

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

### **REGULAR MEETING**

**October 17, 2007**

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, October 17, 2007 in the County Commission Meeting Room in the Courthouse in Wichita, Kansas, by Chairman David M. Unruh, with the following present: Chair Pro Tem Thomas G. Winters; Commissioner Tim R. Norton; Commissioner Kelly Parks; Commissioner Gwen Welshimer; Mr. William P. Buchanan, County Manager; Mr. Rich Euson, County Counselor; Mr. Brad Snapp, Director, Housing Department; Mr. John Schlegel, Director, Metropolitan Area Planning Department; Ms. Claudia Blackburn, Director, Health Department; Mr. Bill Farney, Assistant Director, Health Department; Mr. David Rush, 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**

Ms. Mary Galvin, Executive Director, Communities in Schools.  
Mr. Richard Taylor, Manager, Kansas Building Trades.

#### **INVOCATION**

The Invocation was observed with a moment of silence.

#### **FLAG SALUTE**

#### **ROLL CALL**

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

#### **CONSIDERATION OF MINUTES:** Regular Meeting, September 26, 2007

The Clerk reported that all commissioners were present at the Regular Meeting of September 26, 2007.

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

**Regular Meeting, October 17, 2007**

**MOTION**

Commissioner Welshimer moved to approve the Minutes of the Regular Meeting of September 26, 2007.

Commissioner Norton seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

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

**PRESENTATION**

**A. PRESENTATION REGARDING COMMUNITIES IN SCHOOLS' OUTCOMES FOR THE 2006-2007 SCHOOL YEAR.**

**Ms. Mary Galvin**, Executive Director, Communities In Schools, greeted the Commissioners and said, "For those of you who might not be familiar with Communities in Schools, let me just kind of give you a little bit of a background. We are the nation's leading community-based organization, helping kids success in school and prepare for life. We also are the number one dropout prevention program in the United States. We are a non-profit organization that has been in existence nationally for over 30 years and here at the local level for 17. By placing on-site coordinators in the schools to address children's unmet needs, we provide the link between the educators and the community. The result is teachers are free to teach and students, many of those that are jeopardy of dropping out, finally have the opportunity to focus on learning.

We partner with USD 259, Valley Center, Haysville and Derby school districts. We also partner with the City of Wichita and with Sedgwick County and over 400 different agencies, churches and businesses to bring the necessary resources into the schools. When a child is hungry or missing school because he has to care for his siblings because the mother is working, or maybe he has anger issues due to family problems at home, he cannot learn. We help to remove those roadblocks. As one of our partners, Sedgwick County provides funding through the Sedgwick County

## **Regular Meeting, October 17, 2007**

Delinquency Prevention Program. With this funding, our goal is to reduce delinquency by providing comprehensive case management services to targeted students at selected school sites. Sites directly funded are Cooper, Oaklawn, Derby Six Grade Center, Jefferson and recently Derby High School. Sedgwick County also provides funding for our connections to services program. This project serves six-graders with at least one day of unexcused absences. Students are provided short-term interventions, needs assessments, parent education, referrals for site-based and /or community-based services, and ongoing attendance monitoring. The goals of the truancy program are to improve attendance and to reduce the number of students referred to the District Attorney's Office or SRS for truancy and it's working. Over 90% of students have not had a truancy referral following their referral to this Community in Schools program. In the 2006/ 2007 school year, more than 1,000 students were served from 11 USD 259 schools through the truancy project. And volunteers provided more than 5,800 hours of service to help students improve attendance and remain in school.

I think you just got passed out kind of our year-end report, a snapshot, and I apologize for the black and white copy. We will send you a pretty one. We just had a little major malfunction this morning, so . . . and I apologize that you haven't had the opportunity to look it over beforehand, but we will get you another copy because it is easier to see the graphs in color. But this is our yearend summary, and so basically I just kind of want to touch on the fact I think, the first page shows the summary and to the left it shows that we served over 5,000 students during this last school year. Also we utilized over 1,800 volunteers that provided over 26,000 hours of service to students. We also coordinated with over 360 employees who provided also volunteer services in the school.

And to the right of that, it talks about some of our programs, the Reality Store, I don't know if any of you are familiar with it. If you have never heard of it or had an opportunity, I would certainly extend an invitation to attend one of our next ones. It is a literacy program, it is absolutely a reality check for young children. We do it for eighth-graders and high-schoolers. They take an assessment and based on their current academic performance, we project where they're going to be at age 26. If they're going to have children, if they're going to be divorced, what sort of money they will be earning.

They're given a checkbook after Uncle Sam has taken out his taxes, and they have to go around to different sites. They have to purchase transportation, food, housing, entertainment and that. And

## **Regular Meeting, October 17, 2007**

when they walk out of there, it absolutely is a reality check. They walk out knowing 'now I know why mom struggles to pay the bills each month', I also know now I need to stay in school because I can't afford anything, you know, at my current rate. So it is really an excellent program and the next one we have, we will e-mail you, and it's an hour and a half usually done there at the school site and it really is a good experience, so we will make sure that we extend the invitation for your to attend one.

One of the other things listed there is the health project. We are currently expanding that. We've just recently hired a part-time health coordinator that is also helping coordinate that in schools. After that, I think it shows the sites that we are currently serving and to the left of that shows our major donors and in-kind agencies and volunteers and partners, which is over 400 agencies that we work with, the school sites that we serve, and when we talk about Communities in Schools' contribution, our on-site facilitators are capacity-building people. What they do when they go on-site is they start to reach out to the community and the beauty of this program is we do not duplicate services. If a service is needed, we go to the resources that currently exist in the community, pull those resources into the school, so it is a very cost-efficient, effective program. So our contribution over all this last year to the services that we brought into the school is over \$2,000,000.

Then I think behind that, and there again I apologize, because it's in black in white, but our graphs, we've started tracking over the last several years. This is what we track and monitor is: student's attendance; service referral and that means of referrals made to us; how many of these kids do we connect with services; shows reading improvement; math improvement; I think behavior improvement; and then also students not suspended. And as you can see, compared to our goals, we're doing very, very well in all those areas, so we have a very good, solid program.

I think also in front of you, you have a book, our gift to you, 'The Last Dropout'. This is written by Bill Milliken. He is the founder of Communities in Schools. It's really an easy read and I would urge all of you to take the opportunity to read it. It's very educational about the epidemic that's happening in our nation with kids dropping out. We're losing a lot of kids and it's really affecting us as a nation and as a community.

I think bookmarked in the book is on page 66 is the case study of Wichita, Kansas. Communities in Schools here in Wichita, Kansas is one of the five top community school organizations in the nation and that's really thanks to Judy Frick, the founder who founded it 17 years ago and just recently

## **Regular Meeting, October 17, 2007**

retired as executive director, so I certainly have some big shoes to fill over these next couple of years. But it is really a good review. We are a very comprehensive program. We hit all of the essentials of what it takes to keep a kid in school, the one-on-one mentoring, a healthy start. We know that nutrition is important for a child's learning. We also do a lot of service learning projects with teaching children how to, even though they're on the reciprocal end of maybe receiving, we teach them how to give back to the community, so it's a very good background read on how effective we are as an organization through our partnerships, so please take a moment and read it.

Finally, I would like to invite you to one of our upcoming site visits also. We hold these at the school. They take an hour and a half. They're over a lunch period. It's where the principal, psych-coordinator and student get up and talk about community and school services and it's really a great opportunity to see firsthand how our partnership is working and how your financial support is making a difference in the lives of these at-risk kids and making a difference for the community, so it is really, really a good experience and we will also extend an invitation, via e-mail, for the next one of those that we have. So I look forward to our continued relationship and our continued partnership and working with you in the future. Do you have any questions?"

**Chairman Unruh** said, "We do have some questions, and thank you for that report and reminding us how valuable Communities in Schools is for our community, but we have a couple of questions here. Commissioner Parks."

**Commissioner Parks** said, "Well I had a comment. I've heard good things out of North High with Communities in Schools and of course experienced first hand at Valley Center Middle School, especially the Reality Store and that really helps those kids out."

**Ms. Galvin** said, "Are you a volunteer?"

**Commissioner Parks** said, "I have been when I was at Valley Center, the police department there, and that relationship between your police departments and all the communities is great also. I would like to thank the donors in my area that step up and give to the program too. That's an important part of it, so thank you for your good work."

**Ms. Galvin** said, "Thank you, thank you."

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

**Commissioner Norton** said, "Well it's interesting that just yesterday at our staff meeting we got the report from Dr. Craig-Moreland that really started to describe where we put our juvenile justice prevention funds and intervention funds and what the outcomes are and it's a pretty thick document

## Regular Meeting, October 17, 2007

and it comes . . . you come at a good time to kind of describe your program, because we've got a lot of reading to do to try to go through all of that.

The truth is CIS program is a great program because it doesn't create new infrastructure and bureaucracy. It takes those things that are already available in our community and targets them to children and young adults that may have issues and it doesn't reinvent the wheel. That's what I've always admired about CIS.

The other thing is that the model is portable. It's not created for just one school or one scenario. If there's a school that's always been pretty mainstream, hasn't had truancy problems but maybe the demographics have changed, maybe the area around the school has changed, maybe the parental makeup has changed, the model can be dropped in there with a caseworker and all the infrastructure is available to be accessed for any of those schools. I know on the south side, several years ago, CIS worked with the Haysville School System and has dropped into different schools. The first schools they went into, the demographics changed a little bit, they didn't need to particularly stay in that area, because they made great strides and they moved with the redistricting and some new schools to different locations in elementary schools. So it's admirable that the model is very portable to fix problems in different areas, as the demographics change, as the issues in the schools change, as their truancy numbers go up, and I think that's very, very important.

We've got a long history of working with CIS in this community and I hope we can continue that. I think we've got, and we know we've got, a lot of work to do in our global community, which is the school districts in the city and in the small towns that surround us to make sure that we get kids in a situation where they can get educated. We understand and I think we talk about this with adult education, that to make our community smarter everybody needs to find their highest level of achievement and that's not only for adults but that's certainly for elementary and secondary young people to keep them in school and let them have a chance to have good jobs and good social acceptance and the ability to have a great life and I think we all know that education is part of that. So thank you for coming and reporting today. CIS' mission fits in pretty closely with what we're trying to accomplish in Sedgwick County. Thank you Mary. That's all I have, Mr. Chair."

**Chairman Unruh** said, "All right, thank you. Mary, I have a question. Your information here indicates that you all utilize about 1,800 volunteers. Are you looking for more? Are you on overload? That's a lot of volunteers."

**Ms. Galvin** said, "Absolutely, we're always looking. We partner with . . . that's the beauty of it, Big Brothers/ Big Sisters, many churches, we pull volunteers from lots of different areas and there is still a great need for volunteers and mentors out there. That is something where there's not a duplication of services that's going on, even though there may be many agencies that have

## **Regular Meeting, October 17, 2007**

volunteers and many agencies that have mentors, there's still a tremendous need for bringing those into the school. And in fact we're working, trying to pull a lot of the non-profits together that are involved in volunteerism and mentorship and see how we can kind of pull together a big campaign directed at this community because, I was talking to Big Brothers/ Big Sisters' Mark Eby and I think we could generate another 1,000 or 2,000 volunteers if we came together collectively and really put the word out there in the community because this is a very giving community."

**Chairman Unruh** said, "Well, in the short term here, before you start a campaign, is there a number or a way that someone needs to contact you if they want to volunteer?"

**Ms. Galvin** said, "Oh absolutely, they could call 973-5110."

**Chairman Unruh** said, "All right. Well we want to congratulate you on hitting your targets and your benchmarks and I personally think it's a real good idea to have a reality check, a Reality Store so that's a good thing for youngsters to learn. And then I assume that we will be getting an invitation for a site visit."

**Ms. Galvin** said, "Absolutely."

**Chairman Unruh** said, "All right, very good. Have one other comment, Commissioner Welshimer."

**Commissioner Welshimer** said, "Well I just want to thank you for a very good presentation of this. It was very understandable and I think a lot of people learned a lot more about Communities in Schools and I did volunteer, back in my legislative days, out in Planeview reading to kids in school and enjoyed that very much, but I wish you every good luck and future in this job. Thank you."

**Ms. Galvin** said, "Thank you."

**Chairman Unruh** said, "Thank you very much, Mary. Commissioners, could we have a motion to receive and file this report."

### **MOTION**

Commissioner Norton moved to Receive and file.

**Regular Meeting, October 17, 2007**

Commissioner Parks seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

**Chairman Unruh** said, "Next item please."

**CITIZEN INQUIRY**

**B. REQUEST TO ADDRESS THE BOARD OF COUNTY COMMISSIONERS REGARDING THE DOWNTOWN ARENA.**

**Mr. Richard Taylor**, Manager, Kansas Building Trades, greeted the Commissioners and said, "I thank you for giving me the opportunity to just say a few words here this morning about the downtown arena. My name is Richard Taylor. I'm the business manager for the Plumbers and Pipe Fitters for the State of Kansas. I also am the manager for the Central Kansas Building Trades. I drive by the arena site quite a bit but I drove by earlier this week and there's a lot of activity going on around there and a lot of activity nearby, so we're real excited to see that and are excited to see, you know, anticipating the impact that this project is going to have on the community.

This has obviously been a long process in getting to where we are today and if I might, I'd like to just talk a little bit about that. Our involvement, the Building Trades, began with all of you in September of 2004 and to see how we could help maybe promote this project and work together and you all welcomed us to be involved and to partner with you and we've always appreciated that. And now three years later it is finally ready to become a reality and to get started and I'm here today to just say thank you for your initial vision, for your continued commitment to make this project a reality.

Any project of this magnitude is obviously going to bring some opposition. You have weathered all that and stood firm. I feel some of the comments are driven from a lack of understanding of construction and the design process. What some have perceived as budget increases and cost overruns and such, I feel are just actually all of you staying in compliance with the legislation that governed this 1% sales tax increase that is actually being used to fund this project. I believe and

## Regular Meeting, October 17, 2007

correct me if I'm wrong, but I believe it was stated in that legislation that all the funds that were collected had to be used either for the downtown arena or the Kansas Coliseum. So as more funds have been collected than anticipated and came in, well you have increased the budget on the project because you've added things to it, you've made it a nicer project for the community, which is a good thing.

And all of this is just staying in compliance with what was legislated and really I think it's good to mention too that it's a positive thing, that you all did stay pretty conservative in your . . . you know, your predictions of what the costs would be. Had you estimated you were going to collect \$230,000,000 and had only collected 205 it would have been a lot more difficult to pull things out of the project that to be able to add a few niceties as the project develops.

And you kept your promise and commitment to use local contractors if available. Practically all the major contractors and subcontractors on the project are local and that obviously will benefit the community. I also want to thank County Manager Bill Buchanan and Assistant Manager Ron Holt. I had the privilege of serving on the Citizen Design Committee and both Ron and Bill did a great job of keeping us informed and involved in the process and I very much appreciate that.

There was a lot of involvement from various people that I can't think of everyone, but I would like to mention past county commissioner Ben Sciortino. He was very willing, early on, to help the Building Trades to be involved in this project and I do just want to say a quick thank you to him for his efforts.

At any rate, the Building Trades are now ready to get our hands dirty and look forward to working with all of you in building what we think will be a true icon for Sedgwick County and all of south central Kansas and again, thank you for allowing us to be a part of it and partner with you. I think we all pretty much want to achieve the same things to this community. We want to see things that are going to improve this community. We want to see things that are going to provide jobs for the community and you know, as we represent our memberships, that's what they like to see, so thank you and I very much appreciate it."

**Chairman Unruh** said, "Well thank you Richard. I want to say first off, you're very welcome to come anytime and bring that sort of message. We're appreciative of that, but we have a couple of comments. Commissioner Winters."

**Commissioner Winters** said, "Well thank you Mr. Chairman. Richard, thanks very much for coming today. You are right, I first met you in mid-2004, as we were working on this project and early on I believe your organization really saw the value of jobs and the economic activity that was going to result from this project and I remember you coming to one of the first meetings and kind of saying am I going to be welcome here and boy, we immediately said yes, we need the support of folks like you. I know that after that meeting I did have an opportunity to address your organization

## Regular Meeting, October 17, 2007

and my message and so kind of two parts today, thanks for your assistance with this project, but I want to say thank you for your community involvement and your organization's community involvement.

I think you have really understood that we're all about job creation and even though there may be times when we disagree on efforts, clearly you bring a perspective of wanting to make sure there's jobs in this community. You know, I want to say thank you for stepping up to the plate with us on the Kansas Affordable Airfare program. You clearly saw the benefit of that to your membership, to the employers of this community and you were right there beside us as we took that issue around the state, so I just can't thank you enough for all of your involvement. I appreciate the opportunity I had to address your organization and just talk about your commitment and how your community leadership is very valuable and I look forward to working with you on many other projects and again, I'm certainly glad that there's going to be plenty of local contractors and local citizens at work on this project, so thanks for being here today."

**Mr. Taylor** said, "Appreciate it."

**Chairman Unruh** said, "Thank you, commissioner. Commissioner Welshimer."

**Commissioner Welshimer** said, "Well Richard, thank you for coming and for giving us the message that you brought. And I'm glad to hear that the plumbers and pipe fitters and building trades unions are pleased with the way the project has ended up or has gone.

I would like to clear one thing up, just for the record, that seems to be a misunderstanding frequently when I talk to constituents and that is how that one-cent sales tax was dedicated. It was dedicated to building the arena, but the coliseum is a combination of a Britt Brown Arena and the pavilions. And in that one-cent sales tax, the county could not spend that on the Britt Brown Arena, just the pavilions, and there's been confusion about that so I wanted to get that out today and you reminded me of it. Thank you."

**Mr. Taylor** said, "Well I appreciate that. Thank you."

**Chairman Unruh** said, "Thank you commissioner. Commissioner Norton."

**Commissioner Norton** said, "Richard, the one thing I admired about you and your organization is that you understood that building relationships is very, very important, that you spent a lot of time with that, trying to understand not only the project but building relationships with the county commissioners and our staff so that we can do the task later. I say that often that so many times we just focus on the task and that's all we care about and we don't build that long-term relationship, where we can understand each other, we can have dialogue, we can agree to disagree on other

## Regular Meeting, October 17, 2007

things but in the long run, we're advancing our community for what's best for the community and I appreciate your ability to understand that and work on the relationship, show up at meetings, try to understand what all the problems are that we deal with and all the nuances of the decisions that we have to make because that's so important and you've really stood out in my mind for doing that because you've built that relationship, you communicate well for your organization and I think that's powerful when it comes to having the ability to work together and have that long-term relationship, so I appreciate that a lot."

**Chairman Unruh** said, "All right, thank you commissioner. Well Richard, the commissioners have said most of what I wanted to say is just appreciation for your commitment to working with this community and the various facets of it as we move forward in many projects. And so we want to thank you and want you to extend that thanks to your membership and your constituency. You did bring up one comment in your comments about the time that it's taking and we have, every now and then, receive e-mails from our citizens saying 'Boy, it's sure taking a long time'. I had one this morning from someone who said the Sprint Center, they voted on it the same time you guys did and now they're ready to open. What's going on?"

But I just want to, and this is not at you Richard, this is just a comment. I would want to remind our citizens that we were very deliberative in this process and after the citizens voted on it, we needed legislative approval which delayed several months and then we went through a process that was very open, that included citizen participation in not only location, but citizen participation in selection of the design and to take the time for that input, have the meetings and just go through the process, it took a long, long time. So this is truly a community building, a community project that all have been involved in but that process takes a longer time. But like you, we're very pleased that activity is occurring on the arena site and in what will now be a short time we're going to have an outstanding facility that we think will be one of the best in the Midwest. So just a comment about the time but anyway thank you for being here, but we have another comment. Commissioner Norton."

**Commissioner Norton** said, "You just didn't turn my light off. I'm happy to comment again, but I think I said everything I needed to."

**Chairman Unruh** said, "All right, you've had your turn. Well Richard, thank you for being here, appreciate your partnership."

**Mr. Taylor** said, "I appreciate all of your comments and yeah, it has been a little bit of time, but sometimes something that's worthwhile is worth waiting for and I appreciate your due diligence in making sure that the process was done correctly and I think that the community is going to be very happy a couple of years from now when that project is completed and it opens and it's going to be, I

## Regular Meeting, October 17, 2007

think, a neat thing for this area so thank you.”

**Chairman Unruh** said, “Thank you. Let’s see, now we have a comment from Commissioner Norton.”

**Commissioner Norton** said, “I thought of something else. One of the things that we’ve heard, Richard, is that there may be a shortfall of workers and I hadn’t heard that from your organization. There’s plenty of good, qualified people, you have good training programs. Maybe comment on that because there’s been some anxiety that maybe there’s not enough workers to build the arena and we’d have to import people but I hadn’t heard that from your organization.”

**Mr. Taylor** said, “Well, it’s kind of a common problem across really the whole country right now. I mean, there’s just a huge amount of work going on and there is . . . workforce shortage is a reality. Now I don’t anticipate having a problem on the arena project. You know a lot of the projects that we’re having trouble getting manned are kind of out . . . you know, out of the mainstream, I guess, places and so forth like that, but here locally in just Sedgwick County we have close to . . . plumbers and pipe fitters, we’ve got over 400 right here in just this area so what will happen is they’ll probably come home to man this project, if they’re out on other ones and we may have some problems on some of the outlying areas, but this is going to be a very popular project. It’s obviously going to be high profile and I think a lot of the members are going to want to be able to say that they were a part of it, so I don’t anticipate having any problem taking care of manpower on this project.

In fact, tomorrow afternoon I’m meeting with our contractor, the MSI that was successful on the plumbing and pipe fitting, just to start looking at the schedule and, you know, what the anticipation is for manpower.”

**Commissioner Norton** said, “That’s really pretty good news then that it’s going to be able to be concentrated on a big project that people really want to work on.”

**Mr. Taylor** said, “Right, yeah this will be a popular project and you know right here close to home. You know, a lot of our membership travel around and work. Some of them work all over the country, but it’s not uncommon to drive 60, 70 miles one way to be at a jobsite every day. So with the concentration of manpower that we have right here locally, there’s going to be a lot of them, I’m sure, wanting to be on this project.”

**Regular Meeting, October 17, 2007**

**Commissioner Norton** said, “And I guess the ancillary question there is that workforce training and getting people into the trades is something that we all need to continue to work on, through technical training and everything. I know you have your own apprenticeship programs, but we all need to be thinking about that because workforce is getting harder and harder to come up with.”

**Mr. Taylor** said, Definitely and that’s been something we’ve been . . . you know, being warned about for quite a few years now with the demographics and the Baby Boomers retiring and it’s not just in the construction industry. I was at a meeting the other day and I was talking to an individual from Koch and they were concerned about not being able to find enough office help, you know in the future, so I mean, we’re all going to be competing for the available manpower. But we’ve beefed up our apprenticeship programs and of course that’s a long-term fix, but we’ve been actively trying to organize some of the other trades people out and have been successful in that, so it’s going to be a battle to try and maintain workforce for a lot of the industries, not just construction.”

**Commissioner Norton** said, “That’s all I have. Thanks Rich.”

**Chairman Unruh** said, “Thank you Richard. Commissioners, do we have a motion to receive and file?”

**MOTION**

Commissioner Norton moved to Receive and file.

Commissioner Winters seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Parks	Aye
Commissioner Welshimer	Aye

**Regular Meeting, October 17, 2007**

Chairman Unruh

Aye

**Chairman Unruh** said, "Next item please."

**PUBLIC HEARING**

**C. PUBLIC HEARING REGARDING THE SEDGWICK COUNTY HOUSING AUTHORITY 2008 ANNUAL PLAN.**

**Mr. Brad Snapp**, Director, Housing Department, greeted the Commissioners and said, "This morning on the agenda are two similar Housing Authority plans, both required by HUD."

The first one we'll discuss is the 2008 annual plan and that's the document that states what activities the Housing Authority will engage in in 2008 to provide effective housing assistance in order to stabilize families. Every year, Housing Department staff review and revise the current annual plan, look at the housing needs in the area, the available resources and get input from our stakeholders in the form of a tenant advisory board to plan activities for the following year.

As you know, Sedgwick County Housing Authority provides Section 8 rental assistance to families and individuals with very low income. An extremely low income family of four cannot exceed an income of \$18,350. Some in our area would be in danger of being homeless without the assistance.

Certainly the majority would be rent-burdened, which would mean they'd be paying more than 50% of their income without the assistance and at the least they'd be probably living in substandard housing without Section 8.

Our jurisdiction is Sedgwick County outside the City of Wichita, Butler and Harvey Counties. New for 2008 is that we'll be invoicing Butler and Harvey Counties for the cost of the rental assisted people living in their counties. And we'll be adding a preference for homelessness, or homeless families in order to address the chronic homeless needs in our area. This preference will have a cap of three. That doesn't seem like very many, but gauged on the number, 89 chronic homeless people, chronically homeless people in our area, that's kind of in relation to the current preferences we have now. We have a preference for seniors and we have a cap of five, and a cap for five

**Regular Meeting, October 17, 2007**

disabled people. Doesn't mean that we'll only serve five, five and three. There will be more people, we have a whole lot more people than five seniors on our program but that's the people that we will call ahead of everybody else for our housing at the beginning of the year.

The other continuing thing we'll do is offer home-ownership assistance with the Section 8 voucher program for up to four families. We've had one we've assisted thus far. Commissioners, this plan has been on display in our office and on our website for 45 days prior to this date and we need to have a public hearing to hear if any comments that people may have before you consider adopting this plan."

**Chairman Unruh** said, "All right, thank you Brad. Commissioners, before we open the public hearing, is there any questions directly of Brad? Seeing none, at this time I will open the public hearing and ask if there's any comment regarding the Housing Authority's 2008 Annual Plan? I see no one asking to speak, so at this time I will close the public hearing and declare we've . . . we've done what we're supposed to do. I forgot the right word here, but we've done what we're supposed to do to comply with the procedures, so at this time are there any other questions of Brad? Commissioner Norton."

**Commissioner Norton** said, "This is pretty consistent with the annual plans that we authorize every year? It tweaks a little bit based on the money and what services we provide, but it's pretty similar to other annual plans that you presented to us, is that correct?"

**Mr. Snapp** said, "That's right."

**MOTION**

Commissioner Norton moved to adopt the Plan and authorize the Chairman to sign.

Commissioner Welshimer seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

## **Regular Meeting, October 17, 2007**

**Chairman Unruh** said, "Thank you, Brad. Next item please."

### **PLANNING DEPARTMENT**

- D. MAPD NUMBER DER2007-9 – RESOLUTION AMENDING THE UNIFIED ZONING CODE TO ADD THE PROPOSED CORRIDOR PRESERVATION PLAN OVERLAY DISTRICT (CP-O) FOR THE PROPOSED NORTHWEST BYPASS IN WICHITA AND SEDGWICK COUNTY; GENERAL LOCATION OF THE PROPOSED CP-O CONNECTS K-96 TO US-54/400 WEST OF THE CITY OF WICHITA. DISTRICTS #3 AND #4.**

### **POWERPOINT PRESENTATION**

**Mr. John Schlegel**, Director, MAPD, greeted the Commissioners and said, "As you are well aware, the Kansas Department of Transportation has been planning this extension of the K-254 bypass around Wichita for a number of years. They've, KDOT, has advanced the design of this project enough now that they are in the process of starting to acquire the right-of-way for this future highway.

However, there's a limited budget at this point in time for right-of-way acquisition. There's some thirteen and a half million dollars that has been set aside by Sedgwick County, the City of Wichita and by the state for that purpose, but the current estimates are that it will be in excess of \$40,000,000 needed to acquire all of the right-of-way needed.

So as a result, KDOT has asked the local jurisdictions to help them out with the process of reserving the corridor for this future road project. So what we've put in front of you today is a proposed corridor preservation plan overlay district, which has the intent of helping KDOT with keeping development from occurring where the highway is projected to go.

The key provision in this corridor preservation plan overlay district is that it would require any new use of property to undergo a review process very similar to a conditional use review process and then in that review process we would be applying standards for development within the overlay district. The whole point here is not to unduly restrict the use of property, but simply to give an opportunity where it's feasible to do so to work with the property owner on their plans for development of their property in order to keep that development out of where the highway is planned.

## Regular Meeting, October 17, 2007

If that is not possible to do, because the property is too small or the property owner is unwilling to do that, then it would give us an opportunity here locally to alert KDOT to the need to move ahead with the acquisition of that property.

We're trying our best here to respect people's property rights and allow them to move forward with development, but at the same time we're also trying to do our best to preserve the corridor, not allow building to occur and drive up the costs for right-of-way acquisition unduly.

You first heard this item back early in 2006. At that time, you deferred action on this overlay district because we were unsure at that time exactly what the cost for the project would be. Then following a meeting that summer, the summer of 2006, with KDOT. Then they were getting very close to their final design and the final definition of where the right-of-way lines would be for this project, so they . . . you know, we wanted to wait at that point to get those final designs so that we could better define where this corridor would be. And then it took us some time to adjust the overlay district.

We came back to you in the spring of this year to . . . it got you to send it back to the MAPC, with a revised definition for the overlay district. The MAPC has re-heard this item. They heard it again at a public hearing on September 6<sup>th</sup>. We have received no voices of opposition to this overlay district from anyone. There was no one present at the MAPC meeting and we have not received any correspondence or phone calls. The MAPC recommends approval of this overlay district unanimously and it's before you today. The city council yesterday approved it by a 6 to 1 vote also. So with that, I'll be glad to take any questions you might have."

**Chairman Unruh** said, "Thank you John. This seems like an appropriate action to ensure the public good for this bypass, but all the property owners along this proposed overlay district, they've all had appropriate and sufficient notification?"

**Mr. Schlegel** said, "Correct, they were notified of this action. We received a number of phone calls as a result, people trying to clarify what the impact would be on their property."

**Chairman Unruh** said, "And the impact is such that ultimately they are not prevented from building anything. It's just if they're going to build something that we think is not in compliance, we alert KDOT."

**Mr. Schlegel** said, "Correct. Well it also give us the opportunity to work with that property owner to see whether or not, as they move forward with their plans for developing their property, whether or not it could be done in such a way that we could still build the highway corridor when the time comes."

## Regular Meeting, October 17, 2007

**Chairman Unruh** said, "Okay, very good. We have other questions. Commissioner Parks was first."

**Commissioner Parks** said, "Well I certainly am going to be supportive of this. In fact, I think it's about 12 years late, simply because there's been some buildings, some houses, some things put in this corridor that I think could have been prevented and could have saved the state a lot of money in doing this. But I think it's critical in both three and four, in Commissioner Winters' district and mine also for the north and south, east and west traffic. As this area grows, the growth is going to promote more travel and accessibility and I'm certainly going to support this. I think we need to press on and work with KDOT feverishly to get this done so we can see it before some of us on this commission pass on. It's been in the works about 35 years in my understand and I'll defer some of those things to Commissioner Winters, who is on that KDOT board, so thank you."

**Chairman Unruh** said, "All right, thank you commissioner. Commissioner Winters."

**Commissioner Winters** said, "Thank you, Mr. Chairman. John, just a quick question and then a couple of comments. I notice on this map that you have on the screen there, there's a couple of blank spots just to the west of Maize. Is there a reason why that is blank in that particular spot?"

**Mr. Schlegel** said, "Yes, because those are where the highway passes through, either the City of Maize or the City of Goddard. This overlay district is only for the Unified Zoning Code, would only apply to the unincorporated portions of the county and to the City of Wichita."

**Commissioner Winters** said, "All right, thank you."

**Mr. Schlegel** said, "Those two cities would have to adopt their own overlay district and we have put this in her hands and encouraged them to adopt a similar type of overlay district."

**Commissioner Winters** said, "All right, well thank you very much. Well similar to Commissioner Parks, I'm going to be very supportive of this protective overlay today. I know that KDOT is still committed to this highway project and I know that there is a lot of concern about the total funding of the project but I'm confident that there will continue to be comprehensive highway plans in the future and even though this project may not be able to be completed all in one fell swoop, I think KDOT is seriously considering some kind of staged approaches, as we work through to try to take this in manageable bites.

I think the review process, with property owners, will be something that a lot of people will see as

### **Regular Meeting, October 17, 2007**

value. I know that when this project first started I know that there were a lot of people concerned about how it would affect their property and I'm sure there are still people out there that are concerned about that effect. But I think more and more people in this part of the county are beginning to see and realize how important the northeast bypass has been to the northeast quadrant of the City of Wichita and even all of northeast Sedgwick County. It's even surprising to me, as someone who lives far west, that I end up on that northeast bypass it seems like a couple of times a week, either going to a doctor or some kind of appointment, so it's a valuable roadway. And I think folks on the west side are beginning to understand that this will have value to this part of the county. So again, I believe this is going to be beneficial to citizens, as they become more aware of the location, it will be valuable to KDOT and it will be valuable to our community, so I also am going to be supportive of this action today."

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

**Commissioner Welshimer** said, "It appears that this is, like I say, in the county so it's not going to be as interruptive as maybe what we've experienced with East Kellogg, but that makes me wonder, the timeline on this from beginning to end, how many years will it take to do this?"

**Mr. Schlegel** said, "It's probably going to be a while before this gets built, anywhere . . . I'm guessing here, anywhere from ten to twenty years."

**Commissioner Welshimer** said, "Ten to twenty years, okay. Thank you."

**Chairman Unruh** said, "All right, thank you. Commissioners, are there any other quest . . . Commissioner Norton."

**Commissioner Norton** said, "Well I think it's important. It's an important project and you know, if we think that 235 on the west side is the loop, then you know we're about 20 years behind the thinking, because the loop, that's an inner-city, inner-modal runway inside what needs to be an outer loop to carry traffic. And I see, if we don't complete the circle around the community in the next 20 years, the thing that we tout about our commute time to downtown and to anywhere in our community, that's 16 minutes or 20 minutes, will grow to an hour. I mean, if we don't create the infrastructure, one of the things that we tout in all our publications is it's a great place to live, there's good quality of life and there is a commute time that is very advantageous to the working population. And that's not going to be the case if we don't create this infrastructure on the outer

**Regular Meeting, October 17, 2007**

loop.

So I'm looking forward to this being done, but to also continue the conversations about what happens on the southeast loop, south of . . . around Derby and from like Andover to the 35 corridor and on the southwest loop, which connected Goddard and then reconnect on the south side to the 35 corridor, cause I think that's going to be important in future thinking too to complete the loop that really makes the outer circumferential that will move traffic around our community in an advantageous way. So I'm going to be supportive of this, it's going to be a hard process, without a comprehensive transportation plan at the state level, but hopefully with the work we've done, this will be one of the first big projects that will come out of that comprehensive plan when it is finally reauthorized. That's all I have Mr. Chair."

**Chairman Unruh** said, "All right, thank you. Commissioners, are there any other questions or comments for Mr. Schlegel? Seeing none, what's the will of the board?"

**MOTION**

Commissioner Winters moved to approve the proposed amendment to the Wichita/Sedgwick County Unified Zoning Code; adopt the Resolution.

Commissioner Welshimer seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

**Chairman Unruh** said, "Thank you John. Next item please."

**Regular Meeting, October 17, 2007**

**NEW BUSINESS**

**E. SEDGWICK COUNTY HOUSING AUTHORITY ADMINISTRATIVE PLAN FOR 2008.**

**Mr. Snapp** said, "Commissioners, just as the annual plan was the 'what', the administrative plan is the 'how', the procedure manual that we have to stand behind with everything we do with the Housing Authority. So if you have any questions, I'll try to answer them. Otherwise, I ask that you approve that plan."

**Chairman Unruh** said, "All right, thank you Brad. Commissioners, are there any questions about the 'how' in implementing our housing plan? Commissioner Norton."

**Commissioner Norton** said, "Well this is pretty consistent with what we do every year. You have a funding plan and a numbers plan and then you have a plan on how you're going to administrate it and how you're going to put it together."

**Mr. Snapp** said, "Right, yes. And the only thing that's new on this one again is the homeless preference."

**Chairman Unruh** said, "All right, thank you. Commissioners, any other comment or question?"

**MOTION**

Commissioner Welshimer moved to Adopt the Plan and authorize the Chairman to sign.

Commissioner Norton seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

**Chairman Unruh** said, "Thank you Brad. Next item please."

**Regular Meeting, October 17, 2007**

**F. LEASE AGREEMENT WITH BUILDER'S INC., FOR OFFICE SPACE TO BE USED BY THE HEALTH DEPARTMENT AT 1530 S. OLIVER, SUITES 200-270, WICHITA.**

**Mr. Bill Farney**, Assistant Director, Health Department, greeted the Commissioners and said, "I'm filling in for Claudia, who is at emergency management training this morning.

We have for you this morning a lease of 7,000 square feet at 1530 South Oliver. That's the second floor of the previous (*coughing*) building. This space would house 17 health protection employees that are currently on the first floor of that building and nine other health promotion staff that are currently located at 1900 East 9<sup>th</sup>.

This vacated space then at East 9<sup>th</sup> would be used as a storage and staging facility for some of our emergency supplies and equipment. Currently we have rented four storage sites for that equipment and supplies. The primary problems that we're trying to resolve with this lease is we have a severe overcrowding situation at the South Oliver location right now and we're trying to co-locate our health protection and our health promotion staff together, as in many cases they do work very closely together.

We're also trying to resolve or at least find a better situation for the storage of the equipment and supplies. As I mentioned, we lease four storage units and these storage units are not climatized. They have no air conditioning, no heating. They're just typical storage units that anybody might use for anything and so they are not climatized and they have no staging area whatsoever. They're just storage units and what we're hoping to do with the East 9<sup>th</sup> location is we'll have all of those supplies and equipment at room temperature. The shelf life for all the supplies and equipment will be longer and it helps to ensure that when we actually need these supplies and equipment, they will be working, functioning properly.

Some of the supplies that we have, most of them are general medical supplies like masks and tourniquets and disinfectants and that sort of thing. We do have some very specific kinds of things like Smallpox response kits. We also have some equipment like air purifiers and radios and again, these are just storage units, and so there is no staging area and at the east 9<sup>th</sup> location we would be protected from the elements, the supplies and the staff when they are distributing those items.

There are . . . with this lease there are recurring costs of approximately \$53,000 or increases, excuse me from \$53,000 to almost \$80,000 and a one-time cost of about \$36,000. Most of these costs will be borne by public health emergency management grants that we have, although there is a portion that will be funded from currently budgeted general funding, 11,900 in recurring costs and almost 10,000 in one-time costs but none of these are new recurring costs in the general budget. They are

### **Regular Meeting, October 17, 2007**

currently budgeted items. The 11,900 recurring cost, 5,900 of that is for utilities and janitorial contracts for the South Oliver location, and the other 6,000 is for the lease base at East 9<sup>th</sup> for the Health Promotion staff. So there are no new recurring costs with this lease from the general fund.

So again, we think it is a cost-effective way to deal with the three problems that we have: the overcrowded situation; the fact that Health Protection/ Health Promotion are not together in the same building; and to help us solve this storage and staging problem with the emergency supplies and equipment that we have.

So with that I'd be happy to answer any questions you might have."

**Chairman Unruh** said, "All right, thank you Bill. We do have a question from Commissioner Welshimer."

**Commissioner Welshimer** said, "Well, not a question, a comment that I'm familiar with this site and it is in my district. It served a very large community, it's very busy and it's a very small area that you have there and I think most of this new area is going to be upstairs, isn't it? Is that correct?"

**Mr. Farney** said, "Yes, it will all be on the second floor."

**Commissioner Welshimer** said, "Yeah, so I could see where that would be needed. It's across the street from Hilltop and not far from Planeview and it serves a large community. So I've often wondered why . . . You know, how you functioned in a small site like that, so I'm going to be supportive."

**Chairman Unruh** said, "All right, thank you commissioner. Commissioner Norton."

**Commissioner Norton** said, "Well, just to clear it up, this is the Parklane area, is that correct? I mean, you talk South Oliver, but . . ."

**Mr. Farney** said, "Yes, it's just north of Harry in Parklane."

**Commissioner Norton** said, "Right, most people would understand where Parklane is and might not know where the South Oliver location is. I have kind of a general comment that one thing this will do is create a little more functionality in our 9<sup>th</sup> Street building, because we've had problems with storage and having to use off-site locations, and this will create a little more functionality in the building. But long-term, I believe we're going to have to do some real soul searching and thinking about the future of the Health Department in that building because as we have

**Regular Meeting, October 17, 2007**

environmental services with the city there and the kinds of services that we provide through our Health Department, I just don't know that that building is going to carry us 20 years into the future. Much like our 9-1-1 center was out of date and our EOC was out of date, maybe today is not the time to have that discussion, but there is a time when we're going to have to really take a look at this. We've got off-site at Parklane, we've got some off-site over on West Central, we've got some other satellite places and to bring some of that together and make sure the functionality is what's going to carry us for the next 50 years, I think we need to have some conversations at some time that maybe that building is just starting to outlive it's usefulness and we can't cobble it together anymore.

Now that's not for you, Bill, that's not asking a question, that's just a comment for commissioners to be thinking about. We're starting to make these kind of decisions, we're leasing more space other places and maybe we need to have that more broad dialogue about just the functionality of that building on 9<sup>th</sup> Street."

**Chairman Unruh** said, "All right, thank you commissioner. Well it appears to me that this is a good job of managing the circumstances we have and staying inside our budget and providing the services to our community that we need to, so I'm going to be very supportive of it. And so, commissioners, I don't see anyone asking to speak, so what's the will of the board?"

**MOTION**

Commissioner Welshimer moved to approve the lease agreement and authorize the Chairman to sign.

Commissioner Norton seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

**Chairman Unruh** said, "Thank you, Bill. Next item please."

**G. KANSAS COLISEUM MONTHLY REPORT FOR SEPTEMBER 2007.**

## Regular Meeting, October 17, 2007

**Mr. David Rush**, Director, Kansas Coliseum, greeted the Commissioners and said, “Last month we had a total attendance of 21,852 people through the gates. We had seven performances . . . seven events with 14 individual performances and it generated \$78,609 in revenues.

The highlights were: the Valley Center Cross-Country Race which goes on in Weidemann Park; also the Park City Barbeque Championship, which they served up some pretty good barbeque over there and had a good time over there; our flea market that we have about eight times a year, the monthly flea market; and then the Kansas Junior Livestock Show, which is always a big time for a lot of the youngsters in the state to get to come into Sedgwick County and visit and they had a good time putting on their show; the Fall Circuit Futurity, which was a big success this year; and then we had the Gary Allan concert in the Britt Brown Arena which was a good event.

Coming up this Friday night, we’ve got Larry the Cable Guy, which is going to be a nice evening. It’s going to be a good success. Also Saturday night is the opening of the Thunder hockey season and we hope to fill the stands completely. They’ve got a lot of tickets sold and it looks like it’s going to be a big night for that. Also we’re doing a Partying With The Thunder over in Pavilion I. The building is open and we’re hosting a party over there with the players and the dance team and some other sponsors of it with the blow-up things in there for the kids to play on. Just have a big party after the game and call it ‘Partying With the Thunder’, just trying to grow the event, just make it more of an experience.

Ringling Brothers, well we’ve got the . . . on October the 21<sup>st</sup> we’ve got the flea market again, and then Ringling Brothers, they’ll be in there from the 25<sup>th</sup> through the 28<sup>th</sup> with their circus, which is going to be a real good show. And the 26<sup>th</sup> through the 28<sup>th</sup> also, in Fulco Pavilion, we’ve got the Poppin’ Johnnies. For those people saying ‘what is a Poppin’ Johnnie’, these are antique John Deere Tractors is the main thing and that comes from the old single cell and they sound like a ‘poppin Johnnie’ and they have all different antique tractors there and it’s a big group that gets together and they just have a good weekend out there and have a great time. And then again, on the 31<sup>st</sup>, we’re back with Thunder Hockey. And if you’ve got any questions, I’d be glad to respond.”

**Chairman Unruh** said, “Well thank you for that report, Dave. It looks like a lot of activity and big weekend this weekend. Commissioners, are there any questions or comments? Seeing none, what’s the will of the board?”

**Regular Meeting, October 17, 2007**

**MOTION**

Commissioner Winters moved to Receive and file.

Commissioner Norton seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

**Chairman Unruh** said, "Thank you David. Next item please."

**H. PUBLIC WORKS.**

- 1. ESTIMATE FROM SEDGWICK COUNTY ELECTRIC COOPERATIVE ASSOCIATION, INC. FOR RELOCATION OF ELECTRICAL LINES IN CONNECTION WITH SEDGWICK COUNTY PROJECT 805-J,K,L; RECONDITION ROADBED PLUS 6" BITUMINOUS SURFACING ON 119<sup>TH</sup> STREET WEST BETWEEN 29<sup>TH</sup> STREET NORTH AND 53<sup>RD</sup> STREET NORTH. CIP# R-254. DISTRICT #3.**

**Mr. David C. Spears**, P.E., Director, County Engineer, Public Works, greeted the Commissioners and said, "Item H-1 is an estimate from the Sedgwick County Electric Cooperative Association for relocation of electrical lines in connection with the road project on 119<sup>th</sup> Street West from 29<sup>th</sup>

**Regular Meeting, October 17, 2007**

North to 53<sup>rd</sup> Street North, designated as R-254 in the Capital Improvement Program. Their line is located in a private easement. The cost will not exceed \$50,693 and I recommend that you approve the estimate.”

**MOTION**

Commissioner Winters moved to Approve the estimate.

Commissioner Parks seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

**Chairman Unruh** said, “Next item.”

**2. RESOLUTION DESIGNATING AND CLASSIFYING CERTAIN STREETS TO THE TOWNSHIP SYSTEM. DISTRICT #3.**

**Mr. Spears** said, “It is Standard procedure that after a road is constructed within a platted residential subdivision in accordance with county standards, that road is then assigned to the township road system. In this particular case Hedgecreek, Hedgecreek Circle, Lost Point and Lost Point Court all located in the subdivision of Hedgecreek Estates will become the responsibility of Sherman Township. The Sherman Township Board was informed that the resolution would be on the county commission agenda by letter dated September 4 and I recommend that you adopt the resolution.”

**MOTION**

**Regular Meeting, October 17, 2007**

Commissioner Winters moved to Adopt the Resolution.

Commissioner Norton seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

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

**3. MODIFICATION OF PLANS AND CONSTRUCTION, REQUEST NUMBER THREE FOR SEDGWICK COUNTY PROJECT 773-V-4335; BRIDGE REPAIR ON 375<sup>TH</sup> STREET WEST BETWEEN 47<sup>TH</sup> STREET SOUTH AND 55<sup>TH</sup> STREET SOUTH. CIP # B-397. DISTRICT #3.**

**Mr. Spears** said, "Item H-3 is requesting your approval of modification of plans and construction number three for the Sedgwick County bridge project on 375<sup>th</sup> Street West between 47<sup>th</sup> and 55<sup>th</sup> Streets South designated as B-397 in the Capital Improvement Program.

This modification, in the amount of \$53,777, was due primarily to bridge deck deterioration in more areas than previously anticipated and the requirement of concrete removal in those areas. I recommend that you approve the modification and authorize the chairman to sign."

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

**Commissioner Winters** said, "Mr. Chairman, my only question would be, David, there is adequate funds to do this increased work that was found once you got the project started?"

**Mr. Spears** said, "That is correct. We, even with doing this, we had \$200,000 in the budget and we would still be \$1,007.40 under that \$200,000."

**Regular Meeting, October 17, 2007**

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

**MOTION**

Commissioner Winters moved to approve the Modification of Plans and Construction and authorize the Chairman to sign.

Commissioner Norton seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

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

- 4. AGREEMENT WITH BNSF RAILWAY COMPANY AND THE SECRETARY OF TRANSPORTATION OF THE STATE OF KANSAS REGARDING INSTALLATION OF RAILWAY-HIGHWAY CROSSING SIGNALS, FLASHING LIGHT STRAIGHT POST TYPE WITH GATES AT A GRADE CROSSING ON 97<sup>TH</sup> STREET NORTH AND THE BNSF TRACKS. DISTRICT #4.**

**Mr. Spears** said, "Item H-4 is a three-party agreement between BNSF Railway, Sedgwick County and the Secretary of Transportation for the State of Kansas regarding the construction and maintenance of the highway crossing signals at a grade crossing on 97<sup>th</sup> Street North and the BNSF tracks. The project will consist of flashing light straight post signals and gates. Sedgwick County will be responsible for the continued maintenance of the advance warning signs and pavement

**Regular Meeting, October 17, 2007**

markings. The railroad crossings in the state are prioritized by KDOT and selected accordingly. The total cost of the project is \$298,057 and will be 100% federally funded. I recommend you approve the agreement and authorize the chairman to sign.”

**Chairman Unruh** said, “All right, thank you David. We have a comment from Commissioner Parks.”

**Commissioner Parks** said, “You said that Sedgwick County would be responsible for the advance warning signs on that, not the township?”

**Mr. Spears** said, “It’s stated that way because you’re the governing body that approves this, but it would ultimately be the township and we get with them.”

**Commissioner Parks** said, “Okay. I went by there last night, to let a few of you know, this is on a half-mile line in my district and if you try to get from 101<sup>st</sup> and Meridian over to 93<sup>rd</sup> and Ridge, it’s another one of those things that you can’t really get here from there. There’s no bridge or low-water bridge over 101<sup>st</sup> Street, so you have to come down to 97<sup>th</sup> to access another county road, so I’m certainly going to be supportive of this and this also helps the City of Valley Center and City of Sedgwick with their emergency vehicle access.”

**Chairman Unruh** said, “All right, thank you. I don’t see any other requests to speak. Commissioner Parks, do you want to make a motion?”

**MOTION**

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

Commissioner Welshimer seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye

**Regular Meeting, October 17, 2007**

Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

**Chairman Unruh** said, “Thank you, David. Before we call the next item, commissioners, I think This is an appropriate time for an off agenda item.”

**MOTION**

Commissioner Winters moved to consider an off agenda item.

Commissioner Norton seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

**OFF AGENDA ITEM**

**Mr. Jim Weber**, Deputy Director, Public Works, greeted the Commissioners and said, “At last week’s meeting, the board reviewed some proposed assessments for two street projects in the county. As part of your official action, you set next Wednesday at 9:00 for a public hearing on the assessments. Due to the cancellation of your meeting next week, we’ll need to reschedule the hearing for October 31<sup>st</sup> at 9:00. Your action today would reset the date and authorize the publication and mailing of new hearing notices. I’d be happy to answer any questions that you might have and I think you’ve got an action item in your documentation.”

**Chairman Unruh** said, “Thank you, Jim. We do and this is just administrative detail required by the cancellation of next week’s meeting.”

**Regular Meeting, October 17, 2007**

**Mr. Weber** said, "That's correct."

**Chairman Unruh** said, "All right, thank you."

**MOTION**

Commissioner Winters moved to reschedule the public hearing for proposed special assessments in Eberly Farm Office Park and Hedgecreek Estates from the previously established date of October 24, 2007 at 9:00 a.m. to October 31, 2007 at 9:00 a.m. and authorize a notice of such public hearing to be published and mailed as required by law.

Commissioner Norton seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

**Chairman Unruh** said, "Thank you, Jim. We'll return to our regular agenda now and Madam Clerk, call the next item."

**I. REPORT OF THE BOARD OF BIDS AND CONTRACTS' REGULAR MEETING ON OCTOBER 11, 2007.**

**Ms. Iris Baker**, Director, Purchasing Department, greeted the Commissioners and said, "The meeting of October 11<sup>th</sup> results in two items for consideration.

**1) CHANGE ORDERS #1 & #2- FOUNDATION AND TANK REMOVALS FOR THE DOWNTOWN ARENA- FACILITIES DEPARTMENT  
FUNDING: ARENA SALES TAX**

Item one is change orders #1 and 2, foundation and tank removals for the downtown arena site for Facilities Department. Recommendation is to accept the change order with Bradburn Wrecking on the amount of \$32,528.

**Regular Meeting, October 17, 2007**

**2) CHANGE ORDER #3 FOR NEW FIRE STATION #33 IN MAIZE- FACILITIES FUNDING: RELOCATE FIRE STATION #33**

And item two, change order #3 for the new fire station #33 at Maize for Facilities Department. And the recommendation is to accept the change order with Caro Construction Company Incorporated for an amount of \$7,444 and to modify days for completion of the project by adding 110.

Would be happy to answer any questions and recommend approval of these two items.”

**Chairman Unruh** said, “Thank you, Iris. Commissioners, are there questions on these items on the bid board?”

**MOTION**

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

Chairman Unruh seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

**Chairman Unruh** said, “Thank you, Iris. Next item please.”

**CONSENT AGENDA**

**J. CONSENT AGENDA.**

**Regular Meeting, October 17, 2007**

- 1. Four (4) Easements for Right-of-Way for Sedgwick County Project 811-J, n ½ K; widening of Ridge Road between K-96 and 53<sup>rd</sup> Street North. CIP# R-282. District #4.**
- 2. Nine Easements for Right-of-Way and One (1) Permanent Drainage Easement for Sedgwick County Project 811-J, n ½ K; widening of Ridge Road between K-96 and 53<sup>rd</sup> Street North. CIP# R-282. District #4.**
- 3. Cereal Malt Beverage License for Eberly Farm, Inc.**
- 4. Supplemental 2008 funding of \$12,500 for Mulvane Senior Club.**
- 5. Supplemental 2008 funding of \$12,500 for Oaklawn Senior Center.**
- 6. Resolution appointing Ron Distefano, D.O., as a Deputy District Coroner.**
- 7. Agreement with Unified School District #259 for continuation of a Disproportionate Minority Contract project at Brooks and Coleman Middle Schools.**
- 8. Agreement with Family Services Institute, Inc. to provide life skills training to 30 at risk youth (ages 10-16).**
- 9. Amendment to the contract with Wichita State University for professional juvenile justice consultation services to the Sedgwick County Juvenile Corrections Advisory Board and the Sedgwick County Crime Prevention Fund Program.**
- 10. Resolution authorizing disposal by destruction of Public Works records that include a back file of series such as routine correspondence, timesheets, travel request records, terminated employee files, department copy, work orders, and banking records for the years 1970-2002 (DISP 2007-17-47).**
- 11. Resolution authorizing disposal by destruction of Emergency Management banking, time record, Tier II, correspondence, and use duplications for the years 1960-2006 (DISP 2007-15-43).**

**Regular Meeting, October 17, 2007**

- 12. Resolution authorizing disposal by destruction of EMS billing records for the years 1997-2000 (DISP 2007-14-28).**
- 13. Resolution authorizing destruction of Clerk backfile of records that includes banking, routine correspondence, budget preparation files, appeals panel, inventory, permits, welfare, and other administrative and use duplicate records for the years 1950-2006 (DISP 2007-13-42).**
- 14. Resolution authorizing destruction of Comcare records that include applications of not hired or terminated employees department copies for the years 1994-2005 (DISP 2007-16-46).**
- 15. Schedule a post annexation public hearing on December 19, 2007 (City of Kechi).**
- 16. Order dated October 10, 2007 to correct tax roll for change of assessment.**
- 17. Payroll Check Register for October 5, 2007.**
- 18. General Bills Check Register(s) for the week of October 10 –October 16, 2007.**

**Mr. William P. Buchanan**, County Manager, greeted the Commissioners and said, “You have the consent agenda before you and I would recommend you approve it and remind you that there’s only 75 days until the sales tax expires.”

**Chairman Unruh** said, “Commissioners, you’ve heard the recommendation. We have a comment from Commissioner Parks.”

**Commissioner Parks** said, “Just a question or a clarification on number 15. This is a schedule for the post annexation hearing, City of Kechi, it’s just a scheduling item? It’s not a waiver of any kind of public hearing. I just wanted to make that clear to some of my constituents that I’ve had asking about that. Thanks.”

**Chairman Unruh** said, “All right, thank you commissioner. Any other comment or question on any of the items on the consent agenda?”

**MOTION**

**Regular Meeting, October 17, 2007**

Commissioner Welshimer moved to Approve the Consent Agenda as presented.

Commissioner Norton seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

**Chairman Unruh** said, “Commissioners, we’ve come to the end of our regular agenda and we are not needing a Fire District meeting today. We are going to go into executive session, but at this time it’s the appropriate time to talk about other items of interest and I suppose it would be appropriate at this time to remind folks, it’s been mentioned a couple of times, but we are canceling our meeting next week, so there will not be a BoCC meeting on October 24<sup>th</sup>. Are there any other items of interest that you all want to bring up? Commissioner Norton.”

**K. OTHER**

**Commissioner Norton** said, “Well first I’d like to remind everyone that at Exploration Place we still have the exhibit on race and we still have the Codex Atlanticus, the drawings and interactive exhibit for Leonardo DaVinci, if you need something to do this weekend, there’s great exhibits there for family and it serves kind of two purposes. The race, you know are we really so different is a pretty provocative exhibit and if you have people that are mechanically inclined or like science, the Codex Atlanticus is right in their wheelhouse too, wonderful exhibits at Exploration Place.

Also this weekend, the Haysville Fall Festival is kicking off. The parade is at 9:00 and then there will be activities in Riggs Park all day long, ending with a concert Saturday night. So it looks like it’s going to be beautiful fall weather and if you need something to do, where you can get a corndog or a corn or a funnel cake, Haysville’s the place.

## Regular Meeting, October 17, 2007

And then finally I want to, as I always have done for the last 15, 16 weeks is comment on our parking workgroup. We met again this week and really discussed two different things. The first is the agenda that we will have with our meeting later today with city officials to start really talking deeply about how the arena parking fits in with the overall downtown parking plan. And I think we've been very methodical and serious about our deliberation about what parking looks like, what's available, what's available with daily parking, weekly parking, monthly parking, public parking, private parking, on-street parking, all the kinds of parking that are in the stable right now for us to use and what needs to be added to that, whether it needs to be more surface parking, some kind of parking structure, and today we'll start trying to formulate at least common ground with the city officials. I think Jeff Longwell and Lavona Williams will be their elected representatives. I think George Kolb, John Schlegel, Ron Holt and Bill Buchanan will be part of that too and next week hopefully we'll have even more information to bring back to the commission and to the public about what we're doing with arena parking. But I wanted to be sure that I did my report.

The second part of it is that we spent probably twenty or thirty minutes talking about the Sprint Center that is just opened in Kansas City. There's several websites, several other articles that talked about what they've done with parking, how they've handled it, what they think their problems are, what they think their successes are. We're watching that really closely to try to analyze what that means to what we're doing here. That's a larger facility and a larger metro area in a different part of downtown Kansas City than we'll have ours, but I think there'll be some things we can learn from that. So we're trying to analyze what's happened at the Sprint Center, what they're doing to communicate parking to their citizenry and what that means to us. So unless there's some questions, that's my report but we're taking it very seriously, still working on it and I will continue to report every week until we roll out a plan to show the citizenry and the commission."

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

**Commissioner Parks** said, "Well along that line, I do have a comment that I'd like to make to the parking committee. If we can, since the O & M and I know it's like a broken record, but I'm saying this since that's together, I would hope that we're not promising too much for parking and not keeping enough in the O & M, so that's just . . . my votes on down the line will be according to what O & M is there and like I've said before, I don't want to see any of the property taxes go for operation and maintenance on the downtown arena.

Also I've been working with staff on the showers at the pavilions. The couple of horse shows out there, the showers had been removed and we're working for some future work to go back out there and get that situation corrected. Horse people, a lot of times, like to stay with their animals, whether it be horses or the livestock show that we recently had or whatever, that they're different than just having car parts there that you can walk away from and go to the motel and stay. You need to be attentive to the animals and we're trying to get those showers reinstated back into the

## Regular Meeting, October 17, 2007

pavilion area.

Been working also with the manager's office and the HR people on the Sheriff's sickleave and can you give my a little bit of timeline on that, Mr. Buchanan?"

**Mr. Buchanan** said, "Sure. We met with Commissioner Parks yesterday and Jo Templin and I had a good meeting afterwards. We think it would be appropriate to put together a committee of some employees who have interest in this and turn around, report to you certainly by first week of December, and come back with a recommendation about how we think it might most effectively work in this organization. We will give you updated reports as we make progress on it."

**Commissioner Parks** said, "In any event, it will be ready by the first of the year, January 1 we can roll with it then."

**Mr. Buchanan** said, "Absolutely."

**Commissioner Parks** said, "Okay. And if those employees want to contact your office to volunteer or go to their department heads, or facilitate that, that would be great.

I had one thing that came up late afternoon yesterday and since a lot of the safety people were out and around, I just wanted to let everyone know we started on it, some checking on it, had a complaint from a constituent and . . . about EMS does not take patients to the Newton hospital upon request, but I'm working with Scott over at EMS on that and trying to get him back in contact with that constituent and see what the problem is on that. But there is . . . I know that people from my neighborhood have gone to Newton hospital by ambulance. It may cost a little bit more and it may not be in your insurance that that's a fact, but I do think that they can transport to the Newton hospital, especially from those areas in the northern part of the county. There is some kind of a trauma rule and we want the patients of course that are level 1 traumas to those locations that can treat them, so I'm certainly working with some constituents on that. Thank you."

**Chairman Unruh** said, "All right, thank you commissioner. Commissioner Norton."

**Commissioner Norton** said, "Well just a comment on what Mr. Parks had talked about on the

## Regular Meeting, October 17, 2007

arena. I did have a conversation with Chris Chronis yesterday to start analyzing the O & M and see how much of it needed to move forward for continuing operation and subsidizing property tax and how much might be available for any parking structure and what would be prudent on both sides of that. Obviously, that's not going to be a hard number one way or another, but we're starting that dialogue to try to figure out if we start moving our parking along and say we need some kind of a structure, how much can we afford, what does it look like, how much will it take out of the O & M to do that and is it prudent to even do that, so we're already having that conversation. We know that, you know we can say we want to build a parking garage and it's going to cost \$10,000,000 but if that draws down the O & M a little more than the commission wants to, then we've got a different decision to make. So it's not that we haven't thought of that and have already started analyzing. I've got Chris Chronis looking at that for me to try to crunch those numbers and give us some kind of reality check as to where we can spend money on parking, if we deem it necessary, so just wanted to be sure you knew that."

**Chairman Unruh** said, "Thank you commissioner. I'd just comment that yesterday afternoon I met with County Counselor Rich Euson and six attorneys from the Ukraine who were visiting our area through the Rotary I believe and made a presentation to them, Mr. Euson did, about how county counselors work in county government and serving our government and our citizens and a group of very . . . struck me as being very intelligent, focused individuals and we had a very pleasant hour with these folks before they went to their next stop. But I guess it's just interesting to see how they asked a lot of the questions that we might ask ourselves if we were in the Ukraine. It was a good meeting.

Secondly, I'd just say that they did have a great weekend out at Belaire last weekend at their parade and their fall festival, a lot of folks out on a beautiful day, we had a great parade there. And then this weekend though on Friday counties involved with a lot of other public safety folks in a disaster simulation down near the arena site on Washington and Waterman. So folks who are wondering what's going on down there, if they hear some unusual noises or a lot of activity, you'll see that disaster preparedness folks are taking some training and our commissioners and our staff are involved. And Commissioner Norton, I think, is leading a class for elected officials so we're heavily involved in making sure that we're prepared for any eventuality.

And then lastly, Friday afternoon we have a leadership summit that's sponsored by the Regional Economic Area Partnership and Visioneering. We have some sponsors for that, but it's an afternoon to talk about common issues for economic development and issues that we find as leaders, so a lot of activity going on and your commissioners are involved in a lot of different areas, trying to provide leadership for the county."



**Regular Meeting, October 17, 2007**

Commissioner Winters	Aye
Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

**Chairman Unruh** said, "We are in recess."

**The Board of County Commissioners recessed into Executive Session at 10:30 a.m. and returned at 11:25 a.m.**

**Chairman Unruh** said, "I will call our regular meeting back to order and declare that according to Kansas statute, no binding action was taken while we were in executive meeting. At this time I'd ask Mr. Euson if he has something to bring before us."

**Mr. Euson** said, "Yes, commissioners, we discussed a few claims in executive session and one of them is a Worker's Compensation case involving a Linda Winegarner, a former employee. It's our recommendation we settle this case in the amount of \$44,001.47 and in this instance this would leave the medical open. That's our recommendation and we would ask that you approve it."

**Chairman Unruh** said, "All right, thank you. Commissioners, are there any questions?"

**MOTION**

Commissioner Welshimer moved to approve the Worker's Compensation settlement as presented by the County Counselor.

Commissioner Winters seconded the motion.

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

**VOTE**

Commissioner Norton	Aye
Commissioner Winters	Aye
Commissioner Parks	Aye

**Regular Meeting, October 17, 2007**

Commissioner Welshimer           Aye  
Chairman Unruh                    Aye

**Commissioner Winters** said, “Anything else, Mr. Euson? Mr. Buchanan? We will be adjourned.”

**L.     ADJOURNMENT**

There being no other business to come before the Board, the Meeting was adjourned at 11:27 a.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

**Regular Meeting, October 17, 2007**

Third District

---

**KELLY PARKS**, Commissioner  
Fourth District

---

**GWEN WELSHIMER**, Commissioner,  
Fifth District

ATTEST:

---

**Don Brace**, County Clerk

APPROVED:

---

\_\_\_\_\_, 2007