

MEETING OF THE BOARD OF COUNTY COMMISSIONERS

REGULAR MEETING

DECEMBER 5, 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, December 5, 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. David Spears, Director, Bureau of Public Works; Mr. Robert Parnacott, Assistant County Counselor; Mr. Glen Wiltse, Director, Code Enforcement; Mr. John Schlegel, Director, Planning Department; Ms. Claudia Blackburn, Director, Health Department; Ms. Marilyn Cook, Director, COMCARE; Mr. Bob Lamkey, Director, Public Safety; Mr. Steve Cotter, Director, EMS; Mr. Joe Thomas, Sr. Purchasing Agent, Purchasing Department; Mr. Mike Borchard, County Appraiser; Ms. Kristi Zukovich, Director, Communications; and, Ms. Evelyn Good, Deputy County Clerk.

GUESTS

Mr. Richard, LaMunyon, City Administrator, City of Maize

Mr. Bud Henson, MAPC At-Large Appointee, Former County Commissioner

INVOCATION

The Invocation was led by Pastor Vance Cauthon of the Evangel Assembly of God, Wichita.

FLAG SALUTE

ROLL CALL

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

CONSIDERATION OF MINUTES:

Regular Meeting, November 14, 2007

The Clerk reported that all Commissioners were present at the Regular Meeting of November 14, 2007.

Chairman Unruh said, “Commissioners, you’ve had an opportunity to review the minutes of November 14th, are there any additions or corrections?”

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MOTION

Commissioner Parks moved to approve the minutes of the Regular Meeting of November 14, 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, “Commissioners, before we call the next item, we have a new member of our staff, and an important position, and I am going to ask Mr. Bob Lamkey if he might introduce Mr. Steve Cotter to us.”

Mr. Bob Lamkey, Director, Public Safety, greeted the Commissioners and said, “It gives me a great deal of pleasure to both welcome and introduce Steve Cotter, your new EMS Director. Steve joins us from Lawrence County, South Carolina. He left there as a director, spent about two years doing that. Spent a number of years before that in Greenville County, South Carolina, EMS, where he moved up in that organization and that’s a community and county about the same as ours, does about the same kind of call volume.

Steve started work officially for us on Monday; he is joined by his wife, Amanda and three children. And currently he is a Derbyite, and he’s living in Derby at this time and we are very, very pleased that he is here at the helm of, what I consider the best EMS in the state of Kansas, and certainly one of the best in the nation, that’s Sedgwick County EMS. Steve welcome.”

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Mr. Steve Cotter, Director, EMS, greeted the Commissioners and said, “Thank you very much. I welcome and am honored by the opportunity to join Sedgwick County. And it became very apparent to me, as part of the interview process, that this is a tremendous organization to work for, with some very quality people and some very caring individuals within the EMS Department, that have a patient-centered focus to the mission of EMS within the County in patient care delivery. And I am honored to be a part of that and look forward to working with you in the coming weeks, months and years to better that mission that we have for the citizens of Sedgwick County and to continue to provide patient care in a patient-centered evidence-based manner and I look forward to that opportunity of working with you. Thank you very much.”

Chairman Unruh said, “Thank you Steve. We are very glad that you are with us. We welcome you to Sedgwick County and we know that you’re stepping into a situation where we’ve got a good organization and from everything that we’ve heard about your background, we look forward to your service to the citizens of Sedgwick County.”

Mr. Cotter said, “Thank you sir.”

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

PUBLIC HEARINGS

A. PUBLIC HEARINGS.

- 1. PUBLIC HEARING TO CONSIDER WHETHER THE CITY OF MAIZE HAS PROVIDED SERVICES AS SET OUT IN THE SERVICE PLAN PREPARED FOR THE ANNEXATION ORDINANCES NUMBERS 588 AND 591.**

POWER POINT PRESENTATION

Mr. Robert Parnacott, Assistant County Counselor, greeted the Commissioners and said, “We have another one of our post-annexation hearings that we hear five years after an annexation, in which a city has had to prepare a Service Plan, that is generally when a city does not consent of landowner to annex, they unilaterally annex and they prepare a Service Plan.

The map that I have got up on the screen shows you in blue and red, the two different annexation coordinates areas, there were a total of eight different tracks. There were a couple of them up around the corner of 53rd Street, 119th, a couple down south of 49th Street by 119th Street, and then, moving my cursor around, you see these other two over here, on Maize Road, south of 49th or 45th Street, whichever one this is.

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We sent notices out to the eight landowners involved, have not received any responses from them. So there has been no complaints. I have reviewed the service plan, it is in your backup, and the service plan schedule is at page 14 there.

The City indicated, when they were going to annex these properties, they would provide the typical city services of police protection, park and community buildings, they indicate that they would provide street lights, licensing services, code enforcement, those types of services. They did have a water improvement project planned, that we have a representative of the city here that could speak to more about that. At the time they were planning it, and they intended to be done with it by winter of 2003. These particular annexations took place in 2002.

They also indicated in their Service Plan that they would provide fire hydrants. We've added to the map, those little red dots you see, those symbols, are all the fire hydrants that are around in the city. I do understand that there is another fire hydrant probably located a little farther south here, that is not on the map, that is within 510 feet of these properties.

These two properties up here in the left hand corner are more agricultural, but there are some small, or some single-family homes down in this corner of the properties and these other properties are single family as well.

So there is fire hydrant coverage as you can see, and again we have somebody from the city here to speak to any questions you might have about that. So at this point, unless you have any questions from me, I'd recommend that you open the public hearing, receive any comment and close the hearing and make the finding that seems appropriate."

Chairman Unruh said, "All right, thank you Bob. Commissioners, before we open the public hearing, do you have any questions of Mr. Parnacott? Seeing none, and at this time I will open the public hearing and ask if there is anyone who wants to make comment on this annexation. Any citizen or public that wants to make comment? I don't see anyone, so perhaps Mr. LaMunyon, would you want to make a comment of behalf of the city?"

Mr. Richard LaMunyon, City Administrator, City of Maize, greeted the Commissioners and said, "In this particular instance, as Bob indicated, we have a new water system in the city and we were able to put that in through the boring process in the older part of the city and of course all the new development, we currently have six different housing developments that are currently, seven actually, that are taking place throughout the city and of course all those, the water is being extended to them.

These particular properties here, I think, with the exception with the one over on, just south of 45th,

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4406 I think it is, north of 119th, have the streetlights and things that are required. We have a new housing development that is literally going to surround that particular house and the people there are very supportive of it.

I think we've complied, we've tried to comply with all of it. And I think, as I've indicated to Bob and others, Maize has annexed a lot of property in the last three, four, five years. But, by far, it is consent or request annexation. Well over 95 percent, probably closer to 98 percent of it is literally been requested. We feel very good about it. I personally talked to some of the property owners; they seem to not have any problem at all. So if there is any questions by the Commission, I would be happy to address them on this issue, or any future annexation plans."

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

Commissioner Parks said, "I just have a comment for Mr. LaMunyon and the Maize City Council. Thank you for providing those services. Your service plan seems to be very much in order. And I'm going to be supportive of this. Unlike some of the recent ones we've had, you have done a good job of getting the fire protection out there and the dialogue with the people, in talking with the people in that area, have been much different than some of the other ones of recent times."

Mr. LaMunyon said, "Thank you Commissioner."

Chairman Unruh said, "Thank you. Any other comment? Well, Mr. LaMunyon, I don't see anything else, so thank you for your comment."

Mr. LaMunyon said, "Thank you very much."

Chairman Unruh said, "I don't see anyone else asking to speak during the public hearing, so at this time I will close the public hearing and we will restrict comments to the bench. And Commissioners, is there any other question or comment on this issue or question of Mr. Parnacott? I see none, so what is the will of the Board?"

MOTION

Commissioner Winters moved to find that the City of Maize has extended services as provided for in Service Plan.

Commissioner Parks seconded the motion.

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

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VOTE

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

Chairman Unruh said, "Thank you gentlemen. Next item please."

2. PUBLIC HEARING TO CONSIDER A RESOLUTION ADOPTING THE INTERNATIONAL RESIDENTIAL CODE, 2006 EDITION, CHAPTERS 1 THROUGH 10 INCLUSIVE, AS THE OFFICIAL RESIDENTIAL BUILDING CODE FOR SEDGWICK COUNTY.

Mr. Glen Wiltse, Director, Code Enforcement, greeted the Commissioners and said, "What we have is the new version of the Building Code or the Residential Building Code. The codes are rewritten on a, every three years on a national level. It typically takes approximately nine months to a year to go through the review process with all of the different trade groups, the Home Builders Association and everything to come to an agreement on all of the new amendments.

All of the trade groups, Wichita Area Builders Association, Engineers, Architects, License Contractors, and the City of Wichita have been represented through this discussion through this time period and have recommended this code to be adopted."

Chairman Unruh said, "All right, thank you Glen. I think we should have a public hearing to discuss this. Is there any questions of Mr. Wiltse right now? Seeing none at this time I will open the public hearing for the purposes of accepting public comment. Is there anyone who wants to speak to this international Residential Code? Seeing no one, I will close the public hearing and Commissioners, we will restrict the comments to the bench, is there any further comment or question? Commissioner Parks?"

Commissioner Parks said, "Glen, did you modify this in any way for Sedgwick County, or did you, were there any changes in there that were outside of the normal template that the international..."

Mr. Wiltse said, "The actual amendments are the modifications. With it being a rural area, there

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are some typical things that we have to do a little bit differently and those are all represented through the, you know, different Trade Boards and everything in this process.”

Commissioner Parks said, “Thank you.”

Chairman Unruh said, “Thank you. Is there any other further; is there any other comment? What’s the will of the Board?”

MOTION

Commissioner Welshimer moved to adopt the Resolution 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.”

Mr. Wiltse said, “Thank you.”

3. PUBLIC HEARING TO CONSIDER A RESOLUTION ADOPTING THE INTERNATIONAL BUILDING CODE, 2006 EDITION, AS THE OFFICIAL COMMERCIAL BUILDING CODE FOR SEDGWICK COUNTY.

Mr. Wiltse said, “This Building Code is strictly for the commercial buildings. Years ago we were fortunate enough to have one code that had everything in it and unfortunately through the 30 years they have evolved and they’ve gotten so big they had to separate it all of it. So now we have the residential and now we have a commercial code.

We go through the same process with this code, all of the different trade groups are represented, the

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Home Builders Association, Engineers, Architects. The City of Wichita currently has the same code adopted and we're recommending the adoption for this also."

Chairman Unruh said, "All right, thank you. I see no questions from Commissioners, so at this time I will open the public hearing and accept public comment on this Commercial Building Code. Anyone who wants to speak? Hearing none, I will close the public hearing and, Commissioners, what's the will of the Board?"

MOTION

Commissioner Welshimer moved to adopt the Resolution 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 please."

- PUBLIC HEARING TO CONSIDER A RESOLUTION ADOPTING THE INTERNATIONAL MECHANICAL CODE, 2006 EDITION; THE INTERNATIONAL RESIDENTIAL CODE, 2006 EDITION, CHAPTERS 12 THROUGH 24 INCLUSIVE; AND THE INTERNATIONAL FUEL GAS CODE, 2006 EDITION, AS THE OFFICIAL MECHANICAL CODE FOR SEDGWICK COUNTY.**

Mr. Wiltse said, "This code is mainly the heating/air conditioning systems and the gas piping codes for all residential and commercial buildings. We go through, once again, the same process with the trade groups for their review and they're recommending the adoption of this code also."

Chairman Unruh said, "All right, thank you Glen. I see no questions from the Commissioners, so

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at this time, I will once again open the public hearing to accept public comment on this code amendment. Seeing no one asking to speak, so at this time I will close the public hearing. And Commissioners, are there any further comment?"

MOTION

Commissioner Welshimer moved to adopt the Resolution 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 Glen. We got through that quite easily. We have a comment here from Commissioner Norton."

Commissioner Norton said, "Well, we did get through that quite easily and I wanted to be sure that the public knew that Glen had briefed us considerably on the nuances of all the amendments for the different codes prior to the meeting. I think we had plenty of chance to review it. This was really supposed to come before us about a month ago, was it not, and we had to, we didn't have the public hearing assigned so we, we've had plenty of time to review it, but Glen has gone through all the amendments with us so he made sure we understood. Just so the public knows that we didn't go through these real fast just today, we have studied them and understand the implications as far as the changes. That's all I have."

Chairman Unruh said, "Thank you Commissioner, I appreciate that. Commissioner Parks?"

Commissioner Parks said, "And in addition to what Commissioner Norton had just said, if there

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are any troubles that the, that maybe some of the independents or some of the smaller contractors run into that they get to an impasse, feel free to contact your Commissioner or work with Mr. Wiltse on that and see if there are some changes, they certainly can be made at a later date. Thank you.”

Chairman Unruh said, “Thank you Commissioner. At this time Madam Clerk, please call the next item.”

PLANNING DEPARTMENT

B. PLANNING DEPARTMENT.

1. MAPD CASE NUMBER DR2005-08 – ARENA NEIGHBORHOOD REDEVELOPMENT PLAN.

Mr. John Schlegel, Director, Planning Department, greeted the Commissioners and said, “At your meeting on November 7th, I presented you with this Arena Neighborhood Redevelopment Plan, which was developed for the City of Wichita, for the area in the vicinity of the new Sedgwick County Arena. I will spare you going through this presentation again today because I think that I covered the plans sufficiently at that meeting. I will remind you that at that meeting, on a 3-2 vote, you failed to adopt this amendment; this adds an amendment to the Sedgwick County Comprehensive Plan. Because a super majority vote or a 4 votes were required at that meeting for you to adopt that amendment.

Subsequent to that motion, you did adopt a motion to send the plan back to the Metropolitan Area Planning Commission for further deliberation.

The MAPC reheard the plan at its meeting on November 15th and at that meeting voted on a motion to approve the amendment, 7-3 in favor of the, of a recommendation to approve this amendment to the Comprehensive Plan. However, that approval vote failed to meet a statutory requirement for a majority of the Commission, or eight votes in this case, since there is 14 members in the Commission. So 7-3 vote in favor of adopting the amendment did not meet the statutory requirement for favorable vote.

So the item is back before you today without a recommendation from the MAPC because of the 7-3 vote. And with that, I will just leave it at that. If you have any additional questions that you want to ask me, I’ll be glad to address them.”

Chairman Unruh said, “All right, thank you John. We do have a comment from Commissioner

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Winters.”

Commissioner Winters said, “John, just two quick questions now. One, this plan has been approved by the Wichita City Council and it’s, again, basically a plan that lays out some of the concepts of the neighborhood that surrounds the Downtown Arena?”

Mr. Schlegel said, “Yes. It’s meant to send a direction for the City Council, which they have adopted, for how they will respond to proposals that are expected to come for redevelopment of private property in those blocks around the Arena.”

Commissioner Winters said, “And again, the City Council has voted on this and they have approved these changes to the Comprehensive Plan?”

Mr. Schlegel said, “Right. And the item that is before you is an amendment to the Wichita/Sedgwick County Comprehensive Plan simply because we, typically as, based on past practice, bring Wichita neighborhood plans, such as this, before you to be adopted as part of the Wichita/Sedgwick County Comprehensive Plan.”

Commissioner Winters said, “All right. And then the second question is, as it came to us the first time, and I know the City Council had changed it, which again put it in this realm of when it arrived on our meeting a few weeks ago, it required a super majority vote of County Commissioners. At this point and time what are the voting requirements for us to make approval and agreement to change the Wichita/Sedgwick County Comprehensive Plan?”

Mr. Schlegel said, “Because the item was sent back to the MAPC for reconsideration and they did act on that, a simple majority today would adopt the amendment.”

Commissioner Winters said, “All right. Thank you.”

Chairman Unruh said, “All right, thank you Commissioner. Commissioner Welshimer?”

Commissioner Welshimer said, “I was one of the no votes last time that we addressed this. I think the public sees this plan and the whole scope of the arena issue as one issue. Good thing about the issue is the Arena construction is paid for, we have no bond payments with interest in our future, sales tax ends December 31st and that’s good. Our economic development expectations are high downtown. We’ll have a spectacular new arena two years from now and for now our construction industry and union people are looking forward to some good jobs.

On the other hand, the citizens in my District #5 still have concerns. I don’t think that the

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communication of what the expectations of how this will all work out has been, has reached them. They elected me to bring their concerns here and that's my job. Citizens, property owners in my district, they want their concerns represented. Their concerns right now are the Arena parking, which will, which is not fully explained to them. And it will, obviously, forever be negotiated and not controlled. The new revenue that we would hope to have to relieve all property tax payers of the County is highly unlikely. And I haven't found anyone in my district saying change your vote; all their saying is stand up for us. And so I will be voting no once more on this issue."

Chairman Unruh said, "Is that all Commissioner?"

Commissioner Welshimer said, "That's all."

Chairman Unruh said, "Okay, thank you. Commissioner Parks?"

Commissioner Parks said, "Is this the time for comments?"

Chairman Unruh said, "This is the time for comments."

Commissioner Parks said, "I've looked at this thing and some of the terms are still in there that went over across the street, to the 7-3 vote, to a MAPD and it did fail because of the majority in the numbers across the street at MAPD.

There's a, I kind of have a legal problem with the, some of the terms like urge, and support tax incentives and fundamental funding and taxing concerns, of setting the direction for, and those terms can be, in my experience in the past, there is a legal term called embraced and that wording is embraced there and there is a fundamental funding problem with that and the tax credits and what not and I just, I've really looked at this, trying to say that I will come back and try to be with the majority and work hard and talk with John, and I've talked with a lot of people.

And I wanted to come back and be able to do this and say this is something that I support. And a lot of the things that are in the document are good and John's done a good job on that, don't get me wrong, but there is just some of those fundamental funding things, and I've talked with a lot of people in my district, and just in general, there has been a lot of talk about tiffs and the Kansas Legislature, when they made this law, did this for blight and the tax increment financing, I think, does chip away at the mill levy. And I certainly don't want to see this burden, in any fraction of a mill levy increase back on the middle-income residential property owner. Thank you."

Chairman Unruh said, "Thank you Commissioner. I just would want to make a comment about

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the process that we've had to get to this point. And just out of our backup material that, all Commissioners have the backup, but it says to date that there have been a total of 18 Arena Neighborhood Redevelopment Plans Steering Committee meetings, six City Council workshop presentations, four public information meetings including a two day design meeting, three presentations to the City's Design Council, three briefings to the Advance Plans Committee of MAPC, two workshop presentations to the Board of County Commissioners, one presentation to the Historic Preservation Board, presentations to six City District Advisory Boards and 660 responses from a community wide survey done by a consultant.

It appears to me that there has been substantial information provided and opportunities for input by any citizens and so I'm just a little bit of at a loss to understand how concerned citizens, who have taken a strong position on this, can say that we don't know what is going on, we're not sure about it, we don't know how this works. I mean, I appreciate their opinion, but the information has been out there, the planning process has been deliberate and very comprehensive and thorough. Been through all of the steps. We have a system of checks and balances that sends it to the MAPC, the City Council to us, back to the MAPC and back to us so that, I'm confident the plan has had all the massaging that it could possibly have to get to this point.

So I am comfortable with the plan and am going to be very supportive. And I am comfortable with the idea that in order to move forward you have to have some planning and you have to development some concepts that people get buying in and get supportive of before you can go forward with specific detail. And I am comfortable with the fact that specific issues of financing, where they impact County, and we have an opportunity or authority to make a decision, we'll have that opportunity. I'm especially referring to tiff financing. We'll have an opportunity to weigh in on that if that should come forward.

With all of that being said, I'm just simply saying, I'm supportive of this, I think the process has been good, the checks and balances are good and that to me it's, I don't want to use the word, it's irrational to think that you can move forward and plan something without a plan. And so this is a plan to move forward. And I am thinking that this is where you have to absolutely start. So I'm going to be supportive. I don't know if there is comments from other Commissioners here? Commissioner Norton?"

Commissioner Norton said, "The truth is, I've worked on comprehensive plans for quite a few years. I was encumbered in them when I was a City Council member in Haysville, I worked on the

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last couple of comprehensive plan updates for the County, when I was major of Haysville, I stepped in and worked on comprehensive plan in other venues as a County Commissioner and the truth is that a comprehensive plan is not going to deal with every specific. It takes general areas of your County and describes what the best use probably would be of that area and you are going to flush in the details later.

You may take a corridor or a intersection and describe that maybe the four corners need to be commercial, we think that's going to be the comprehensive growth pattern and that there will be residential surrounding. It describes maybe where you want to have some green space, where some roads may need to be improved but it doesn't describe all of the specifics, it gives you kind of a comprehensive road map to where you might want to take your community. And to say that downtown, we're going to know every specific right now; it's just not going to fit in with a comprehensive plan.

A comprehensive plan really is an over arching thought process of how to describe where you want to move, what the best possible uses in certain areas. And I think this plan pretty well does that in describing it.

Now, initially, a couple of years ago, I really pushed to get a little more flesh on the bones, a little more details in the plan, because as I knew we were going to have work on parking, I thought that the parking implementation would be a little easier if we already had described where we thought some major development was going to go, what corridors were going to change a little bit, what parking that presently exists might be better used as development. And that's pretty specific. But the truth is, you're just not going to know that right now, as you describe your comprehensive plan. It's got to be an over arching discussion about certain parts of the downtown will be better used for retail, other parts we really want to make into an arts district, parts of it are going to be more arena area development for retail and lofts and residential and the specifics will be described later.

The other part of this is that the idea that we need to worry about funding right now will really come later. We're going to vote on any tiffs, that will be an up and down discussion that the Commissioner will have. Just like we have on any other funding mechanism that might come out of it, a city or a small city to us, we will weigh in on that, we'll have the discussion, we'll look at the details of it and make a determination if it's good for our County, good for our citizenry.

So I'm not particularly worried about that part of it, whether we're going to use tiffs or there is going to be rebates of any kind to spur economic development. In fact, just the opposite, I think there is going to be a movement for people to come downtown and it will make good business sense

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for private industry to be there.

The truth is, not all information right now is going to be public immediately. When you're talking about purchasing land, if you're talking about developers developing and investments being made, those private industry folks aren't going to get to far ahead of the curve and even tell the politicians what they are doing until they, you know, acquire the land, until they have a real plan because there is competition out there, prices of land go up if people start speculating, all those things.

So, I don't know that we are going to get a lot of details from the private side until they come before us and say here is our ideas, here's what we would like to do, we've already bought the property, we've got the plans in place, although we'd like to tell the public all the specifics, I don't even know that we're going to know them until the time is right for them to be disclosed to us. I don't know if that is good or bad, but that's the way it is when private investors hold onto property, make their investments and want to be sure that there is no unintended consequences by information leaking out too early.

So, I'm going to be supportive of this today in that global over arching thought that is a, just a part of the comprehensive plan of the whole County, which the City has the right to look at, and we have generally adopted those kind of thought processes, not in specifics, but in generalities of how we want our community to grow and look at the end of the day."

Chairman Unruh said, "All right, thank you Commissioner. Commissioner Parks?"

Commissioner Parks said, "I believe there is a business person and a contractor in the crowd that would like to speak if you so desire him to speak at this time or before this..."

Chairman Unruh said, "Okay, thank you Commissioner. I noticed that former County Commissioner Bud Henson is here and has indicated that, Mr. Henson if you would like a couple of minutes, we will allow that."

Mr. Bud Henson, MAPC, former County Commissioner, greeted the Commissioners and said, "I noticed that when you asked people to speak, you didn't put a time limit on them, but you did on me, so you must know my reputation.

I just wanted to share something with you. I was sent to Wichita-McConnell Air Force Base in 1951. Fifty-six years I have been a citizen of this county. I had to go overseas one time and come back a couple of years later and they asked me where I wanted to be discharged and I said send me back to Wichita. What had happened, I had learned to spell Wichita while I was gone because I

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didn't know how to spell it when I got here. But anyway, I chose to be here and it has worked out very well for me.

I will tell you that in that process of fifty-six years, I was able to start a business that has now been in business for forty-four years. Had the opportunity to be up there were you work and now presently take part in the Advance Plans Committee of the Metropolitan Area Planning Commission. And I want to tell you that we had quite a bit of briefing on this particular plan around the arena area and one of the issues that you discussed this morning and have discussed every time I've been here is parking.

Well, I've heard what you did, Commissioner Winters and Tim Norton, are working diligently on that and (inaudible, technical difficulties)...downtown. I mean you could find everything you needed downtown. And it went away so to speak. Over the years it was pretty bad owning property downtown and when we had reappraisal, I believe it was about 1989, the buildings started to empty out, the office buildings and places down there, and they just weren't worth much owning one of them.

And as I see it now, especially with your arrangement of putting the Arena down there, as I see it now, the activity is bustling again. And this Arena Neighborhood Plan that you're addressing, it finally came through to me that if you want the private investors to get interested and thinking about it and putting their money on the line to make things happen, you've got to have some kind of a plan, you can't just say we don't have a plan, just go ahead and we'll consider it when you bring your ideas to us.

I'm saying that this Arena plan, that has been helped, or we've been helped with the Planning Department and staff, it's a guiding, it's a guidance. We don't have to say we don't know what we're going to do but we might approve your development or we might not. I think this plan is specific enough that it gives the governing authorities, the municipality and even the Commission, County Commission, to massage it a little bit if it has to be.

And I could tell you outside of this particular consideration, the Advance Plans Committee is now working with the staff on the update or renovation or whatever you want to call it of the whole Wichita/Sedgwick County Comprehensive Plan. So that work is going on right now, I don't know when it will be finished. But it's getting careful consideration by the Advance Plans Committee right now.

So, thank you for giving me my two minutes that I have exceeded and I hope that you will approve this because it just, I just don't want the divided vote to keep the naysayers and the self-appointed experts to keep griping and bitching for next five years without, well you couldn't get any approval from the County Commission. You couldn't even get them to approve this thing. So I urge you to accept this as part of the Wichita/Sedgwick County Comprehensive Plan. Thank you and I will

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answer any questions if I know the answers.”

Chairman Unruh said, “Thank you Mr. Henson. I don’t see any requests to speak right now, but we appreciate your input.”

Mr. Henson said, “Thank you.”

Chairman Unruh said, “Commissioner Winters?”

Commissioner Winters said, “I certainly would like to thank Mr. Henson for coming today. You know, I know that many of us have individual conversations with our appointees to the Planning Commission from time-to-time, and I think this is the first I can remember in a while where we’ve had a Planning Commissioner come to our meeting and address us, but I think it was very appropriate.

Mr. Henson does serve as our Appointment At Large on the Planning Commissioner, so I certainly did support having him speak and I really don’t know that he could have laid it out any better than he did. I think he really explained planning and I know that, for myself, I mean, it has been a continuing learning process to really think about how planning works. Mr. Henson, you did an excellent job of explaining this process and why it is important and thank you.”

Chairman Unruh said, “Thank you Commissioner. Commissioners, is there any other comment, discussion, questions?”

MOTION

Commissioner Winters moved to adopt the Arena Neighborhood Redevelopment Plan as an amendment to The Wichita-Sedgwick County Comprehensive Plan, approve the Resolution, 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	Nay

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Commissioner Welshimer	Nay
Chairman Unruh	Aye

Chairman Unruh said, "Motion carries. Madam Clerk please call the next item."

- 2. MAPD CASE NUMBER CUP2004-60 AND ZON2004-68 – DP-281 ROCK ROAD PLAZA COMMERCIAL CUP AND COUNTY ZONE CHANGE FROM "SF-20" SINGLE FAMILY RESIDENTIAL TO "LC" LIMITED COMMERCIAL. GENERALLY LOCATED ON THE SOUTHEAST CORNER OF 31ST STREET SOUTH AND ROCK ROAD. DISTRICT #5.**

POWER POINT PRESENTATION

Mr. Schlegel said, "In this rezoning application for Commercial Community Unit Plan, the applicant proposes to create the Rock Road Plaza Community Unit Plan on the 24-acre site that you see outlined in bold. They are on the zoning map in front of you now, on the southeast corner of Rock Road and 31st Street South.

What they are proposing to do, if I can get the arrow going here, is to rezone the portion of the property, which is shown here as "SF-20" to "LC". Much of this corner is already zoned limited commercial, and then to create the Community Unit Plan for the entirety of that property.

This proposed Community Unit Plan is within the study area of the Joint Land Use Study that was done for McConnell Air Force Base in which the County, City of Wichita and City of Derby all participated. And it's also within the boundaries of the Air Force Base Protection Overlay District, which you see outlined here.

The requested uses in this CUP would be those allowed by right in the limited commercial zoning classification except for a very extensive use of uses that would be excluded and these generally are ones that would be deemed incompatible with the operation of the Base. And that would include residential uses and other types of institutional and commercial land uses that would cause large numbers of people to gather at that location.

The maximum height that's being designated in this CUP for structures would be 25-feet and that would be compatible with the Air Force Base Protection Overlay District.

The site, looking at the aerial photo that I have put up before you now, is currently agricultural and surrounded on the east and south by other agricultural uses. You can see on the north side across 31st Street, the Base housing and then on the west side of Rock Road, the structures associated with

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the McConnell Air Force Base.

Again, going back to the zoning map, you can see that current zoning for the property and the surrounding properties, it's "SF-20" off here to the east. Just off to the south, at your last meeting, you had approved an amendment to a previously approved CUP for commercial purposes along Rock Road and then this property, further to the east, has been approved, although it's not reflected on the zoning map yet because they haven't met all their conditions of zoning approval, this has been approved for industrial park zoning.

This item was heard by the Metropolitan Area Planning Commission at its meeting on November 1st and they voted unanimously to recommend approval of this request subject to the staff recommendations and those recommendations included a number of conditions, including platting of the property within one year and a number of other conditions which are listed in your back-up report.

There was no one present at that public hearing to speak for or against this rezoning and CUP requests and we have not received any protests regarding this application. So the MAPC recommendation that's before you today is for approval subject to platting within one year and the conditions that are listed in your Agenda back-up report. And with that I will be glad to take any questions."

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

Commissioner Welshimer said, "John, what, do we know who the applicant is for the zone change? And also, do we know, is there something planned for that corner, described in that zone change? I mean is there something going in there?"

Mr. Schlegel said, "Well, eventually yes. We don't know specifically what they are intending to build at this time, but I'll show you the site plan as an indication of what they are intending. What they've done with the CUP is they parceled it up into five parcels. You can see one at the corner and then two other parcels, smaller parcels fronting along Rock Road.

These types of parcels would be typically used for convenience stores, fast-food restaurants, banks and so forth. And then there is two other parcels, one north of the creek here and the other south of the creek with this access after Rock Road and those would indicate that they plan to build some type of commercial center there or office buildings."

Commissioner Welshimer said, "So is the applicant the original residential owner?"

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Mr. Schlegel said, "Yes, I believe it is the owner."

Commissioner Welshimer said, "It's not a developer?"

Mr. Schlegel said, "Mr. Han, (sic).

Commissioner Welshimer said, "Okay."

Mr. Schlegel said, "I don't know what the arrangements are for sale of the property, he may have somebody he's lining up to purchase this. I don't know all those particulars."

Commissioner Welshimer said, "But he's the one that's brought this plat to you?"

Mr. Schlegel said, "He is the applicant, yes."

Commissioner Welshimer said, "Okay, thank you."

Chairman Unruh said, "All right, thank you. Commissioner Parks?"

Commissioner Parks said, "I see where there is a traffic count on this, but on 31st Street, or on, excuse me, south of 31st Street on Rock, is there a deceleration lane in there?"

Mr. Schlegel said, "That's an issue that we'll deal with at platting. I don't know what, I haven't reviewed the plat, so I can't tell you whether or not they have plans for an accel and a decel lane, but that would be typically something that we would deal with at (inaudible).

Commissioner Parks said, "And that will come back to us in a different document also then?"

Mr. Schlegel said, "That would come back to you for acceptance for any easements. It will be your traffic engineer that reviews that, makes recommendations to the MAPC regarding whether or not those types of road improvements are needed."

Commissioner Parks said, "Very well. Thank you."

Chairman Unruh said, "Any other questions Commissioners?"

MOTION

Commissioner Welshimer moved to approve the zone change to LC and DP-281 Rock Road

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Plaza Commercial CUP subject to platting within one year and conditions of the CUP, adopt the findings of the Metropolitan Area Planning Commission; direct staff to prepare an appropriate Resolution after the plat has been approved and authorize the Chairman to sign.

Commissioner Parks seconded the motion.

Chairman Unruh said, “Thank you. We have a motion and a second, but before we call for the vote, on these sort of zone changes we typically ask if there is any citizens affected by this who want to speak. I see no one indicating they want to speak, so is there any further discussion on the motion from the bench?”

There was no further 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.”

NEW BUSINESS

HEALTH DEPARTMENT

C. HEALTH DEPARTMENT.

1. STAFFING TABLE ADJUSTMENT FOR THE SEDGWICK COUNTY HEALTH DEPARTMENT WOMEN, INFANTS, AND CHILDREN’S PROGRAM.

Ms. Claudia Blackburn, Director, Health Department, greeted the Commissioners and said, “The WIC Program for Sedgwick County resides with the Health Department and has for many years. This is a program that serves pregnant women and children up to the age of five, just delivered women and we provide nutritional education and supplementation programs, services, to these families.

The request before you is to combine a permanent part-time and a part-time Office Specialist

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position into one full-time equivalent position. It will result in a cost savings of about \$400. The part-time person is retiring and the permanent part-time person wishes to go full-time and that will benefit the program and the department and I am asking you to make that staffing table adjustment and I recommend that you approve the item in front of you. I'd be happy to answer any questions."

Chairman Unruh said, "Thank you Claudia. Commissioner Norton?"

Commissioner Norton said, "I always do this, but I want you to tell me how many people are served in our, by the way, Happy Hanukkah."

Ms. Blackburn said, "Thank you."

Commissioner Norton said, "How many people are served in this program and what potential are we reaching in our community?"

Ms. Blackburn said, "We are serving around 16,000 people a year and we do not know our potential because we have not been able to get the total denominator figure, we have been working with the State to try to get that, but we do not have it at this time.

We are able to keep up with the demand at this point. We don't have a waiting list and so that tells us that the people that want the program, that are requesting services are being served."

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

Chairman Unruh said, "Thank you. Well it appears that this request will make us more efficient in our operations plus save us money. It seems like it would be easy to approve this. So Commissioners, are there any other comment? What's the will of the Board?"

MOTION

Commissioner Winters moved to approve the adjustment to the Health Department's Staffing Table.

Commissioner Norton seconded the motion.

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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."

2. GRANT APPLICATION TO THE HEALTH RESOURCES & SERVICES ADMINISTRATION, MATERNAL AND CHILD HEALTH BUREAU, HEALTHY START PROGRAM FOR FUNDING INTENDED TO ELIMINATE OR REDUCE DISPARITIES IN PERINATAL HEALTH.

Ms. Blackburn said, "The Health Department has been home to the Healthy Babies Program since 1997. We currently serve three zip codes with this program, 67208, 67214, and 67219. And our Grant is secured through the spring of 2009, at which time we will compete again for funding but there is certainly no guarantees.

The Healthy Babies Program provides skilled home visitor services to pregnant and post-partum moms and their babies for two years. The program is designed to reduce low birth weight and premature births and to decrease infant mortality in the targeted areas.

During regular visits and group sessions the home visitors educates the mom on a variety of topics including health, everything related to health that you would want to know for a family, topics related to delivery, nutrition, newborn care, budgeting, and the importance of keeping the father involved in the life of the child.

The home visitor also ensures that the mother is connected and the family is connected to all needed services. We consider this a wrap-around service for pregnant women and children.

Before you is a request to apply for a Grant for \$650,000 a year for 4-years to replicate the Healthy Babies Program in four new zip codes. And those zip codes are, 67203, 67210, 67213 and 67218. I believe that all of your districts would be affected by this new funding.

To meet grant eligibility requirements we have to have an early childhood consortium in place,

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which we do have. And we also have to have, within each zip code, we have to meet certain criteria. We have to have one or more racial, ethnic or other disparate groups that have within a three-year period, an infant mortality rate that is at least 10.35 infant deaths per 1,000 live births. And unfortunately, we meet that criteria for those four zip codes that I named.

The average infant mortality rate for babies born to African-American moms in those zip codes for the period 2002-2004 was 28.59 infant deaths per 1,000 live births.

Our Health Babies Program is very successful. In 2006 we had 52 partner agencies, agencies that referred to us, that we referred to and that was up from 31 in 2004. So we're involving more of our partners in the community.

Ninety percent of clients receive first trimester prenatal care compared to 87 percent in 2005 and six percent of our babies were low birth weight compared to eight percent in 2004. So we're bringing the birth weight rate down.

New funding would allow us to retain three positions that are currently funded by the Knight Foundation and that funding is going to go away in September of 08'. If we get this new funding we would be able to hire an additional four positions.

There is no match required for this Grant, but in order to strengthen our application, because this is a very competitive process, it's Federal money, we are offering \$173,000 in local dollars and maternal and child health revenues. We hope that will strengthen our application.

The funding period, if we are funded, is from June 1, 2008 through May 31, 2009. I would be happy to answer any questions. I recommend that you approve the electronic submission of this Grant application and authorize the Chair to sign any related documents."

Chairman Unruh said, "All right, thank you Claudia. We do have a question from Commissioner Winters."

Commissioner Winters said, "Well, I really don't think it's a question. It's just going to be a statement of support of this application. Since we have really been involved in the preventive side of dealing with our youth and our children and juvenile justice issues, we have learned from the beginning that the earlier we start in a child's life the better chance that child has and the better cost benefit ratios of (inaudible-coughing) for the entire community and County. And there is just not too early a time to start and I really think our Healthy Babies Program has matured since it's beginning in 96' and 97' timeframe to really being a very powerful program. So I am certainly going to be very supportive of this Grant application and (inaudible-coughing) to move forward."

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Chairman Unruh said, “Thank you Commissioner. Is there any other comment? I don’t see any other comment but it seems to me that this program really verifies the old saying, you know, an ounce of prevention is worth a pound of cure, because this is very beneficial to our citizens and I am going to be supportive of it. But Commissioners, I think this time we are ready for a motion.”

MOTION

Commissioner Winters moved to approve the electronic submission of the Grant Application and authorize the Chairman to sign all necessary documents, including a grant Award Agreement containing substantially the same terms and conditions as the Application; and approve establishment of budget authority at the time the Grant Award documents are executed.

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 Claudia. Next item please.”

DIVISION OF HUMAN SERVICES - COMCARE

D. COMCARE.

- 1. AGREEMENT WITH JOAN HERTLEIN, ADVANCED REGISTERED NURSE PRACTITIONER TO PROVIDE INPATIENT PSYCHIATRIC CARE**

Ms. Marilyn Cook, Director, COMCARE, greeted the Commissioners and said, “Two weeks

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ago I presented our Transitional Coverage Plan for inpatient work to be done by a number of COMCARE and contracted providers at Via Christi for COMCARE patients that was hospitalized there. Boy that was a long sentence. This contract is in agreement with a local ARNP to provide backup coverage now, especially on holidays and weekends, when other medical providers are unable to work. It was not signed in time to be presented with the others that I did two weeks ago. We're recommending that you approve the Agreement."

MOTION

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

Commissioner Winters seconded the motion.

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

VOTE

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

Chairman Unruh said, "Next item."

2. GRANT APPLICATION TO WICHITA STATE UNIVERSITY KID'S TRAINING TEAM FOR FUNDING OF A WORKSHOP FOR MENTAL HEALTH COMMUNITY WORKERS.

Ms. Cook said, "Commissioners, this is a Grant application to WSU Kids Training Team for funding a two-day workshop that would be presented by Paris Goodyear-Brown, who's a clinician, who is also a Registered Play Therapist. Only community health centers through out the State are eligible to apply for this money and the workshop is open to all community mental health center providers in our Wichita area. So all the surrounding centers would also be eligible to come.

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The Grant covers the presenter’s fees, her travel, expenses, facility rental fees and a training kit for up to 150 participants at this event.

Paris Goodyear-Brown has written a couple of books, her latest one called “Digging for Buried Treasures”, and she is recognized for her expertise in providing therapeutic activities for children with emotional disturbances using everyday objects. So this what the two-day workshop is going to be about.

It is our hope to have the workshop in May, if her schedule permits and if we do get this funding. So we are recommending that you approve the Grant application.”

Chairman Unruh said, “All right, thank you. And the workshop is open to anyone who’s employed as a professional in children’s mental health?”

Ms. Cook said, “In community mental health centers. So all the surrounding community mental health center staff would also be eligible to participate for no fee.”

Chairman Unruh said, “All right, thank you. Commissioners, any question, comment? What’s the will of the Board?”

MOTION

Commissioner Welshimer moved to approve the electronic submission of the Grant Application and authorize the Chairman to sign all necessary documents, including the Grant Award Agreement containing substantially the same terms and conditions as the Application; and approve establishment of budget authority at the time the Grant Award documents are executed.

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

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Ms. Cook said, "Thank you."

Chairman Unruh said, "Thank you Marilyn. Next item please."

DIVISION OF HUMAN SERVICES – DEPARTMENT ON AGING

E. TARGETED CASE MANAGEMENT CONTRACTS (18) FOR FISCAL YEAR 2007-2008.

Ms. Annette Graham, Director, Department on Aging, greeted the Commissioners and said, "These are Contracts that cover Targeted Case Management and this will be for the services provided in fiscal year 2007 and 2008 and this is in accordance with the Kansas Department on Aging, SRS, and Medicaid policy and procedural requirements."

Targeted Case Management provides services for individuals who have been determined eligible for both Medicaid and determined functionally eligible for nursing home placement but choose to remain in the community with Case Management and any home services. This is a 100% Medicaid and State funded program.

We contract with Kansas Department on Aging to provide this under the Area Agency on Aging, so we provide assessments and case management for individuals living in Butler, Harvey and Sedgwick Counties. And we do this services through a combination of both in-house staff Case Managers and contracted Case Managers.

What you have before you today are 18 Contracts with individuals that have been identified and who have contacted us and most of these, I think all of these people do currently contract with us to provide this services. We provided this services going on our 11th year now and this is a valuable services and it really helps. At this time we have over 1,000 individuals in that Tri-County area that we are helping to stay in the community and out of nursing home placements with this services.

So you see the 18 individuals that we have contracted with and that we would like to renew the Contract with. The need for this service continues to grow and grow and grow. We continue to see the number of individuals trying to access this service, in using the service continue to grow and I would be happy to answer any questions. We recommend that you approve the Contract."

Chairman Unruh said, "Thank you Annette. I understand the need is increasing every year, every

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day and I understand...do we have numbers that tell us the savings for an individual, the cost of keeping them in-home as compared to in a nursing home?"

Ms. Graham said, "I think the last information that we had from Kansas Department on Aging, it looked like the average cost under Medicaid program is about \$2,400 a month and for this service it is about \$900 a month. So it is a pretty significant change, I mean savings, for individuals."

Chairman Unruh said, "Well, I understand the savings is phenomenal when you start multiplying that times the number of individuals involved, so it's really the right fiscal thing to do, but it is also the right thing to do just for quality of life for those individuals who can stay in community and stay in their homes and enjoy their life in sometimes difficult circumstances. I'm going to be very supportive."

Commissioners, is there any other comment or question?"

MOTION

Chairman Unruh moved to approve the Contracts and authorize the Chairman to sign.

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, "Thank you. Next item please."

F. REPORT OF THE BOARD OF BIDS AND CONTRACTS' REGULAR MEETING ON NOVEMBER 29, 2007

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Mr. Joe Thomas, Senior Purchasing Agent, Purchasing Department, greeted the Commissioners and said, "There are four items for consideration that resulted from the meeting of the Board of Bids and Contracts of November 29th.

**1. DATA STORAGE – COMCARE
FUNDING – OPERATIONS – INFORMATION TECHNOLOGY**

The recommendation is to accept the quote from Xiotech in the amount of \$64,477.00

2. COMPUTER HARDWARE – CORRECTIONS

**A. FUNDING – ADULT RESIDENTIAL AND SEDGWICK COUNTY
YOUTH PROGRAM**

B. FUNDING – JUVENILE DETENTION

C. FUNDING – PRE-TRIAL

The recommendation is to accept the quotes from Dell Computers in the amount of \$35,834.32.

**3. UNEMPLOYMENT COST MANAGEMENT SERVICES – HUMAN
RESOURCES
FUNDING – HUMAN RESOURCES**

The recommendation is to accept the proposal from TALX Corporation and execute a three-year Contract at the cost of \$19,844.00 and an additional three one-year options to renew.

**4. SOFTWARE ENHANCEMENT – APPRAISER’S OFFICE
FUNDING – EQUIPMENT RESERVE**

The recommendation is to accept the quote with Tyler Technologies, Inc., for \$191,400.00. I would be happy to answer questions and recommend approval of these items."

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Chairman Unruh said, "Thank you Joe. Commissioners, are there any comment or questions about the report of the Boards of Bids and Contracts? What's the will of the Board?"

MOTION

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

Commissioner Norton seconded the motion.

Chairman Unruh said, "Discussion? Commissioner Norton?"

Commissioner Norton said, "I'd like to hear a little about item #4, that's a pretty good, healthy amount of money and anytime it gets over \$100,000, I'd like a little more detail, just so the public knows what we are spending the money on."

Mr. Mike Borchard, County Appraiser, greeted the Commissioners and said, "As we are getting closer and closer to implementing our new CAMA system, which we are planning to do August of 2008, over the last several years, we've been preparing for this, we got a base CAMA package that the State of Kansas purchased. There are some gaps between what we are actually using now and developing our mass appraisals and what that system came with. So we are looking at a couple of areas for enhancement, this is one of them. This is a product that we use to appraise our commercial properties and we actually developed this system in our current CAMA system and it made a drastic improvement to the quality of our mass appraisals on commercial properties and actually allowed us to get our appraisals back into substantial compliance.

So as we implement the new system, the old system becomes obsolete and breaks, so the solution is to develop this (inaudible) application inside the new CAMA system. We're certain that we are going to see a tremendous efficiencies in our operations as we do that."

Commissioner Norton said, "And CAMA stands for Computer Aided Mass Appraisal System? And that is a State obligated system that we use, but it doesn't fit all our needs. It's pretty overarching so the whole State can use it, but it doesn't always take care of a large County like ourselves, is that correct?"

Mr. Borchard said, "That is correct. As you get into the larger counties with more parcels and more complicated properties, it becomes necessary to enhance just the off the shelf CAMA systems."

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Commissioner Norton said, “This CAMA system has been problematic for some folks in the State and you’re moving along pretty well with filling in the gaps and making it work for Sedgwick County, is that correct?”

Mr. Borchard said, “We’ve been preparing it for this for several years now. We’ve got a group, a test team, together that has been organized. We’ve got great support from our Project Manager from DIO. We’re confident that we’re going to get this thing converted and installed next year and be able to produce 2009 appraisals with it. “

Commissioner Norton said “Are there any jurisdictions around the State that are totally functional on this today? I understand there is quite a few jurisdictions that have struggled with the CAMA system as it is rolling out.”

Mr. Borchard said, “It’s getting better year after year. Douglas County, City of Lawrence and Atchison County both are using the system and up and live with it, producing values.”

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

Chairman Unruh said, “Thank you. Commissioner Parks?”

Commissioner Parks said, “Yes, I appreciate, Commissioner Norton, you asking those questions and getting that out to the public and I wanted to do the same but I was going to say that I spoke with Mr. Borchard about this State mandated system and I would ask him to, in a year or so, or about a year after it gets up and running, if we can have an update and kind of see what the update is to this, just kind of a report, just a follow up on this \$200,000 purchase.”

Mr. Borchard said, “Absolutely.”

Commissioner Parks said, “Thank you.”

Chairman Unruh said, “Thank you. Commissioner Welshimer?”

Commissioner Welshimer said, “Mike, this new CAMA software, is this going to produce any change in the records that you supply to property owners when they’re making an appeal or asking for records on properties? Or is it all going to be the same, improvements? What’s going on with that?”

Mr. Borchard said, “There is going to be some subtle differences in just the way that we label property characteristics. The base functionality is going to be very similar...”

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Commissioner Welshimer said, “So, tax payers, property tax payers don’t have to worry about having to learn a whole new set of...?”

Mr. Borchard said, “One of the nice things about this system is that instead of using numeric codes we are going to be able to actually provide text that describes what the characteristics are.”

Commissioner Welshimer said, “That’s good. Okay, thank you.”

Chairman Unruh said, “All right, thank you. Commissioners, any other question?”

There was no further 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 Joe.”

Mr. Thomas said, “Thank you.”

Chairman Unruh said, “Madam Clerk , next item.”

CONSENT AGENDA

G. CONSENT AGENDA.

- 1. Amendment to the Contract with Lin Xu, M.D. for inpatient services.**
- 2. Waiver of policy to hire a Skills Developer, B322 at 6% above the minimum pay for this position.**
- 3. Salary adjustment for ERP Analyst.**
- 4. Order dated November 28, 2007 to correct tax roll for change of assessment.**

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5. General Bills Check Register(s) for the week of November 28 – December 4, 2007.

Mr. William Buchanan, County Manager, greeted the Commissioners and said, “You have a Consent Agenda before you and I would recommend that you approve it and remind you, as promised, the sales tax goes away in 26 days.”

MOTION

Commissioner Norton moved to approve the Consent Agenda as presented.

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
Chairman Unruh	Aye

Chairman Unruh said, “Well, Commissioners, we do have a need for Executive Session, but before we have a motion to go into Executive Session, then this is an appropriate time if you have “other” comments or items of interest.”

H. OTHER

Chairman Unruh said, “Commissioner Welshimer?”

Commissioner Welshimer said, “Friday, I believe, I’m sure it’s Friday at 10:00 a.m., our Mulvane High School Madrigals are going to be entertaining us down on the first floor.”

Chairman Unruh said, “That is correct.”

Commissioner Welshimer said, “Yes.”

Chairman Unruh said, “All right, very good, thank you.”

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Commissioner Welshimer said, "I'm looking forward to that."

Chairman Unruh said, "I believe they have been here in previous years and they make pretty Christmas music."

Commissioner Welshimer said, "I'll bet they do."

Chairman Unruh said, "Commissioner Norton?"

Commissioner Norton said, "I wanted to report that our Management staff had a day at Exploration Place. We had a really good session to be able to walk through "The Race, Are We Really So Different?" exhibit. And then here, from a national, I don't know if you'd called him expert, but someone that had some new thoughts and ideas, Dr. Jerry Conrad, on race and the resolution of conflict and emotional intelligence that is going to play in to how we all deal with diversity and the differences that we have in our community. And I thought it was pretty powerful that our upper-management staff had a chance to engage in that, have dialogue about it, understand our community a little better and probably understand their personal significance in this world a little bit better, of how we got to be who we are. I thought that was pretty interesting. I applaud the Manager for taking advantage of Dr. Conrad as he was in our community for some other speaking engagements.

Secondly, as I promised, I'd continue to talk about parking, our parking work group. We met this week. We had expanded our group a little bit. We had two City Council members, we had the City Manager, we had John Fillbrick (sic) from the Real Estate Division, we had Jay Benache (sic) from Transportation, we had Commissioner Winters, myself, Ron Holt, Bill Buchanan, I'm not sure, we may have had somebody, a couple of others at the table. But we've expanded our work group, Scott Kenavel (sic) was there, John Schlegel was there.

We've got new maps that have intergraded, not only the parking kind of studies we have done as a Commission and as staff on the County, but put the Walker study overlay with it, some new thoughts from the City and we continue that discussion. I think we're moving along to some decision points.

I did report to the Commission yesterday in the staff meeting that, I would say shortly after the first of the year, that we will start triggering some decision points on ideas that we have on making sure that there is a good mobility in parking solution for not only events that will happen at the new Downtown Arena, but being a good partner for what will happen in Downtown Wichita as it develops and as it gels into a new Downtown. We continued to continue the actions and I promised that we would report on it every week and I will continue to do that until we roll out a solution to the public for them to peruse. That is all I have."

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Chairman Unruh said, "All right. Thank you Commissioner. Commissioner Parks?"

Commissioner Parks said, "I would ask Commissioners Winters and Norton, when they are dealing with their parking issues that they embrace the private bus companies also, not just look at public transit for park and ride. I've had contact with some of my constituents in that realm and there are at least two private companies that would like to have some input during some of these park and ride notions. Just thought I would throw that out."

Commissioner Norton said, "Well I can tell you, Commissioner, that will not be a problem, because we don't want to see that all of this is a government fix. We do want to have a private component to that because it doesn't need to be all pushed and obligated to the government sector, we're hoping that private industry will step in and see the nature of incubation of good industry down there too."

Chairman Unruh said, "Thank you. Well, I will make a couple of comments here. I have already spoken once about the Arena groundbreaking, but I just like to keep talking about it. It's an exciting thing that is happening in Downtown Wichita and we would invite folks, as well as they can, keep track of what's going on. If you can't drive by, Commissioner Winters helped me find a web cam on the Internet, for those who have Internet availability, so you can have the camera look at the site and watch what is going on. Commissioner Winters, how do you get to that place again, that, you know?"

Commissioner Winters said, "360wichita.com "

Chairman Unruh said, "Okay. Well that's the place that you can watch the progress of the Arena. It's interesting. There are a lot of interesting facts going along and I hope that we will bring some of those facts, for example, their building 1,200-1,300 pilings down there that will go 60-feet in the ground to support that. That is a lot of pilings, a lot of concrete, a lot of drilling. But that's kind of what they are doing on right now. And those big numbers just impress me. But it is an exciting thing and we'll keep giving you bits of information and invite you as much as you can to keep progress of the construction of our new Arena.

Secondly I would just say, let the folks know, that today we have an Employee Service Awards Presentation, where we have the opportunity to recognize those faithful County employees and we kind of recognize them in 5-year increments, but they are from 5-years to 30-year service to the citizens of Sedgwick County and so we look forward to just taking a few moments to say, good job

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and we appreciate you and we will be doing that this afternoon.

Saturday morning, I have the opportunity to help seat and service breakfast to folks who want to have breakfast with the Grinch out at Willie C's there on West Street and Kellogg Drive. It is a fundraiser for the Envision Incorporated, which is a company that aids people that are blind and low vision, and it's a fun active morning. A lot of people, and the Grinch is there. I am not the Grinch, we do have a Grinch. Anyway, we invite you all to come to that.

And then, going to an event at the Wichita Art Museum on Saturday night, called Gala and the Gray Hall. I think there is a few tickets left for individuals who want to go out for a nice dressy evening for the holiday season. So, it's a busy time of the year, and I'm enjoying it.

Well, with all that said, Commissioners, I don't see anyone else asking to speak so we need a motion for Executive Session.

MOTION

Commissioner Winters moved to recess into Executive Session for 50 minutes to consider consultation with legal counsel on matters privileged in the attorney/client relationship relating to pending claims and litigation and legal advice and that the Board of County Commissioners return to this room from Executive Session no sooner than 11:15 a.m..

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, "We are in recess".

The Board of Sedgwick County Commissioners recessed into Executive Session at 11:15 a.m. and returned at 11:26 a.m.

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Chairman Unruh said, “Okay, Commissioners, we are now back from Executive Session and I will call the Regular Meeting of the Board of County Commissioners back to order and declare that while we were in Executive Session, no binding action was taken. So at this point Commissioners, is there anything else to come before the Board of County Commissioners? Mr. Manager? Mr. Euson? Hearing nothing, we are adjourned.”

I. 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

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Third District

KELLY PARKS, Commissioner
Fourth District

GWEN WELSHIMER, Commissioner,
Fifth District

ATTEST:

Don Brace, County Clerk

APPROVED:

_____, 2008