of the board on this item?"

MOTION

Commissioner Winters moved to Receive and file the design development report, approve

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the revised budget as it was presented today by Mr. Holt and authorize the A & E team to proceed with construction documents.

Commissioner Unruh seconded the motion.

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

VOTE

Commissioner Unruh	Aye
Commissioner Norton	No
Commissioner Winters	Aye
Commissioner Burtnett	Aye
Chairman Sciortino	Aye

Chairman Sciortino said, "Next item."

G. PRESENTATION OF THE 2007 SEDGWICK COUNTY LEGISLATIVE PLATFORM.

POWERPOINT PRESENTATION

Mr. Andy Schlapp, Director, Government Relations, greeted the Commissioners and said, "Before you today, you have the 2007 Sedgwick County Legislative Platform. As you know, on Tuesday, January 9th the legislative session will start. I can run through a few of these items for you and not spend a whole lot of time on them, but I will be glad to ask [sic] any questions you have of our platform.

Number one priority is our affordable airfares to insure that we have the five years of funding and to work with the legislature to make sure that we have the language and the information needed to make this program successful.

Number two, I think we're at a cusp in our community to really have a wonderful aviation cluster, with 50% of all general aviation being manufactured in Wichita, Kansas. Also with the fact that

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Nyair is here doing lots of FAA research and composites, that the third piece and really the needed piece in our community is the training of a skilled workforce and we're going to be working with the legislature on how that process should work in the future.

Number three is an issue of jail overcrowding and we're all aware of the situation that we're facing there, looking at other alternatives, not just passing unfunded mandates, where we have to keep people in jail and where the state prison system doesn't have beds for us to ship them out of our jail, looking at ways to solve that problem.

Number four is our statewide home ownership program, the state at times has looked at, administration has looked at trying to take that over and make that a state-run program. We feel that the partnership between Sedgwick County and Shawnee County has served the state well and look to continue to do that. Support, again number five, we're like fourth or fifth in the amount of local governments or number of governments we have in the state and one of the things we'd like to look at is dissolution of dormant improvement districts. Not improvement districts that are out there, actively working for their constituents, but those that haven't had people served and have a write-in every four years, someone else gets written in and they really don't do anything. A way to get some of those governments off the books, and number six is to support early intervention services for autistic and other developmental disabilities and those are our top six priorities. There's others there and I'll be glad to answer any questions you have on our platform."

Chairman Sciortino said, "Commissioners? Commissioner Unruh."

Commissioner Unruh said, "Thank you, Mr. Chair. Andy, we're not in adverse positions with any of our community partners on our high priority item? I mean, we're consistent with the Unified Legislative Agenda? And as near as I can tell, we don't have any positions in here that we would be adversarial."

Mr. Schlapp said, "No, we have been in communication with all our partners, are in agreement, they understand where we are, and again, you can't always be in agreement with all issues. Sometimes you have to have an adversarial position, but to be successful in Topeka we have learned that you need to have as many partners as you can and again, as we go through this session, we're trying to make sure we're working with all our community partners to do what's best for south central Kansas and that's the intent going into this session and I believe that will happen."

Commissioner Unruh said, "Well, I know it's been a lot of hard work and you've gone through an

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entire process to reach this point and I'm very comfortable with our platform. That's all I had, Mr. Chair."

Chairman Sciortino said, "Thank you. Is there any other questions or comments of Andy at this particular time? I don't see any, so what's the will of the board on this item?"

MOTION

Commissioner Unruh moved to Adopt the 2007 Sedgwick County Legislative Platform.

Commissioner Burtnett seconded the motion.

Chairman Sciortino said, "A motion has been made and seconded. Andy, before we call the vote, will we be making a formal presentation to our Sedgwick County delegation on this platform prior to the session officially starting, or how do you normally handle that?"

Mr. Schlapp said, "Yes, January 4th is . . . at the Wichita Metroplex, the South Central Delegation invites us in and we will present our platform to them. Clearly, we'll be talking with them ahead of time on issues, but that's the formal presentation of our platform to our delegation."

Chairman Sciortino said, "Okay, thank you very much. I had a Motion and second. I don't see there's any further comments, so Clerk call the roll on this item please."

VOTE

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

Chairman Sciortino said, "Thanks, Andy. Next item please."

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H. RESOLUTION ADOPTING REVISIONS TO THE SEDGWICK COUNTY PREMIER LEGAL PLAN DOCUMENTS.

Ms. Jo Templin, Director, Human Resources, greeted the Commissioners and said, "This resolution revised resolution #194-01 which ratified the approval of a flexible benefit plan healthcare reimbursement plan and dependent care reimbursement plan for county employees. The resolution is necessary to revise the legal plan document for these plans. The revision changes the language of the document regarding minimum payments for healthcare reimbursement and dependent care reimbursement claims.

As you know, the county has approved a new provider for a flexible spending accounting, ASI, for reimbursements in 2007. With the new provider, there are no minimum payment requirements for reimbursements. With our current provider, they required a \$50 minimum claim in order to be reimbursed. Therefore, the revised language in the legal plan document states 'there will be no minimum payment amount for requested reimbursement claims'. All other portions of the legal plan document remain the same. I will answer any questions. This resolution has been approved by County Counselor's Office for form and I would request that you adopt this resolution."

Chairman Sciortino said, "Thank you. Commissioners, any questions of this item? I don't see any, so what's the will of the board?"

MOTION

Commissioner Unruh moved to Adopt the Resolution.

Commissioner Burtnett seconded the motion.

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

VOTE

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

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Chairman Sciortino said, "Next item please."

I. DIVISION OF FINANCE.

1. RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER TO TRANSFER FUNDS FROM THE HIGHWAY FUND TO THE SPECIAL HIGHWAY IMPROVEMENT AND/OR THE SPECIAL ROAD, BRIDGE AND EQUIPMENT FUND.

Mr. David Miller, Director, Budget Department, greeted the Commissioners and said, "At the end of each fiscal year, state budget laws provide us an opportunity to transfer unexpended budget authority from the highway fund to multi-year capital improvement funds. In the case of this resolution, examples would be the Special Highway Improvement Fund or the Special Road, Bridge and Equipment Fund. However, unlike other funds, the state budget laws establishing the Highway Fund require you to take that action by both formal resolution and prior to December 31st."

Before you today is that resolution which authorizes the Chief Financial Officer to make any transfers from the Highway Fund, should sufficient funds exist at the end of the year. I'd be happy to answer any questions. If there are none, I recommend you approve the resolution."

Chairman Sciortino said, "I don't see that there's any questions. Commissioners, what's the will on this item please?"

MOTION

Commissioner Unruh moved to Adopt the Resolution.

Chairman Sciortino seconded the motion.

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

VOTE

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

Chairman Sciortino said, "Next item please."

- 2. RECOMMENDATION FROM THE BOARD OF COUNTY COMMISSIONERS TO THE SEDGWICK COUNTY PUBLIC BUILDING COMMISSION THAT IT ENTER INTO A 50-YEAR LEASE WITH THE WICHITA AIRPORT AUTHORITY FOR THE PURPOSE OF ACQUIRING A SITE AT JABARA AIRPORT ON WHICH TO BUILD AN AVIATION TECHNICAL TRAINING COMPLEX; AND FURTHERMORE TO AUTHORIZE PAYMENT FROM SEDGWICK COUNTY TO THE WICHITA AIRPORT AUTHORITY, ON BEHALF OF THE PUBLIC BUILDING COMMISSION, IN THE AMOUNT OF \$3,263,206.**

Mr. Chris Chronis, Chief Financial Officer, greeted the Commissioners and said, "One of your stated priorities is the development of the Aviation Technical Training Complex at Jabara Airport and you've had numerous briefings about that project over the past several years.

In early 2005, you adopted a resolution requesting that the Public Building Commission undertake actions to finance this project up to \$40,000,000, with up to \$40,000,000 of debt to be issued by the PBC, that debt to be backed by a lease that would be executed by Sedgwick County.

The action that's before you today pertains to the land on which those facilities would be constructed. On behalf of the PBC, which followed through and took action later in 2006 to declare their intent to enter into that financing, on behalf of the PBC, staff has negotiated over the past eight months or so with the staff of the airport a land lease that is a 50-year land lease. It is structure in a manner similar to the deal that we constructed for Exploration Place, with the city and with the PBC and Sedgwick County.

The land, under this transaction, would be leased by the airport to the Public Building Commission for a term of 50 years, and would be used up to 50% or at least 50% for the purposes of aviation

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technical training. The lease is for 20 acres of land at the current market rate that is charged by Jabara Airport on all of its land leases, 10.88 cents per square foot. The lease provides that Sedgwick County and the Public Building Commission can expand the footprint of the leased area upon completion of the design, so that we know exactly how much land we're going to require, we can expand that footprint by up to 25% at no increased rent.

If we should need more land than that 25% addition, there would be additional rents that would have to be negotiated and we would have to pay, but we don't expect to require any more than the 20 acres, plus 25%.

We have an option in this lease to acquire up to 12 additional acres for future expansion, and as you know from the discussions that we've had, there is some consideration being given to the possibility of expanding the technical training complex in the future to serve other industries. And so this additional 12 acres would provide land on which we could construct those additional facilities if we chose to do so. That option extends for two years from the date that we first occupy the facilities that will be constructed on this 20 acres of land. After that two-year option expires, for the remainder of the 50 year term of the lease, we will have the first right of refusal to that land. That is, if the airport should, at any point, find another perspective leaser of that additional 12 acres, they would be obligated to come to the Public Building Commission at Sedgwick County first and give us the right to acquire that land before they could lease to some other party.

The stream of payments, rent payments over the 50-years would add up to approximately nine and a quarter million dollars. We have negotiated with the City of Wichita and they have agreed to pay the first twenty years of those rents at a discounted present value, discounting that 20-year stream at 4% to arrive at a present value of that 20-year of approximately 1.6 million dollars. The City of Wichita, as our partner in this project, has agreed to pay Sedgwick County and the Public Building Commission, that 1.6 million dollars.

The final 30 years of rent, that would be Sedgwick County and the Public Building Commission's funding obligation, add up, if we paid them over that 30-year stream, would add to about 6.8 million dollars. The discounted present value of that, using the same formula that we used for the city's payment, amounts to approximately 1.7 million dollars. We've negotiated in the lease the ability, and in fact the obligation, to pay that 50-year stream of payments up front at its discounted present value, and so a part of the action that's before you is to authorize the county, on behalf of the PBC, to pay the airport just under 3.3 million dollars within 90-days of execution of the lease, in other words by March the 31st of next year.

Because we're paying the rents up front, there is an obvious question 'well what happens if the

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lease should be terminated before 50 years have expire?’ The lease provides for a rebate to Sedgwick County of the unused portion, the unamortized portion if you will, of those annual rents that were paid up front for the last 30 years. I’m not saying this very clearly.

The City of Wichita is funding the first 20 years of rent. If the lease should be terminated in the first twenty years, Sedgwick County would not see a rebate of any of the money that was paid to us by the City of Wichita, but we would receive the full, discounted present value of the last 30 years that we financed. If we should terminate the lease sometime in that last 30 years, we would receive whatever portion of that 30 years had not yet been consumed.

The airport has a period of time under the lease to make that repayment to us. They don’t sit on a lot of cash typically, and there conceivably could be a lot of cash that they would owe us in that event, and so they have a period of time at which to make that payment if it should be terminated early and the rent that they would owe a rebate on would accrue interest from the time of termination until they repaid that to us.”

Chairman Sciortino said, “And what is that period of time?”

Mr. Chronis said, “It’s five years, they would have five year to repay at an interest rate of 4%, I believe it is. So what is before us is an action to formally request the Public Building Commission to enter into this lease that is part and parcel of the action that has already been taken by the Board of County Commission with regard to the PBC. You’ve already taken action requesting that they undertake this project and that they finance this project. In order to do that, they need to acquire a land lease on which to build the project. Now we’re asking you to make the formal request to them to undertake that land lease and to agree to make the payment on their behalf.

There are other terms of the lease, it runs something like 28 pages and I’ll be glad . . . we’ve described the key terms in the agenda summary that’s before you. I’d be glad to answer any detailed questions about the lease, if you had them, but I suspect that I’ve probably gone on longer already than you would have preferred me to. Mike Pepoon from the County Counselor’s Office was a key drafter of the lease and he also is prepared to answer any questions about the terms of the lease if you have any. If you had no questions, then I would recommend that you take the recommended action.”

Chairman Sciortino said, “Thank you. We do have questions or comments. Commissioner Unruh.”

Commissioner Unruh said, “Thank you. Chris, is the construction of that taxiway or whatever, is

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that part of the lease agreement, or is that a separate agreement?"

Mr. Chronis said, "It is. As a part of the lease, the airport is obligated to construct a taxiway and apron that is a part of our project. It allows the planes that will be maintained in our technical training school to get to our technical training school from the runways and from the rest of the airport. The airport is obligated to construct that taxiway and apron up to a cost of \$1,000,000 and both the airport's engineers and our engineers estimate that the cost will be less than that. If it should be more than that, then we would be obligated to pay the excess over \$1,000,000. The lease also gives the airport and any further tenants of airport land north of us to use the taxiway and a 35-foot strip on the edge of the apron to get from the runways to those kind of spaces north of us."

Commissioner Unruh said, "Okay, thank you. Well, I just thought that was a significant contribution in their partnership with us, so appreciate it. Thank you, that's all I had."

Chairman Sciortino said, "I don't see any other questions. I have one, Chris, real quickly. It indicates here that we're obligated to pay the city no later than March 31st of next year 3.2 million dollars."

Mr. Chronis said, "Just under 3.3."

Chairman Sciortino said, "3,263,206, I was just trying to round it off here for a minute. I forgot your background. When are they obligated to give us 1,593,841?"

Mr. Chronis said, "The city has already been invoiced for that and they have indicated that they will pay us, they intend to pay us before the end of this year."

Chairman Sciortino said, "But I mean, is it in the agreement that says they have to pay us by the end of this year, or this written and signed by anybody?"

Mr. Chronis said, "There is not a written agreement between Sedgwick County and the City of Wichita regarding that. That commitment was made by the city via a letter from the city manager to our county manager."

Chairman Sciortino said, "Okay. From a legal point of view, Mr. Euson, are you comfortable with that kind of method of insuring that we're going to get paid, since in the contract it obligates us to pay no later than, are you comfortable with the letter, whatever, their obligation to pay us?"

Mr. Euson said, "Well, yes. I think it's fine. We wouldn't have to enter into the lease I guess."

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Chairman Sciortino said, “Okay, I’m just wanting to make sure that if we’re obligated, they’re obligated and it isn’t just word of mouth where somebody can forget what was said over lunch. Okay.”

Mr. Chronis said, “Their city council has taken action to authorize the city manager to make that agreement or make that commitment.”

Chairman Sciortino said, “Okay. And you’re comfortable with that, Mr. Buchanan?”

Mr. Buchanan said, “Yes, sir.”

Chairman Sciortino said, “Okay, that’s all I have. Thank you very much. Commissioners, any other comments or questions on this? If not, what’s the will of the board?”

MOTION

Commissioner Unruh moved to Approve the recommendation, and authorize expenditure of funds.

Commissioner Winters seconded the motion.

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

VOTE

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

Chairman Sciortino said, “Thank you. Next item. Thanks, Chris.”

J. AGREEMENT WITH KANSAS PUBLIC TELECOMMUNICATIONS SERVICE, INC. TO PROVIDE LIVE TELEVISION COVERAGE OF REGULAR COUNTY COMMISSION MEETINGS.

Ms. Kristi Zukovich, Communications Director, greeted the Commissioners and said, “Our county manager, Bill Buchanan, talks a lot about our county services delivering democracy to citizens’

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doorsteps and we have an agreement today before you that's about delivering democracy inside citizens' homes and in their TV sets by bringing them the county commission meetings each week. And so we have a annual agreement with KPTS to do that. It is an agreement, a renewal agreement we have every year about this time to provide the weekly televising of our county commission meetings. It helps us to bring the good work of county government and allow that access to citizens all over the county. I would recommend you approve this agreement and authorize the Chairman to sign. I'll be happy to answer any questions."

Chairman Sciortino said, "Thanks, Kristi. Is this an annual contract?"

Ms. Zukovich said, "It's an annual renewal."

Chairman Sciortino said, "Commissioners, any questions? If not, what's the will of the board?"

MOTION

Commissioner Burtnett moved to Approve the Agreement and authorize the Chairman to sign.

Chairman Sciortino seconded the motion.

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

VOTE

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

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

DIVISION OF HUMAN SERVICES – COMCARE

K. AGREEMENT WITH THE CONSORTIUM, INC. TO PROVIDE WIDE AREA NETWORK CONNECTION TO TELE-VIDEO BRIDGE EQUIPMENT.

Mr. Tom Pletcher, Clinical Director, Comprehensive Community Care, greeted the

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Commissioners and said, “This is a renewal of an agreement that we have with the Mental Health Consortium to provide their wide area network, telecommunication and video communication across the state of Kansas. We have several units in place here in the community, and we use this system primarily to coordinate things such as discharges at the state hospital, supervision of ANRPs in Hutchinson by our psychiatrist who is board certified in child psychiatry and some issues such as that.

Periodically, we will also have staff attend statewide meetings, through this means, rather than making it a quick trip up to Topeka for a brief meeting. It’s used by Judge Ballinger, additionally, for some of his hearings with patients who are involuntarily committed and we’ve found this to be a very affective way of extending our reach. We would ask that you approve this agreement, but I’d be happy to answer any questions if you have any.”

Chairman Sciortino said, “Thank you. I don’t see that there’s any questions, so commissioners, what’s the will of the board?”

MOTION

Commissioner Burtnett moved to Approve the Agreement and authorize the Chairman to sign.

Commissioner Unruh seconded the motion.

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

VOTE

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

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

HEALTH DEPARTMENT

- L. GRANT APPLICATION TO NATIONAL ASSOCIATION OF COUNTY AND CITY HEALTH OFFICIALS FOR FUNDING TO STRENGTHEN PUBLIC HEALTH EMERGENCY PREPAREDNESS IN SEDGWICK COUNTY.**

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Ms. Claudia Blackburn, Director, Health Department, greeted the Commissioners and said, “The Health Department has prepared a grant application for submission to the National Association of County and City Health Officials for \$10,000 to supplement our Medical Reserve Core program. The Medical Reserve Core program was established at Sedgwick County Health Department in 2003, with a special three-year grant from the Department of Health and Human Services. The Core is a group of healthcare professionals who have agreed to serve as volunteers during a public health emergency. The original grants approved a coordinator, who is now funded through other public health emergency management funds.

We currently have 80 committed volunteers who participate in various trainings and events. You may have seen them during the last year. They worked at the zoo on Mother’s Day and took blood pressures, handed out carnations. They provided first aid at the Air Show at McConnell and then they assisted with the statewide Emergency Preparedness exercise in August, which is really helpful to us.

This \$10,000 will be used to help support efforts for recruiting, processing training and managing the volunteers and primarily the money will be used for background checks and credential verification. There is no match and I recommend that you approve this request and authorize the Chair to sign all necessary documents. I’d be happy to answer any questions.”

Chairman Sciortino said, “Thanks, Claudia. I don’t see that there’s any questions on this. So commissioners, what’s the will of the board?”

MOTION

Commissioner Norton moved to Approve the on-line Grant Application and authorize the Chairman or his designee to sign all necessary documents, including a grant award agreement containing substantially the same terms and conditions as this Application; and approve establishment of budget authority at the time the grant award documents are executed.

Commissioner Burnett seconded the motion.

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

VOTE

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Commissioner Unruh	Aye
Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Burnett	Aye
Chairman Sciortino	Aye

Chairman Sciortino said, “Claudia, thank you. Next item.”

M. KANSAS COLISEUM MONTHLY REPORT.

POWERPOINT PRESENTATION

Mr. John Nath, Director, Kansas Coliseum, greeted the Commissioners and said, “My report today is on our activities for the month of November. Had nearly 70,000 people from 22 individual performances. Our revenues were in excess of \$151,000.

Some of the highlights, we had over 20,000 people attend the annual Wichita Farm Show. Well, that didn’t work. Let’s try to go back a little bit. I may have to try it this way. There we go. Comedian Rodney Carrington was in the house, he’s a country comedian, he’s already arranged for his dates for November 2008 he’ll be coming back.

We had the Turkey Classic Go-Kart Races, as you know we started this about six years ago and we get people from all over the country. Actually we had entries from ten states that came in over the Thanksgiving weekend. We had over 1,600 people, between the participants and the folks that came to attend the event.

Mid-America Flea Market was back, with nearly 2,500 folks in attendance. And U.S. Weapons Gun Show is an annual event of ours, with 2,800 folks in attendance and we had the Carson and Barnes Circus over the Thanksgiving weekend. Now this is something new. This is a tent circus. They generally play outdoors. They’re trying something new to keep themselves busy all year round. This was an experiment on their part. They’ve already rebooked for next November, they’re coming back.

And in the sports zone, we had 22,581 attend five hockey games. The Thunder again are doing very, very well this year.”

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Chairman Sciortino said, "John, how much . . . that's a fairly sizable increase in attendance."

Mr. Nath said, "They're up about 40%, about 40% over where they were last year, they've done a great job."

And something I brought to you a little while ago as one of the features of the Select-A-Seat ticketing system. This is an example of what your print at home ticket looks like. We have some advertising opportunities on the face of it. It gives the day, the date of the event, but more importantly it has that singular bar code, which is scanned when you come through the gate. You don't have to wait for the mail."

Chairman Sciortino said, "Now is that a front and back?"

Mr. Nath said, "No, that's just the one sheet. It's on a regular business sized sheet of paper. A lot of people are taking advantage. A lot of people who bought circus tickets, Blue Man Group tickets and Manheim Steamroller are also printing their tickets at home."

Chairman Sciortino said, "Now are those . . . you get actually two barcodes on the piece of paper, upper left corner . . .?"

Mr. Nath said, "Yes, they're the same barcode, just two examples of it. Coming up, we have a hockey game this Saturday against Bossier Shreveport. Flea Market is back again Sunday and then we have several hockey games to finish out the month of December. The RV show returns January 10th through the 14th. U.S. Hotrod Thunder Nationals are back the 12th and the 14th and of course of annual Wrangler Pro Rodeo is back on the 19th and the 21st. Commissioners, if you have any questions, I'd be happy to answer them at this time."

Chairman Sciortino said, "I don't see any, so what's the will of the board on this item?"

MOTION

Commissioner Burtnett moved to Receive and file.

Commissioner Unruh seconded the motion.

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

VOTE

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Commissioner Unruh	Aye
Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Burnett	Aye
Chairman Sciortino	Aye

Chairman Sciortino said, “And John, pass onto the Thunder, we’re very proud of what they’ve been able to do and increase it, very good.”

Mr. Nath said, “They did a great job this year.”

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

N. REPORT OF THE BOARD OF BIDS AND CONTRACTS’ REGULAR MEETING OF DECEMBER 7, 2006.

Ms. Iris Baker, Director, Purchasing Department, greeted the Commissioners and said, “The meeting of December 7th results in four items for consideration today.

1) MANAGEMENT SERVICES FOR THE NEW SEDGWICK COUNTY ARENA-COUNTY MANAGER’S OFFICE

First item, operations management services for the new Sedgwick County arena. Recommendation is to accept the proposal from SMG to negotiate a contract and reserve the right to reevaluate proposal if a mutual agreement is not reached. I’m going to go ahead and read into the record a summary of the process and the basis for the recommendation.

The selection committee comprised of William Buchanan, County Manager; Ron Holt, Assistant County Manager; Charles Stevens, Assistant County Manager; Chris Chronis, Chief Financial Officer; Troy Bruun, Deputy Chief Financial Officer; Stephanie Knebel, Facility Projects Manager; Chad VonAhnen, Community Relations Director; Iris Baker, Purchasing Director; Clay Bastian, President of Fidelity Bank; Michael Monteferrante, CEO of Occidental Management, Inc.; and Russ Simons, Principal with HOK Architects & operations management consultant; evaluated proposals, interviewed Global Spectrum; Kansas Coliseum and their partner, Compass Facility Management (a private management company); and SMG, and performed reference checks on the 3 proposers interviewed. Selection criteria used in evaluating proposals included experience in providing similar services; references; quality of responses to the requested qualifications and scope of services items; methodology and approach to provide the services; and overall quality of the proposal.

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Whether managed by Sedgwick County employees or a private management company, this modern first class arena (15,000 seats for basketball games) in downtown Wichita changes the expectations for usage of this new facility. As compared with the Kansas Coliseum the arena will face greater pressures to offer a product that induces the community to buy tickets; to work cooperatively with area arts, tourism and sports promotion organizations; and to minimize public subsidies and make more predictable any subsidies that may be required.

While all three of the finalists, including the team made up of the present Coliseum staff and Compass Facility Management offered operating models that could be successful, SMG placed the greatest emphasis on the importance of market development- regionally as well as in the community- to future success; indicated the best recognition of the challenges to be faced in addressing the needs and desires of community organizations; and made the strongest commitment to accept financial risk.

**2) DESKTOP COMPUTERS- DISTRICT ATTORNEY
FUNDING: DISTRICT ATTORNEY ACTIONS/ TRIAL/ DISTRICT ATTORNEY
ADMINSTRATION/ INVESTIGATION/ CHILD IN NEED OF CARE**

Item two of the minutes, desktop computers for the District Attorney's Office. The recommendation is to accept the low quote from Dell in the amount of \$29,577.60.

**3) EMS STAIRS CHAIRS- EMERGENCY MEDICAL SERVICES
FUNDING SOURCE: EMERGENCY MEDICAL SERVICES**

Item three, EMS stair chairs for Emergency Medical Services. Recommendation is the low bid from Stryker EMS in the amount of \$26,006.40.

**4) SQUAD FIRE TRUCK- FIRE DEPARTMENT
FUNDING: FIRE DEPARTMENT**

And item four is a squad fire truck for the Fire Department and the recommendation is low bid meeting specifications from Unruh Fire for an initial not to exceed cost of \$130,565 and to establish and execute contract pricing through June of '07. Be happy to answer any questions and I recommend approval of the items presented."

Chairman Sciortino said, "Thank you. I think there's going to be . . . Oh, excuse me, I thought that was Mr. Unruh making a disclaimer against Unruh Fire."

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Commissioner Unruh said, “Well, Mr. Chair I might say that at this point, that Unruh Fire is not related to Dave Unruh or anyone in my family.”

Ms. Baker said, “That’s correct.”

Commissioner Unruh said, “Oh, you know that already.”

Chairman Sciortino said, “Commissioner Burtnett.”

Commissioner Burtnett said, “Well, I do have a procedural question from the Legal Department on approval of the Board of Bids. Can we approve one item or not at a time, or do you do it as a package?”

Chairman Sciortino said, “If you have one item, we could hold that off, if you have concern and then we can approve the ones that we’re unanimous on, if that’s what you would prefer.”

Commissioner Burtnett said, “Okay, because I have some comments that I’d like to make on Item one and I would prefer that be . . .”

Chairman Sciortino said, “Why don’t we do this, why don’t we have a motion to approve Items 2, 3 and 4 on the bid board and we’ll leave item 1 alone.”

MOTION

Commissioner Unruh moved to Approve the recommendations of the Board of Bids and Contracts on items 2, 3 and 4.

Chairman Sciortino seconded the motion.

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

VOTE

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

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Chairman Sciortino said, "And so for the record, we have approved items 2, 3 and 4. And now commissioner, if you had a question on Item one, we can talk about that."

Commissioner Burnett said, "Actually, I don't have a question, I just have some opinions that I would like to put on the record. From the beginning of our discussions on management of the downtown arena, which for the commissioners have been next to none I might add, I have felt that to go with private management I would have to be convinced beyond a shadow of a doubt that it would be better by leaps and bounds.

But by what I have heard and read, leaps and bounds isn't the case. Having said that, with either public or private management, the ultimate goal is the success of the downtown arena. Level of expectation has been raised as a major concern, as has level of risk. I don't believe you can compare a county-run operation on level of risk to private management. Obviously, with public management you assume all the risk. You'll have to have contract negotiations to know what private management will offer, something that we won't know until we make a decision to go with private management.

The comment was made at staff meeting yesterday, which was the first real conversation we've had on this subject, that staff would rather settle for the possibility of shared risk of loss each year than to reap the possible profits down the road. But it was also stated that revenues and costs were about the same as stated in the RFP, so that wasn't a compelling reason to go with private management.

If costs and revenues are about the same, does that not give you an indication of your possible risks and since both of the numbers were in the positive dollars column, does that not indicate there will be profit, plus the numbers shown in the RFP for the private management firm did not include their management fees, which I have no clue what those will be, so their numbers aren't apples to apples to compare to the county offer.

I'm an optimist, I believe our arena will be successful and that we, as a county, could and should reap those profits, rather than send the profits out of state. It seems public officials always believe someone from out of state can do better than the talent we have here at home. Well, I for one have more faith in our local team's loyalty, expertise and ability to rise to the expectations of this new arena than others that are weighing in on this decision.

Knowing that I am probably the lone ranger on this subject on this commission bench, it saddens me that we are willing to give up local control, most likely lose our local talent and probably profit for the county for a contract with an out of state company whose loyalties must be spread over 72 other arenas. I mean absolutely no disrespect to the fine people who served on the selection committee or to SMG. I am sure that SMG could do an absolutely fine job of managing this arena.

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I just feel stronger that we can do just as well and retain local control. So thank you, Mr. Chairman, I just had to get those options out.”

Chairman Sciortino said, “The lone . . . maybe Tonto, but not the lone ranger.”

Commissioner Burtnett said, “And I thought about lone rangerette. That’s all I have.”

Chairman Sciortino said, “Do we have any question or comment on Item 1? Commissioner Winters.”

Commissioner Winters said, “Well thank you Mr. Chairman. I appreciate your comments very much, Commissioner Burtnett, and I know you have spent a great deal of time working and thinking about this and again, have been one of those commissioners along with myself who has traveled to several other arenas and observed operations there, so I certainly respect your opinion. I think at this time I’m going to support moving forward with negotiating with SMG and again, that certainly does not mean that that negotiation is absolutely going to be successful, but based on the abilities of the people who are on the selection committee to analyze it from a myriad of different ways, including the financial risk and the opportunities to perhaps share in some of that risk, I think they’ve made a good recommendation.

You know, I certainly do want to say that in supporting this I in no way intend to indicate that John Nath and the staff at the Kansas Coliseum have not performed admirably in the past and did not support a good proposal to this request. But when you have an ability to look at the resources of a company that does operate 72 arenas worldwide, it has 40 arenas under management, with similar sizes as the new arena will be here and has 15 other arenas in the Midwest part of the country. I think they bring resources to the table that we would have difficulty in mustering otherwise. So again, this is a tough issue, because on one hand, in making this decision to move forward with SMG, it somehow feels as if we’re saying that again, as you indicated, our local folks don’t have the capacity to do this and in saying this, even though it may sound strange, I do not want to say that, because I believe that probably if we selected any of the three, we would probably come out with a proposition we’d be proud of. I just believe this gives us the best opportunity to bring additional resources to the table and share in some of the financial risks that will be involved in this opportunity. So I for one am going to be supportive with moving ahead with the recommended action.”

Chairman Sciortino said, “Thank you commissioner. Any other comments? Commissioner Unruh.”

Commissioner Unruh said, “Thank you Mr. Chair. Well I just want to . . . this is a critical issue,

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kind of high profile issue, so I want to make sure that my position is known. I really have great confidence in the selection committee and the process they went through to do this, so a lot of my opinion is going to be based on what their recommendation is and the work of the bid board in bringing this forward to us.

I'd echo much of what Commissioner Winters has said. To go forward with this recommendation and approve it, in my mind, does not . . . is in no way saying that we're not proud of what John and his staff have done at the Kansas Coliseum and he's had success after success out there. But my thinking is that going forward, I want to have us give us the best opportunity to be successful in the largest possible way. And so I am going to be willing to support this recommendation and move forward with those negotiations, in light of their credentials and in light of the fact that they were willing to share in some of the financial risks, which I think is significant. So that's my comments and I'm going to be supportive of this."

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

Commissioner Norton said, "Probably for me the biggest thing is that we just hadn't had a chance to have really good dialogue among the commissioners. This may be one of the biggest decisions, other than building the arena, that we've made in a lot of years and we haven't had a lot of time to analyze the different proposals.

And I know we had a filter that we put it through of very smart people that looked at it, but ultimately, we have to know that we made the right decision based on the numbers that we've read and understood, and I don't know that we've shared that thought process near as much as we should have. I don't have a problem with several of the proposals, as I read through them, and I think Commissioner Winters is right. We could probably negotiate with any of the top three and come out with something that would be pretty adequate for us. The truth is, we don't want it to be adequate. We want it to be the best possible contract that we can come up with.

Some of the reservations I've had are what will happen to the Coliseum and pavilions and will that be encumbered in this contract automatically on the front end, or can we pull that off and not have to make that decision on management of the Coliseum, the Britt Brown area and the pavilions until the time comes that we really understand. I saw today that we're going to move back the opening of the arena to later in 2009. That just extends how much longer we're going to have to think about the Coliseum, the Britt Brown Arena and the pavilions and maybe we don't have to encumber those buildings in this contract right away. Maybe there's some negotiations that can be made that that's off the table right now, we'll come back and look at that.

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The other part of it that's unnerving to me is Select-A-Seat. I know that if you go to another agency that has their own ticketing, they'll probably want to use their own ticketing. Select-A-Seat has developed into a pretty good revenue source and a service that we provide, not only to the Coliseum and the Pavilions, but the Cotillion, to the State Fair, now to the Orpheum and to other venues around our area and maybe it's not time to jettison them off but to incorporate them into the talks that we have with whoever we select.

I probably can move forward today and support the SMG negotiations. The truth is, we'll have another defining point and that's when we look at the actual hard, fast contract and say yea or nay. That's either good for us or not good for us and that decision point will be obviously tougher than today. For me, I wish we'd had more time, just like a budget, rip all those pages apart and discuss them among ourselves. We did try to have some conversation yesterday at staff meeting, but we were pretty hamstrung as to get down deep into the budgets and analyze them and compare the numbers. And I think it's a pretty important issue for us not to have been able to have that kind of analysis. Having said that, some very smart people are making a recommendation to us and I trust that they've done their due diligence and homework. I just wish, for me, because I represent the people, that I'd had a little more time to understand line items and budgets and every item in there, no different that I do the budget that we authorize every year in the county. That's all I have."

Chairman Sciortino said, "Thank you. I don't see there's any other comments, so let me make a couple. Having had experience on these types of things on the other side of the isle, I'm making references to the days of cable franchising, when a governmental entity agreed to enter into negotiations, that was really just the beginning, because that's when you started trying to flesh out for sure slot A, tab B, etcetera and having negotiated from the other side, I knew that that had to be then re-presented and accepted by the commission. I have a lot of confidence that SMG is going to really negotiate with us and make a presentation to us, knowing that they have to get the acceptance of the commission once again, once those contracts are negotiated.

The one thing I would recommend to Mr. Holt is that, if you're going to be a part of the negotiating team that maybe you discuss with the commissioners on the benches maybe some of the things that they would like to see addressed. Commissioner Winters has said maybe there's two presentation. Here's the presentation without any involvement with the pavilions . . . I'm sorry, Commissioner Norton, to get the feel from . . . I keep wanting to use the word us, but it's probably not appropriate, from the commission as to what they would like you to do in these negotiations so that you know that what you're negotiating has the sort of approval of the commission.

I like the concept that SMG came forward about wanting to reach out regionally to draw people into our center. I like the idea that SMG has vast experience in launching new facilities, because I have to assume it's a little bit of a different game when you're launching a new facility and how do you

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work toward making sure that those signature events right at the beginning or maybe it's an expanded grand opening, where there's a week or two or a month of events coming in, so that we can really introduce to the public their new facility and I think they had probably some vast experience in there that could maybe launch this arena into being maybe that shining light of pride that our citizens can point to for the next 25 or 30 years.

And again, the recommendation is to negotiate a contract and reserve the right to reevaluate all proposals if a mutual agreement isn't reached. I have to totally support that concept, because we won't know for sure what SMG is wanting to, or what they're willing to do until we've negotiated with them, so I think they're a great company and I think that this might be . . . well, I'm convinced this is the right way to go. So okay, I guess that's the end of comments, so . . .?"

MOTION

Commissioner Winters moved to Approve the recommendations of the Board of Bids and Contracts on item 1.

Chairman Sciortino seconded the motion.

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

VOTE

Commissioner Unruh	Aye
Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Burnett	No
Chairman Sciortino	Aye

Chairman Sciortino said, "Thank you very much, Iris. Next item."

CONSENT AGENDA

P. CONSENT AGENDA.

- 1. Resolution authorizing disposal by destruction of appraisal process records for the period 1964 – 2000.**
- 2. Resolution authorizing disposal by destruction of accounts payable records for**

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2002.

- 3. Resolution authorizing disposal by destruction of tax statements for 2000 – 2002.**
- 4. Amendment to the Truancy Prevention Program Agreement with Unified School District No. 259, providing for modification of outcome measures.**
- 5. Contract with EAP PLUS to provide employee counseling services to full-time, part-time, and retired employees, and immediate family members of all such employees.**
- 6. Notice of Termination of Administrative Services Agreement with Allen, Gibbs & Houlik, L.L.C. to provide the Flexible Spending Accounts/Cafeteria Benefits Plan.**
- 7. Plat.**

Approved by Public Works. The County Treasurer has certified that taxes for the year 2005 and prior years have been paid for the following plat:

Bluegrass Estates Addition

- 8. Orders dated November 28 and December 5, 2006 to correct tax roll for change of assessment.**
- 9. General Bills Check Register(s) for the week of December 6 – 12, 2006.**

Mr. Buchanan said, “Commissioners, you have the consent agenda before you and I would recommend you approve it.”

MOTION

Commissioner Norton moved to Approve the consent agenda as presented.

Commissioner Winters seconded the motion.

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

VOTE

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

Chairman Sciortino said, "I'll now close the regular . . . well wait a minute, is there anything else to come before this board under the heading of 'other'? Okay, I'm going to recess the regular meeting."

The Board of County Commissioners recessed to regular meeting to consider the Fire District Agenda at 12:21 p.m. and returned to the regular meeting at 12:26 p.m.

Chairman Sciortino said, "We have an executive session I believe."

MOTION

Commissioner Burtnett moved to recess into Executive Session for 20 minutes to consider consultation with legal counsel on matters privileged in the attorney/client relationship relating to potential litigation and legal advice and that the Board of County Commissioners return to this room from executive session no sooner than 12:45 p.m.

Commissioner Norton seconded the Motion.

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

VOTE

Commissioner Unruh	Aye
Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Burtnett	Aye

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Chairman Sciortino

Aye

Chairman Sciortino said, "We are now recessed into Executive Session."

The Board of Sedgwick County Commissioners recessed into executive session at 12:26 p.m. and returned at 1:00 p.m.

Chairman Sciortino said, "Okay, for the record we're back from Executive Session and please note that there was no binding action taken while we were in Executive Session. Is there anything else to come before this board? This meeting is closed."

Q. OTHER

R. ADJOURNMENT

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There being no other business to come before the Board, the Meeting was adjourned at 1:02 p.m.

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

DAVID M. UNRUH, Chairman
First District

TIM R. NORTON, Commissioner
Second District

THOMAS G. WINTERS, Commissioner
Third District

KELLY PARKS, Commissioner
Fourth District

GWIN WELSHIMER, Commissioner,
Fifth District

ATTEST:

Don Brace, County Clerk

APPROVED:

Regular Meeting, December 13, 2006

_____, 2006