

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

### **REGULAR MEETING**

**December 19, 2007**

The Regular Meeting of the Board of the County Commissioners of Sedgwick County, Kansas, was called to order at 9:20 A.M., on Wednesday, December 19, 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; Ms. Jo Templin, Director, Human Resources; Mr. Keith Albright, Sheriff's Deputy, Sheriff's Department; Mr. Phil Dietrich, Construction Inspector and Survey Supervisor, Public Works; Mr. Randy E. Corbett, Fire Mechanic II, Fire District #1; Mr. Charles E. Thomas, Fire Division Chief, Fire District #1; Ms. Charlene Stevens, Assistant County Manager; Mr. Chris Chronis, Chief Financial Officer; Mr. Robert W. Parnacott, Assistant County Counselor; Mr. Robert Lamkey, Director, Public Safety; Mr. John Schlegel, Director, Metropolitan Area Planning Department; Mr. Mark Masterson, Director, Department of Corrections; Mr. Ron Holt, Assistant County Manager; Mr. Andy Schlapp, Director, Government Relations; Mr. Michael D. Pepoon, Assistant County Counselor; Ms. Annette Graham, Director, Department on Aging; Mr. Jim Weber, Deputy Director, Bureau of Public Works; Ms. Iris Baker, Director, Purchasing Department; Ms. Kristi Zukovich, Director, Communications; and, Ms. Lisa Davis, Deputy County Clerk.

### **GUESTS**

Mr. Jim Walters, Cessna Aircraft Company, Chairman Sedgwick County Technical Education and Training Authority.

Mr. Jeremy Hall, Student, Aviation Tech Center.

Ms. Bobby Paulie-Williams, Student, Aviation Tech Center.

Mr. George Fahnestock, Chairman, Aviation Technical School of Vocational Education Commission.

Mr. Norm Manly, City Attorney, City of Kechi.

Mr. Mac Manning, City Administrator, City of Kechi.

Mr. Greg Seiler, Owner, Heartland Veterinarian Services.

Mr. Allan Alford, Via Christi Senior Vice President of Business Development.

Mr. Phil Meyer, Agent for Applicant, Baughman Company.

### **INVOCATION**

The Invocation was led by Pastor Cody Courter of Westlink Christian Church, Wichita.

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**FLAG SALUTE**

**ROLL CALL**

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

**CONSIDERATION OF MINUTES:** Regular Meeting, November 28, 2007

The Clerk reported that all Commissioners were present at the Regular Meeting of November 28, 2007.

**Chairman Unruh** said, "Commissioner, you've had the opportunity to review the minutes of the November 28<sup>th</sup> meeting. Are there any additions or corrections?"

**MOTION**

Commissioner Welshimer moved to approve the Minutes of the Regular Meeting of November 28, 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 please."

**RETIREMENTS**

**A. PRESENTATION OF RETIREMENT CLOCKS.**

- Keith R. Albright, Sheriff Deputy, Sheriff's Office will retire January 1, 2008 after 32 years of service.

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- Phil Dietrich, Construction Inspector and Survey Supervisor, Public Works will retire January 1, 2008 after 32 years of service.
- Wayne (Cecil) Keeton, Crew Chief, Public Works, will retire January 1, 2008 after 23 years of service.
- Randy E. Corbett, Fire Mechanic II, Fire District #1, will retire January 1, 2008 after 30 years of service.
- Charles E. Thomas, Fire Division Chief, Fire District #1, will retire January 1, 2008 after 29 years of service.

**Ms. Jo Templin**, Director, Human Resources, greeted the Commissioners and said, “Could I please have our retirees come over here please. Today we want to recognize some of our employees for their long-term county service as they retire from here. We’d also like to thank their co-workers, their department’s managers and friends and family who have joined them here today to wish them well in their retirement.

If my calculations are correct, I think the added years of service for this group is 146 years, so that says a lot about people who make their careers in public service and so we just want to appreciate them and thank them for their contributions to Sedgwick County.

The first retiree we would like to honor is Keith Albright who is a Sheriff Deputy in the Sheriff’s Office. He will retire January 1<sup>st</sup> after 32 years of service.”

**Chairman Unruh** said, “Well Keith, we want to both congratulate you and thank you for your service to Sedgwick County, 32 years is a long time of faithful service and we want to recognize that and express our appreciation and we want to offer you this certificate that commemorates today and we also want to offer you our retirement clock. It’s heavy and hope that as you look at it, it will remind you of the good times that you’ve had here at Sedgwick County. Want to offer that to you and congratulate you and give you an opportunity to say something and recognize those who are here.”

**Deputy Keith Albright**, Sheriff’s Office, greeted the Commissioners and said, “Well I really don’t know what to say. It’s been quite a great career, been honored and privileged to serve and just want to say thank you for the opportunity.”

**Mr. Templin** said, “Our next retiree is Phil Dietrich, construction inspector and survey supervisor in Public Works. He will retire January 1<sup>st</sup>, after 32 years of service.

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**Chairman Unruh** said, “Well Phil, once again we want to recognize someone who has put in considerable time to Sedgwick County serving our citizens and you’ve helped make this a better place to live through our Public Works Department. We want to recognize that and your faithful service and want to offer you also this certificate and we’ll give that to you and once again we have a retirement clock, nice piece and hope that you will enjoy that in your retirement. Thank you. Would invite you to say something.”

**Mr. Phil Dietrich**, Construction Inspector and Survey Supervisor, Public Works, greeted the Commissioners and said, “I’ve never . . . ask Jim up there, I’ve never been bashful about saying something, so he’s going to slide down in the chair a little bit. But I did have a couple of thoughts I kind of jotted down and it’s been a long time, 32 years, actually I’m a second round employee. I started in Public Works, it wasn’t public works back then, in 1967, so I’ve been here minus a year, from 39 years.

But I’ve been very fortunate in these past years to have had the opportunity to be a part of an organization in which I have observed the infrastructure grow from a rural setting to mostly sand roads to an urbanized county with mostly paved roads. I’ve had the privilege of being a coordinator/ manager of several major construction projects which I like to think have been very successful. Much of the success has been due to the county’s good fortune of having quality staff and consultants preparing plans, quality contractors building the projects and I can really contest to that.

However, if it was to be said that I have been successful, much of this success would have to be attributed to my coworkers, but above all, and I want to emphasize that, the individuals who have worked for me through the years, several of who are here this morning. I ask all of you how could anyone be luckier. In my career, I have had the pleasure of meeting many, many people and want to thank all of you and I will always hold my fond memories of my career with the county. Thank you very much for . . . I did forget one thing, my wife is here this morning and she was also instrumental, so I don’t want to forget that.”

**Commissioner Norton** said, “Way to go, Phil. You weren’t going home if you hadn’t done that.”

**Ms. Templin** said, “Our next retiree on the agenda is Wayne Keeton. I don’t believe he’s here.

Next we have Randy Corbett, Fire Mechanic II from Fire District #1. He will retire January 1<sup>st</sup> after 30 years of service.”

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**Chairman Unruh** said, "Well Randy, we want to offer you congratulations for your time of keeping the citizens of Sedgwick County safe and hope that you enjoy your retirement. Here's a certificate that will commemorate this occasion and for you also we have this heavy clock that will help you keep track of the time during your retirement and hope that you enjoy yourself during that time, but would invite you to say something."

**Mr. Randy Corbett**, Fire Mechanic II, Fire District #1, greeted the Commissioners and said, "Just has been an honor and a privilege to serve and thank you very much."

**Ms. Templin** said, "Last but not least is Charles Thomas, Chief Division Chief, Fire District #1. He will retire January 1 after 29 years of service."

**Chairman Unruh** said, "Well we want to officially recognize your service in this occasion of your retirement and offer you this certificate to commemorate this, if I don't . . . there we go. But just want to say that we appreciate your service also to Sedgwick County and the years that you've given to us and hope that the next phase of your life you find enjoyable and just always remember that we've appreciated the service you've given to the citizens of Sedgwick County. So I'll present you with this clock and offer you an opportunity to say something."

**Division Chief Charles Thomas**, Fire District #1, greeted the Commissioners and said, "I'll just say a few things. First, several people have accused me of setting the fire alarm off to prolong this retirement and I want to make sure that everyone understand that that did not happen. But I want to thank a few people. My family is here, my wife Robbie, daughter Kelly and son Andy and I want to thank them for their support this whole time. Chief Cur mode, I want to that you for the confidence that you always had in me and it was a joy to be part of our staff and I want to thank the commissioners and the Manager's office for your support of the fire district and for providing the opportunity for someone like me to have a career and now to be able to retire and enjoy it. It was truly an honor to serve everyone in the community. Thanks."

**Commissioner Winters** said, "All right, Madam Clerk, before we call the next item, let's wait. Oh we have some comments from commissioners. Commissioner Norton."

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**Commissioner Norton** said, “Well just before everybody got out of here, I mean, Keith, Phil, Randy and Charles, what a great level of service you’ve given to us and your faces that all of us recognize. In fact you are the face of Sedgwick County for so many years because you’re out there every day doing what is right for the citizens of Sedgwick County and you know, I think about around the courthouse here, I mean Keith, we see you constantly all the time and we’re going to miss you here. You know, I had so many issues out in the county, with townships and roads and Phil, you’ve always been there to take care of that for us and that’s wonderful and I just applaud you.

You know, Randy, I don’t know what they’re going to do on the big equipment now that you’re not around. You’re going to have to stop by every once in a while and teach people how to turn a wrench because we’ve been doing it for a long time and very admirably and Charles, you’ve served us so well for so many years in the fire department. We really appreciate that because you know I made it 22 years with Target. I thought that was a long time and all of you guys have made it well over 30 in an area where you’re serving people every day and that’s pretty tough. Public service is one of the greatest callings. I’m very . . . I have a lot of admiration for all of you for making it through that period of time and serving the people of Sedgwick County so well. So enjoy your retirement. I did want to acknowledge that you’ve done a wonderful job for us and we’ll miss you.”

**Chairman Unruh** said, “All right, thank you commissioner. Thanks to all of you and to all of you family members who are here in support. Appreciate you all being here. We’ll pause just a moment while some of the folks leave our room. I think we will just continue to be on pause for just a moment until our next presenter gets to the room here. Okay, I think that we’ve had some folks leave and have some new folks return as with those of you not familiar with the size of this room, it’s sometimes difficult to get everyone in but I think we’re ready to go forward. But before we move on I do want to recognize some elected officials who are present in our room today, but City Councilman Paul Gray is here and Vice-Mayor Sharon Fearey is present in the room today so we welcome you to the meeting. And at this time, Madam Clerk, I think we’re ready to call the next item.”

## **PRESENTATIONS**

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### B. PRESENTATIONS.

#### 1. PRESENTATION REGARDING THE ROLE OF AVIATION IN KANSAS

**Mr. Jim Walters**, Cessna Aircraft Company, greeted the Commissioners and said, "I'm here representing two roles today. First of all, I'm the chairman of your Sedgwick County Technical Education and Training Authority. And second, I'm the Senior Vice President of Human Resources for Cessna Aircraft Company. And I, on behalf of some of the representatives here really thank you for the opportunity to be speaking here today.

The need for world-class technical training is a subject that a number of stakeholders have been working on for a number of years, likely seven to eight years. And we certainly applaud your leadership and to recognize that the technical training system is important to this community's economy.

The need for this technical training system is driven by a few, fundamental factors. First of all, we're all experiencing unprecedented global demand and competition for our products and resources, primarily people. More than 50% of our sales are outside of the U.S. along with a growing number of U.S. competitors. Cessna, Spirit, Bombardier, Boeing, Hawker/ Beechcraft and hundreds of small suppliers are expanding to meet our global aviation customer's demand. Additionally, we're investing a tremendous amount of resources in our current and future employees to ensure they have successful careers producing the finest airplanes in the world. So fundamentally, to compete, companies, counties, states and countries must focus on workforce development as we are here in Sedgwick County.

Secondly, changing technology, with development of innovative technology and practical application of these new technologies is a must and that will set us apart from the rest. Whether it's new material like composite or new welding process. We need a system that will train people in the application of these new technologies and this is why the partnership with NIAR that I'll speak about a little bit more later is so valuable and important.

Technology will continue to change at a quicker rate so the nature of work over the span of ones career will constantly change so we need a system that will keep up with ongoing retraining of our citizens and support lifelong learning.

Thirdly, a factor influencing our efforts is demographic opportunities and I think we've all heard about the Baby Boomers moving through the system. That will inevitably create a shortage of

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supply of skilled and qualified labor. And our technical training system will help with the retraining and the retooling of our current citizens, but more importantly it will attract students to the state to high . . . to very attractive, high paying jobs.

I talked about us being behind this effort for a number of years and we've had . . . we've got a number of supporters and partners in this effort who recognize the importance to this economy, to our economy, people who support your leadership and commitment to this issue. And what I'd like to do now is introduce a long list of supporters that are here today and if you'll allow me, I'll start walking through the list. Let me start with the Sedgwick County Technical and Education Authority Board and we have a number of our members here today: Pete Gustav, he's our president of the Wichita Area Technical College; Dandy Marcowsky from Hawker/ Beechcraft; Derek McCluckey from Boeing; I'm not sure if I saw Kevin Pooley in from Bombardier; Kim Shank is here from the Wichita Clinic; Paul Gray from the Wichita City Council; Ray Frederick, Frederick Plumbing is here; Tim Norton, Commissioner Norton; Jayvee Lantell is here, not on the board but here representing Intrust; and I'm not sure if I saw Lindy Wells come in, but Lindy from Intrust.

Also would like to note that there are a number of members and companies represented on the authority that have also contributed to this cause to the tune of \$2,000,000 to support this initiative, and additional announcements in terms of financial support will be coming out soon.

We also have with us today Bill Quattlebaum representing the aviation cluster on the post-secondary technical education authority for the State of Kansas appointed by the governor of the state and Bill is also the Director of Labor and Employee Relations for Cessna Aircraft Company. Also with us is George Fahnstock who is the Chair of the Kansas Vocational Education Commission, again appointed by the governor. Another important partner is the City of Wichita and I'm not sure I saw Mayor Brewer, but Councilman Paul Gray I mentioned earlier who also sits on our authority is a staunch supporter of our cause. Also Councilwoman Sharon Fearey who sits on the WATC Foundation Board is here with us today and we certainly appreciate the city's commitment in terms of donating the land at the Jabara Airport where our new facility will be located.

In addition, we have funding commitments from the State of Kansas and federal government, all recognizing, again, the importance of this project to keeping aviation manufacturing strong. So I'd

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like to introduce the representative from Wichita State University and the National Institute of Aviation Research, NIAR, Eric Sexton and John Tomlin are here. Thank you. And as I mentioned earlier, there's a very strong relationship between what the technical training system will offer and the technical research arm that NIAR will offer in the development of new technologies and then the transference of that technology to practical applications and then training to apply those technologies.

And on that front, there's nowhere else in the world that will offer this type of partnership and synergy between research and high-tech training. Also with us today is Jim Swartzenberger, representing the Wichita Metro Chamber of Commerce; Tim Witsman from the Wichita Independent Business Association; and Ray Frederick who also sits on our board is here as well and representing that body, they certainly recognize the importance of this effort to the region and our economy; Wes Galyon I believe is here from the Wichita Area Builders Association recognizing the impact that our impact has on the housing market.

We're also pleased to have with us today the union representatives, starting with: Richard Taylor from the Wichita/ Hutchinson Labor Federation and also with the Plumbers and Pipe Fitters of Kansas, Local 441; Steve Rooney, who is president and directing business representative for the International Association of Machinists District 70; also with him is Rita Rogers, Assistant DVR for District 70; also Judy Pierce who is also with the Machinists but also the Wichita/ Hutchinson Labor Federation, the President of the Wichita/ Hutchinson Labor Federation; also Mark Love who is with the Machinists as well, President of the Kansas State AFLCIO; and again the union certainly recognizes the importance of this effort and the obvious benefit it offers to their membership.

Let me switch gears for a minute and talk about and welcome Linda Agrara from Perfecta. Linda as you know . . . or Perfecta as you know is a long time manufacturing company located here in Wichita that employs a little over 200 employees, offering products to companies not only locally, but worldwide and many times we focus on large companies like the aircraft companies, but there are a multitude of smaller suppliers that employ hundreds and thousands of local citizens that also are in need of trained and skilled workers and they certainly recognize the benefit of this effort. And they too, as the large companies expand, expand along with us.

Finally, what I'd like to do is introduce a couple of people who recently have benefited from the technical training system that we currently have in place and what they'd like to do is share with you first-hand the differences that exposure and opportunity with this technical training system has

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made to their lives. We're fortunate at Cessna to have two graduates of our current technical program offerings and their stories represent an opportunity that technical training can provide to hundreds of thousands of other citizens of this community. So what I'd like to do now is introduce Jeremy Hall and ask him to briefly share his story with you. Jeremy."

**Mr. Jeremy Hall**, Graduate, Aviation Tech Center, greeted the Commissioners and said, "Before I decided to attend the Aviation Tech Center I was working for Applebee's making \$9.50 an hour. I lived in a one-bedroom apartment where my expenses exceeded my income. I had a friend's best family, [sic] they decided to help me out, help me with my debts and the neighbor was a manager of the service center at Raytheon Aircraft Services at the time. And they turned me on to the Aviation Tech Center.

While attending school, I learned how an A and P license can help me obtain a prosperous career. I also learned the importance and responsibility of the job title. The technical information I've learned helped me prepare to enter the industry. While attending school, Aubry of Wichita Workforce Center showed up and informed the students of additional funding. They were able to cover part of the classes and tools. Without their help, I don't know if I would be able to finish the school.

I was then hired by . . . while attending school, I was hired by Raytheon to do the line service maintenance, while I was attending school. As I graduated school I was given a call by Aero-Tech, which is a contract company for Cessna. They gave me a position at the Citation Service Center and after nine months I was offered a job with Cessna, to work as a full-time employee.

Cessna has given me a career where I have benefits, a competitive wage, and an opportunity to advance in the company, as I further my career at Cessna. The future looks promising, as I grow personally and financially. I hope to help Cessna as they've helped me in my integral part of the company."

**Chairman Unruh** said, "Well thank you very much. We appreciate your willingness to come here and share your story. It's a success story."

**Mr. Hall** said, "Yes. Thank you."

**Mr. Walters** said, "Thank you very much, Jeremy. At this time I'd like to call upon Bobbie Pauly-Williams to also share her story with you."

**Ms. Bobby Paulie-Williams**, Graduate, Wichita Tech Center, greeted the Commissioners and said, "Thank you for the opportunity to come here this morning. I have a life-changing story I'd like to share with you about my experience with the Technical Aviation program. I am a single mother of

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five children and when faced with divorce, I was a stay at home mom, and only had the skills for an entry-level job. I realized the fact that that would not provide for my family and so going through the technical training aviation program, I'm able to provide for my family with health insurance, working in the aviation industry, I am able to provide for my retirement, being a single mother and I'm able to provide the daily needs that my family needs.

When I was faced with divorce I didn't know where to turn. I was reading an article in the Wichita Eagle and the Wichita Work Force had a story about the aviation industry and the thing that probably pulled me the closest to sheet metal was the short amount of time that I could receive the skills and get a job. It hasn't even been a year yet that I have graduated through WATC's sheet metal program and it's almost a year since I've been employed now. But through this time, I'm able to pay the mortgage and keep my children in the same home that they've always known and I'm able to inspire them. My oldest son is also going through the aviation technical program right now. He is graduating this Friday and he's just seen the changes made in our life and the opportunity that it has provided us and so I don't know. Everybody listens to me talk about this all the time because it is absolutely the best thing I could have done and to have the skills to know I will have a job in this industry for the rest of my life is a benefit and a security for me, so I highly recommend it to everybody to go through the technical program.

Working in aviation, it provides so many benefits. I can continue my college education with the help of the college tuition assistance program that my employers at Cessna provide and just move up and just everything goes up from here, so I'm very thankful for the opportunity and thank you for the opportunity to share my story today and have a happy holiday from my family. It's quite a change from last year, so just in a short amount of time we're able to really turn the bad circumstances into a position so thank you very much."

**Chairman Unruh** said, "Well thank you. That's a wonderful life."

**Mr. Walters** said, "Well it's an understatement to say that Cessna is very fortunate and blessed to have employees like Jeremy and Bobbie and I think their stories speak for themselves so thank you very much for taking time and being here this morning.

We have an opportunity to touch many other lives, as we have with Jeremy and Bobbie and then again, to state the obvious that as I've said there will be a mounting demand for more and more skilled employees for all of our businesses and it's very important that we continue to come together as partners to bring this dream to fruition and we're well on our way to do that and again,

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we certainly appreciate the support of the county commissioners in this regard. So again, thank you for partners for being here today and county commissioners, thank you for the opportunity this morning. Thank you.”

**Chairman Unruh** said, “Well Mr. Walters, thank you for the presentation and we want to thank not only you, but as you did, all the partners who are here to show support for this and it’s really an indication of how important it is, community-wide, to south central Kansas, so appreciate your comments. Commissioners, any other comment or question for Mr. Walters? Commissioner Norton.”

**Commissioner Norton** said, “Not really a comment, but you know we do have some folks here that have been working on technical education for a long time and I thought maybe if we’d offer anyone else the opportunity to talk. I know George Fahnestock is here and has been very involved at the state level as to what the importance is to the State of Kansas and I thought maybe he’d have some thoughts that he’d like to share, while we’ve got this audience, this is the perfect time to advance this conversation in our community. I mean, it is about aviation, but it’s about healthcare and IT and advanced manufacturing and all those clusters that we need to strengthen our community to keep us the progressive, wonderful quality of life community that we’ve been for many years and it is about jobs. It is about putting people to work in this community and maintaining the kind of economic infrastructure that we’re enjoying right now. I mean, you know we hear about home mortgage markets collapsing on the east and west coast, yet we read in our own community that it’s still healthy and surviving.

We look at Michigan, that’s putting together \$3,000,000,000 to try to get new industry in their community because they’re suffering so bad, yet we’ve got some wonderful clusters right here that are doing wonderful work and not just surviving, but growing and making a global impact. And technical education is going to be part of the key to advancing that in our community, so I thought maybe if we’d offer just a moment for others to speak if they would like.”

**Chairman Unruh** said, “Well we’ve had a . . .”

**Commissioner Norton** said, “Well, I’ve set George up.”

**Chairman Unruh** said, “Yes, you have and we certainly don’t want to deny the opportunity to speak. We’ve had a very comprehensive presentation, but if there’s more you’d like to add, you’re certainly welcome to.”

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**Mr. George Fahnstock**, Chairman, Technical School of Vocational Education Commission, greeted the Commissioners and said, “When the governor asked me to chair the Technical School of Vocational Education Commission in Topeka understanding the importance of vocational education to my industry for sure, it was not until we came to understand the mission, the governance and funding issues that were associated with this . . . such an important initiative, that the commission came to understand the gravity of what was necessary to make sure this happened correctly the first time.

I chaired the 28 commission on technical education and I think my cry was ‘let’s don’t have a 29<sup>th</sup>’. With the commission’s recommendation to the legislature, the technical education authority was created and Bill Quattlebaum is on that authority, chaired by Joe Glassman, who served on the commission with me and they are embarking on a process that will ensure the technical education is done correctly in Kansas. And I want to share with you the template that the state will look at is the one that’s being created right here in Sedgwick County with the Jabara project. This is leading, state-of-the-art technology that is so critical to our state and on behalf of the commission, certainly the authority, we would highly recommend and encourage that you consider the funding of the Jabara project and the ongoing processes that we’ll need to address as they become more and more important to us. Thank you very much.”

**Chairman Unruh** said, “All right, thank you George. All right, well commissioners, are there any other comment or question? If not, we need a motion to receive and file at this time.”

### 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

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Commissioner Welshimer	Aye
Chairman Unruh	Aye

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

**2. PRESENTATION REGARDING AN UPDATE ON THE CONSTRUCTION OF THE NATIONAL CENTER FOR AVIATION TRAINING.**

**Mr. William P. Buchanan**, County Manager, greeted the Commissioners and said, "I would like to take a moment to help frame this issue, although the previous speakers I think put the whole idea of the next two agenda items in context certainly."

As a reminder, a few years ago Sedgwick County Board of County Commissioners, with the leadership of Commissioner Norton on KITTI and Commissioner Unruh on the WATC board at the time, carved out workforce as an important strategy as we proceeded with economic development. When we know, from what Jim Walters has said, how critical aviation industry is to the economy of not only this community but of the state. It's about one-sixth of the whole entire economy of the state.

From that point, we began thinking about how to deliver that service and last year, in April of 2006, Lori Usher was before you with a proposal, a concept of a building and we asked you for permission to proceed. At that point, we thought the cost was \$40,000,000. It's now \$54,000,000 and I think there's three reasons why that has occurred. Currently, first of all, the original idea was a concept and it was not framed, it was an idea. And with the help of our good partners, the business community, aviation community and the expert advice of Schaefer, Johnson, Cox and Frey. We refined those ideas into a firmer concept, the more we worked the more details became clear.

Secondly, as the cost of the building for a world-class manufacturing training center, an aviation-training center as this is, has some sophistication in it that big boxes just don't have. We have things . . . an autoclave, and I'm not so sure what that does, but the architects tell us that we need to design around those kinds of things. We have laboratories for composites for testing and for training that require special design and sophisticated design.

And the third reason is frankly we made a mistake in those numbers a year and a half ago. I'll take responsibility for that. I should have been more diligent to make sure that the design team and the team from the county was more accurate in their estimates and that is my fault.

But for the great news, and it is absolutely great news, and Charlene will walk us through that, is

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that after we've discussed this idea with the aviation industry, it became clear that NIAR needed to be part of this world-class training facility. It was just absolutely essentially that we put those ingredients together and so we have done that and because we've done that, WSU and Dr. Biggs and Pete Gustav and I have talked about how this all might work and Wichita State has authorize us to use \$800,000 a year for the next 20 years, they're returning that money to us, for NIAR's participation. That's about an equivalent of a \$10,000,000 bond issue. If we were going to borrow \$10,000,000 at 5%, 20 years, that would be about the payment. And so with that payment, with the assistance of the grants that we've received, with \$3,000,000 from the WATC trust that is going to be forthcoming we think, although the building is costing more, the cost to Sedgwick County organization is going down from \$40,000,000 to 37,000,000 and Charlene will walk you through those numbers.

After Charlene is done, Chris Chronis will then talk about the process of how to get it from one place to the next and the next steps necessary, so thank you for this opportunity, and Charlene, you're up."

### **POWERPOINT PRESENTATION**

**Ms. Charlene Stevens**, Assistant County Manager, greeted the Commissioners and said, "You've heard about the need for this project, very clearly this morning. What I'd like to do for you this morning is walk you through the construction process that we are using to develop the National Center for Aviation Training and then I'll answer any questions that you might have.

When we started this project, we had some very distinct project goals for this. First and foremost was designing and constructing a world-class technical education training center for Sedgwick County and south central Kansas. We wanted to be able to meet the present and the future needs in aviation and manufacturing sectors and also importantly, we wanted to be able to invest in the local economy and support the creation of local highway to jobs and you've heard this morning how important that is in this community. Lastly, we wanted to identify opportunities for partnerships on this project.

We started in January of this year by doing a needs-assessment. Because we at Sedgwick County aren't experts in technical education, nor aviation or manufacturing, we thought it was important to involve those stakeholders and have them tell us what it would take to build a world-class facility, what is needed in that. We have participation from about 18 different organizations. The participation also included and was endorsed by the Technical Education Training Authority and these meetings were facilitated by Schaefer, Johnson, Cox and Frey, the project architects. They

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were a series of meetings held at the Kansas Coliseum and I believe a couple of the commissioners had the opportunity to attend those and see the work that was done there.

Who participated? This is a list of the entities that participated. You can see it's very broad-based. It involves individuals from industry, from the public sector as well as the private sector, as well as education in the community and these were individuals that helped us define what it would take to build a world-class training center for Sedgwick County and south central Kansas.

During those meetings, we heard some meetings that were important for us to learn. We heard about the importance of having a workforce . . . of workforce development, 27% of the aerospace workforce is eligible for retirement in 2008 so there's a real need to have those trained workers here in Sedgwick County and you heard that from Mr. Walters this morning, you heard that last week from Hawker/ Beechcraft as well.

We again heard about the importance to be flexible for training. Training today may not be the same training we're going to do tomorrow so we needed to have a building and labs facing things that could be flexible, could change with the times and change with the industry's needs.

We also heard that research and training should be together in the same facility, that opportunity to take something from a research into actual practical application in the workforce and again we heard this concept that the facility needed to be world-class. It needed to change the perceptions of technical education. Technical education today isn't what many of us think of as the former vocational education. It's not textbooks. It's not classroom. It's hands-on learning. It's the need to actually be able to work in labs and work in space that replicates industry standards and industry workplaces.

From that information, we developed a master site plan. This site plan is probably familiar to you. It was developed in the spring of last year. It shows three buildings. We have a gateway building, which is the administration and assessment center for WATC. There's an aviation service center and there's a manufacturing tech center. There's some expansion space also identified there.

We moved into a schematic design phase. In that phase we started to, again, take this concept and develop it more fully. It became a campus setting, as you've just seen with over 220,000 square feet. We designed for a capacity of 500 students in the aviation service center. That would be 250 students in the daytime, 250 in the evening and a capacity for 800 students in manufacturing, again 400 in the evening, 400 during the daytime. I'd also point out that that isn't the finite capacity of the center. A lot of the student capacity depends of how WATC would schedule classes so they could certainly have more students than 1,300 students in this facility. And then we also included

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this administration and assessment center for WATC and you can see how the square footage is roughly laid out, pretty equally between aviation services, manufacturing and then about 45,000 square feet is for the administration/ assessment area as well as a small commons area for students.

We moved from schematic into design development phase and this is where we really began to refine the project. This again was led by our architects, Schaefer, Johnson, Cox and Frey. We again worked with our industry partners, the technical training authority and WATC to refine the spaces and I attended a lot of those meetings and we really did sit down and go through this building, kind of space by space, with the individuals who would be teaching classes in that, with industry partners who understood what needed to be taught in those and we really started defining the functionality of the space, trying to understand what was going to be taught there, what was needed there, was it compressed air that was needed there, what kind of equipment needed to be in that building. That helped us better define the project, better define the furniture, fixture and equipment, or the FF&E needs. We also reviewed the onsite parking, which is for approximately 800 cars. We did things like reviewing access and utility locations.

Most importantly at this point, NIAR was identified as a partner by industry and we worked to revise our design at this point to include NIAR in the facility and again, this gave us a better facility and a better project overall. We also revised the exterior design in the fall and this is the new image that you see. It is a look at the gateway building. It's a little different than what was in the Eagle today, but this is the correct image and I believe the commissioners have seen . . . the commissioner I know have seen this before, as well as many people in this room. It's been to the technical training authority and again, we went through the stakeholders with this process as well to show what this new design looks and we think it's a very good design and kind of a cutting edge and invokes kind of the industry standards and the feeling flight on the campus.

Now let's talk about the revised cost estimate. Again, as you've heard, the approved budget was approximately \$38,000,000 in March of last year and the revised estimate to date is \$54,482,000. It includes the furniture fixtures and equipment, it includes contingency. You can see how we break out that cost below with the majority of it in the construction at about 48.6 million dollars.

But this isn't the story, because we have really worked hard to lessen the impact to Sedgwick County. The story is not that this is \$14,000,000 more than it was. The story is that we have identified partnerships and since 2006 we have identified seventeen and a half million dollars in partnerships for this project that will reduce the overall impact to Sedgwick County. We have about four and a half million dollars from grants, from HUD, from the economic development administration from Workforce Solutions. We anticipate a \$3,000,000 contribution from WATC. There is the equivalent of a \$10,000,000 contribution from WSU and it would be an annual payment of \$800,000 to repay the bonds issued by the county, so when you put that together, the

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actual impact to Sedgwick County goes from \$40,000,000 down to \$37,000,000 and the estimated tax rate is reduced from about eight-tenths of a mill down to seven-tenths of a mill. If you were to take out-district tuition savings committed to technical education and training, you could consider that the impact would actually be reduced to two-tenths of a mill.

I'm going to walk you through the proposed funding and then your CFO Chris Chronis in the next agenda item will also talk to you about this. But what we are proposing is that Sedgwick County would now seek a bond size of \$40,000,000. You see in 2006 that the bond issuance that you approved was \$40,000,000, which when you take out the issuance costs would have given us roughly \$38,426,000 for the project itself. Now the project cost is \$54,481,000. We have cash from grants of about four and a half million dollars and so we are looking at a bond issue of \$50,750,000, which you then reduce the proceeds to about 49, actually a little under \$50,000,000.

Let's talk about how we would repay that. Again, this is the impact to Sedgwick County and this is the impact that bringing our partners to the table has given us. We have moved from a net tax requirement of \$3,000,000 down to 2.9 million, and again, the estimated impact on the Sedgwick County mill levy from eight-tenths of a mill down to seven-tenths of a mill for this project.

So lets take a look, the summary of the project. We do have a bigger and better project. It has gone up a little bit in square footage, but it is a better defined project. We responded to our partner's input and the suggestions. We talked to those who are actually in the industry and asked them what it would take to build that world-class facility, and we responded to those needs. We do have a design for a world-class education and training facility that is important to Sedgwick County and south central Kansas and most importantly, in doing all of this, we were able to reduce the cost to Sedgwick County taxpayers.

The next steps for this project is we intend to bid this project in two separate phases, the bid process for site development and what we're calling the gateway building would be in January of 2008, with the anticipated groundbreaking in March of 2008. The bid process for the second phase, which would be the manufacturing and aviation centers, would be June of 2008 with groundbreaking for that construction in September and then the campus would be open in 2010. And at this point I'd be happy to answer any questions that any of the commissioners may have."

**Chairman Unruh** said, "All right, thank you for that presentation Charlene. I have one question. The anticipated bonding amount that you showed to us does not include the potential investment from WATC of \$3,000,000 that you had listed. It does or does not include that?"

**Ms. Stevens** said, "It does."

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

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Commissioner Norton.”

**Commissioner Norton** said, “Well I think the conversation has been why build a building for technical education? Well truthfully right now, the folks that we had testify today that are working in the industry worked hard, but they worked hard in facilities that have kind of been cobbled together in our community that have not taken us to that new level of what technical education is going to look like in the future. And to me it’s about this, you know people have said why put taxpayers’ money in educational facilities but we do that every day in our academic universities. I mean, big money goes into large buildings with dead academic’s names on them and that’s public money. It’s taxpayers’ money that goes into that. And we train for the industry we’re talking about, their engineers, their accountants, their administrators, their lawyers. That’s not imbedded in their business. That’s done by our universities and our academics and why wouldn’t we train an AP mechanic, who goes through 18 months of rigorous training and has to pass an FAA licensure that’s as tough as a CPA examine. Why don’t we put them in great facilities and bring technical education up to the same level.

You know, academic learning, doctor’s degrees and masters degrees are wonderful for the learning and making us a smart community, but the truth is, folks that work in the aviation industry that build the planes have every right to get the world-class training that you get in our universities and I think that’s what this facility does. It offers to an industry that’s so important to us the ability to move folks that have great mechanical and math skills and kinesthetic learning skills to build things the same opportunities that we put in our academic universities in the State of Kansas here and we’re tying that research component, that great academic component right in with it, so that it transposes from research to production lines, to curriculum and training that puts the best and brightest from around the world right here in Wichita to learn the aviation industry.

I think it’s a win for the aviation industry, I think it’s a win for labor because it puts their people into great training programs that will create jobs for the future. I don’t know how we could ever say that this isn’t a great investment for our community. I understand that it’s not what counties particularly do all the time, but at this point, at this juncture in our community, for us to do anything less than say that the aviation industry is important and every worker that works in it is important, is just not doing our due diligence. I think it’s an important issue and I think we’ve got to move forward.”

**Chairman Unruh** said, “All right, thank you commissioner. Is there any other comment or question for Charlene? Commissioner Welshimer.”

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**Commissioner Welshimer** said, “Well it seems to me we’re expanding our state education system and we’re localizing it here in Sedgwick County. We are an aircraft manufacturing dependent community and the industry provides, directly or indirectly, probably more than half the jobs we have here. So the aircraft industry needs this training center to move up in technology and we’re the community that provides them the employees that they need and so I’m very much in support of the project. Thank you.”

**Chairman Unruh** said, “Thank you commissioner. Commissioner Parks.”

**Commissioner Parks** said, “Well I was going to wait until the next item of business to say anything, because this is getting into a little bit of that. As a lot of you know, I wasn’t onboard early with this project because of the costs. Early in its infancy, I have a newspaper clipping that I looked up last night that started out at \$29,000,000. This was several years ago. The price kept going up and up and up and with the out-of-state or out-of-district JuCo tuition, this is something that appeases me a little bit more, that we can funnel that into this program. I do . . . I would like to see our staff work with and make sure we’re working with WSU and WATC closely on all these things and their commitment to that. As we all know, we do give the \$800,000 to WSU. They’re turning around and giving it back. I think that’s admirable for them to do that and that’s a good trade out and a way to fund this project.

I would ask the staff to also pursue private companies and their dollar commitment on this. We’re putting a lot of money into this and I think that with the world economy and things that are going on out there, that the private industry or the private aircraft industry in particular needs to step up and have some dollar commitments in this, even beyond what they have verbally said.

Also the State of Kansas has made some verbal comments and I think those needs to be pursued and put into some kind of a hard writing document that would get even not only with that, maybe pursue the Board of Regents a little heavier and maybe pursue the Department of Commerce a little more with our lottery. You know, Kansas City seems to be getting a lot of money up in that area, Johnson and Wyandotte County getting a lot of money off that lottery. I think it’s Sedgwick County’s turn to get some of that also.

We’ve talked about the out-of-county tuition. I think we could apply these standards maybe to some out-of-country tuition also when we get ready to set this up. Some of the industries in the United States are fleeing to other nations to have the manufacturing done and we need to really

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make sure that when we're training people that they're staying at home.

Finally, we received the annual bridge report last week from David Spears and all those projects were under budget. I would really think to be able to get along with me, that staff really needs to bring back, I don't want to see another public safety building overrun. I don't want to see another arena overrun, I don't want to see this overrun. I just think that when we're starting out, we're not doing something right in the first place to get these costs estimates to come in right. It's . . . they start out and by the time they're done they're out of control with the costs overruns. So I think we really need to take a look at our system and how we're doing some of these major projects. That's all I have at this time."

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

**Commissioner Winters** said, "Well thank you Mr. Chairman. Just a couple of general comments, like Commissioner Parks, I was going to wait until the next agenda item but we're all kind of putting some of our thoughts on the table. And I certainly agree with Commissioner Norton, that this may not be a routine county project and I'm sure there's probably not very many counties across the country that are stepping up, but if we don't have a system in place to hold our infrastructure and our workforce in place, we have a serious problem and I think it's important that we demonstrate to the employers in south central Kansas that we're not going to just sit and wait and let someone else come in and try to solve our problem, whether it be from the state or from any place else.

We certainly will appreciate their help and assistance, but if we wait for them, someone else will solve the problem, only they'll solve it in South or North Carolina or they'll solve it in Georgia or they'll solve it in Michigan or they'll solve it in Mexico. And I think this is our opportunity to demonstrate that we think that we do have an idea that is worth pursuing and we think that we can make a difference in the workforce of south central Kansas. So with what I've heard to this point, I think we're on the right track and I certainly appreciate all those in the room who were here today to support this project. Thank you."

**Chairman Unruh** said, "Thank you commissioner. Well like others, Charlene, we're making you stand up there and listen to us make comments that might be better at the next agenda item."

**Ms. Stevens** said, "That's all right, I'm happy to listen to any comments that you have."

**Chairman Unruh** said, "All right, good. Well, I just see this as a real defining moment in the history of south central Kansas. I mean, this is one of those critical times that is not just history, but this is historic what we are contemplating doing here. If we want to compete in a global marketplace, we have to prepare ourselves to do that, and in this situation we have community

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partners from business and from labor and from civic groups, all who are on the same page and we're all singing the same song, that we need to stay healthy, realizing the fact that if we don't prepare and if we don't compete, we will lose our primary manufacturing industry in south central Kansas and I'm convinced that the recovery from such a circumstance would be nearly impossible.

And so on one side, I'm kind of taking a defensive posture here and say we have got to keep what we've got and we've got to make it healthy. And on the other hand, we have to look forward to the future and for opportunities for our citizens to find good, high-paying jobs so they can enjoy the quality of life that we want to have for our citizens. So there's a lot of reasons to be supportive of this project and move it forward, but they all come back to whether or not we want to have an economically viable area in South Central Kansas, if we want to have a healthy state, and if we want to have . . . to participate in a healthy national economy, I think that each level of our economic health is in some way dependent on us taking this move, to move forward and provide this training.

Some folks I think are weary of the phrase world-class but that's exactly what we're intending to do is create a world-class facility that will attract folks from all over the United States to find that this is a good place to live and we can provide job opportunities and our manufacturing partners will provide the leadership and the opportunity to make that happen. So I'm going to be very supportive, but having said that and everyone has had the opportunity to make a comment, I think at this point, for this section of our agenda, we're ready for a receive and file of Charlene's report."

### **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
Chairman Unruh	Aye

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

**NEW BUSINESS**

**C. RESOLUTION REQUESTING THE SEDGWICK COUNTY PUBLIC BUILDING COMMISSION TO ISSUE REVENUE BONDS FOR THE PURPOSE OF CONSTRUCTING AND EQUIPPING A WORKFORCE DEVELOPMENT COMPLEX CONSISTING OF THREE STRUCTURES AND ASSOCIATED PARKING AND LANDSCAPING FOR SEDGWICK COUNTY, KANSAS.**

**Mr. Chris Chronis**, Chief Financial Officer, greeted the Commissioners and said, "I discovered this morning that the agenda summary and resolution that we're asking you to adopt today was omitted from your agenda packet, and I'm not sure quite how that happened but we value open communication in Sedgwick County government and so to make sure that you know what you're being asked to vote for, and to make sure that your constituents know what actions your county is taking, I'm going to spend a little bit more time than I had planned describing for you what this action is and what the implications are. In . . ."

**Chairman Unruh** said, "Excuse me Mr. Chronis, but Commissioner Winters wants to make a comment."

**Commissioner Winters** said, "Chris, just to make sure people don't think that we're acting on something we don't know about, we did receive these yesterday, so have had a chance to review this backup and I have reviewed it so just . . . I mean, you're not starting at ground zero."

**Mr. Chronis** said, "Thank you. I wasn't aware of that. In April of 2006, the commission adopted resolution 44-2006 pertaining to this project. That resolution requested . . . it authorized the staff to proceed with this project at a budget of \$40,000,000, or \$38,000,000 and authorized the Public Building Commission to proceed with the financing of the project in an not-to-exceed amount of \$40,000,000 the difference between the \$38,000,000 budget and the \$40,000,000 bond issue being issuance costs associated with the financing.

The Public Building Commission subsequently adopted its resolution 2006-1, which took the initial

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action as requested by Sedgwick County's Board of County Commissioners. That resolution declared the intent of the Public Building Commission to issue not-to-exceed \$40,000,000 worth of bonds. That resolution was then published in the official record of Sedgwick County, the Daily Reporter in Derby and following that publication, a protest period was initiated, during which any citizens would have an opportunity to petition against the issuance of those bonds. Upon the conclusion of that protest period, which was 30 days, no petitions had been filed with the county clerk, and so the Public Building Commission at that point had sufficient legal authority to proceed with the financing of not-to-exceed \$40,000,000 worth of bonds.

Now you have seen from the presentations this morning that the scale of the project has changed in the almost two years since you took that action. The costs have increased somewhat, and so we are before you this morning in part to ask you to adopt a new resolution, which will reauthorize the project at a higher cost and will initiate a new request to the Public Building Commission to finance the project for a new not-to-exceed amount of bonds.

The proposed resolution deems that it's advisable to construct, furnish and equip and employer-driven national aviation training center consisting of three distinct structures and it requests the Public Building Commission to sell up to 50.75 million dollars of bonds to finance that project. In order to facilitate that financing, the county will need to enter into a lease whereby the Public Building Commission agrees to finance and construct the facility and the county agrees to pay the Public Building Commission lease revenues for the use of that facility. Those lease revenues will serve as the security of the Public Building Commission's bonds. And in fact they will use those lease payments to repay the bonds.

The facility will be owned by Sedgwick County. It will sit on land that is owned by the City of Wichita and that has already been leased by the Public Building Commission. That lease will extend for 50 years. At the conclusion of the 50 year lease, the facility ownership will revert to the City of Wichita, unless there is some subsequent agreement between the city and the county. The complex will be managed by the Sedgwick County Educational Technical Training Authority, through the Wichita Area Technical College.

The issuance of the bonds by the Public Building Commission is contemplated in the county's financial plan. The bonds will be secured by the lease as I mentioned, by the lease between the county and the Public Building Commission. The county's obligations under that lease will be exempt from the cash basis and budget laws of the state and therefore they will constitute a binding obligation on Sedgwick County. In other words, that lease will be effectively a general obligation of Sedgwick County, just as if the county had issued general obligation bonds on its own authority.

To the extent that the county is able to achieve other funding from partners, and specifically we're talking I think about the \$3,000,000 from WATC, Chairman Unruh, that you asked a question

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about, to the extent that we're successful in receiving those funds that we are counting on, the amount of debt that the county will have to issue will be reduced from the 50.75 million dollars.

The preliminary estimate of annual debt service required under the lease is \$3,742,000. That will be the average annual payment to be made by Sedgwick County to the Public Building Commission through the lease for 20 years. The financial plan contemplates that that lease payment will be supported in part by the provision of \$800,000 from WSU and you've heard discussion of that already. That effectively reduces the county's net obligation for this project to an amount of money that will require a tax rate of approximately seventy-two one-hundredths of a mill of property taxes. Again, you saw from Charlene's presentation how we arrive at that number and how it compares to the original estimate. It is in fact less than the original estimated property tax requirement for this project.

The Public Building Commission revenue bonds do not count against the county's statutory debt limit. And I've had discussions with you previously explaining all of the things that are excluded from that limit and that's why we don't pay a lot of attention to that limit. Instead, the county has adopted a debt policy in which a series of calculations that constitute the county's internal debt limit, are made. The issuance of these bonds will not cause the county to exceed any of those debt limitations that the county has imposed on itself. We will however come fairly close to those debt limits, to one of those debt limits after we have issued these bonds and assuming we issue the other debt that the county has planned to issue in 2008 and 2009.

Once you have adopted this resolution, assuming you do that today, we will then call a meeting of the Public Building Commission and ask them to adopt a new resolution declaring their intent to issue the higher amount of bonds, the up to 50.75 million dollars. After they have adopted that resolution, assuming they do so, it will be published twice in the official paper of Sedgwick County and if within 30 days after the last date of publication, a petition in opposition to the bond issue is not signed by more than 5% of the electors of Sedgwick County, then the Public Building Commission will have full authority to proceed with the bond issue.

We are expecting, at this time, to proceed with the bond sale in late March or early April of 2008 and you saw from the schedule that Charlene presented to you that we expect to start going out to bid for the first building of the three-building complex in January and we expect to begin construction on that building in March, and so that's what's driving the estimated timing of the bond issue. If there are any questions about any of this information, I'll be happy to try and answer them for you. If there are no questions, then I would recommend that you adopt the resolution that's before you."

**Chairman Unruh** said, "All right, thank you Chris. There are comments. First, Commissioner Parks."

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**Commissioner Parks** said, "Well it's certainly nothing that we haven't discussed before in either budget or staff meetings, but I just wanted to just kind of speak to if there are more funds available or more funds rolling in from different sources, how that issue could be attached and how those funds could be applied towards that instead of increasing the cost of the project? And I guess the second part to that question is would that hurt any bond rating if that was done?"

**Mr. Chronis** said, "That's the easy question to answer, no it would not hurt the bond rating. The answer to the first question is dependent on when the commitment of funds is received. To the extent that we receive firm commitments of cash prior to the bond sale, we will reduce the size of the bond sale, we won't incur the debt. We will however incur debt for all of the project costs that are authorized and for which there have been no firm cash commitments. In other words, that not-to-exceed amount of 50.75 million dollars is the amount that we will issue in late March or early April if we haven't received additional firm commitments that we don't have today.

If we receive those commitments after we have sold the debt, then we can use those commitments to serve to pay off the debt early, and we will structure the bond, as we structure all bond issues, to provide for an early call date, at which time we can redeem bonds before their stated maturities and save the county some interest costs. We will use those commitments that are received after the date of the bond sale to provide for early redemption of bonds."

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

**Commissioner Winters** said, "Thank you. Chris, you did a good job of explaining this agenda item and I do want to clarify, maybe I did get this this morning, but we had a good discussion yesterday at our staff meeting and so when I looked at my packet this morning of late-coming material this was in it and I reviewed it this morning before the meeting."

**Mr. Buchanan** said, "You received that yesterday at noon."

**Commissioner Winters** said, "Yeah, okay. Well I was sure I'd seen it before this morning, so I just wanted to clarify that, but again we had a good discussion yesterday at our staff meeting about this agenda item and Chris did a good job of explaining. That's all I had."

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

**Commissioner Welshimer** said, "This .72 mills, \$3,742,000 payment on the indebtedness, we've been . . . we're going to be able to do that already without a mill levy increase. Is that correct?"

**Mr. Chronis** said, "Yes."

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**Commissioner Welshimer** said, “Okay, I just wanted to be sure that was . . .”

**Mr. Chronis** said, “Yes, the .72 mills is the mill levy equivalent, we refer to it as the mill levy equivalent of the 3.7 million dollars.”

**Commissioner Welshimer** said, “Thank you.”

**Chairman Unruh** said, “All right, thank you commissioner. Any other comment or questions of Mr. Chronis? Commissioner Norton.”

**Commissioner Norton** said, “Well, just so the public knows, one of our legislative agendas from the Unified Visioning program is a request to the state for some funding up to \$5,000,000 a year for a period of time for technical education and the aviation tech center. Not to say that that money would come through, but there is a unified group of our community that has come together that’s the city, the county, the business community, non-profits, anybody involved in Visioning that’s put together a unified legislative agenda. There’s three items on there and the first is an asked-for funding for technical education in Sedgwick County and that money can go for this project also and I think that’s important for the public to know.

Now whether that money comes through or not, whose to say. I happen to be an advocate that the state needs to step up and help the number one cluster of economic development in our state. It just does not make sense that they would back away from that and technical education is a big part of supporting that. Obviously, they can support the businesses per se in other manners, but to support the people of our community and jobs, that is an important investment that they should make, so there’s \$5,000,000 a year for several years that could go into this project, and that buys down that Sedgwick County cost really fast if the state will step up and participate.

And I think that’s another one of those layers of the onion that everybody in this community, if you know a legislator or if you have a connection with a governor or anybody that makes decisions to be talking about how important this is to our community and that we’d like for the state to step up and help support it.”

**Chairman Unruh** said, “All right, thank you commissioner. Well I think that the facts that the gross amount of dollars that the county committed to a year and a half ago has not increased. The mill levy equivalency has reduced. We are not exceeding any of our policy maximums for our debt financing. All of that I think strengthens the argument that this is, from an internal perspective, that this is a worthwhile project for the good of the entire community and I don’t see how anybody

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could look in a negative fashion on it, in light of the community support, the partnerships that are developed and the financial rationale that we've gone through to get to this point. So I am going to be supportive and at this time commissioners I think we're ready for a motion."

**MOTION**

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

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 Chris and thanks to all of you who are here today in support. It's an important project and we just appreciate that you've been willing to take your time to express your support. Thank you all for being here. And I think we will take a five minute recess for the room to settle back down."

**The County Commission Meeting was in recess at 10:43 a.m. and returned from recess at 11:00 a.m.**

**Chairman Unruh** said, "We can call the meeting back to order and Madam Clerk, I think we are ready for agenda Item D, is that correct?"

**PUBLIC HEARING**

**D. PUBLIC HEARING TO CONSIDER WHETHER THE CITY OF KECHI HAS PROVIDED SERVICES AS SET OUT IN THE SERVICE PLAN PREPARED FOR THE ANNEXATION ORDINANCE NUMBERS 02-452 AND 02-469.**

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**POWERPOINT PRESENTATION**

**Mr. Robert W. Parnacott**, Assistant County Counselor, greeted the Commissioners and said, "This is a post annexation hearing. We hold these five years after an annexation by a city where they were required to provide a service plan. These are always annexations that were done without the consent of the landowner and whenever there's a consent by a landowner they're not required to have a service plan prepared and therefore we don't need to have a hearing five years later to review that service plan but in this case these annexations were done without the consent of the landowner back in 2002 by the City of Kechi. They've prepared service plans that are in your backup. Your role in this matter is to hold a public hearing, receive any comment from people as to whether the services that were set out in the service plan were provided as set out in the service plan, in accordance with it and then if we have any questions, we can certainly answer those as well.

We have representatives of the city here. Part of the process requires us to send out a mail notice to the landowners involved. We did send out three notices. We did not get any responses back from any citizens in the annexation area, so we've had no complaints or any inquires as to whether or not services have or have not been provided. Your service plan schedule is at page 27 and 30 of your backup. It sets out the services the city said they would provide and whether they were going to provide it immediately upon annexation or only upon request or petition of the landowners.

This is a standard kind of service plan, where basically they said they were going to offer the typical city services, code enforcement, police, those kind of things immediately upon annexation. Other services, such as sewer, water, street lights were only going to be provided upon a petition or request from the landowners involved.

So having said all that, I'll certainly answer any more questions if you have any. Otherwise, I would recommend you open the public hearing and receive any comment and then close it and make whatever finding you feel is appropriate."

**Chairman Unruh** said, "Thank you Bob. Commissioners, are there any questions directly of Mr. Parnacott? Hearing none, I will at this time open the public hearing and ask if there are any citizens here who want to make comment regarding this annexation hearing? Anyone want to speak? We do have representatives here from the City of Kechi. Seeing no one else wanting to speak, do either of you want to make any comment?"

**Mr. Norm Manly**, City Attorney, City of Kechi, greeted the Commissioners and said, "Actually,

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the annexation you have before you was an annexation that occurred before I became the city attorney. I came onboard about two years ago. Mac Manning, the City Administrator is here with us here today as well. He came onboard about six to eight months ago, so we're kind of new to this. I can tell you that at least from our perspective I think that the service extension plan that I've reviewed that was filed along with the annexation documents has been complied with at this point and if there's any questions, specific questions you have in terms of what infrastructure has been provided, what infrastructure is waiting, I think Mr. Manning can probably address those."

**Chairman Unruh** said, "All right, thank you. Well there are a couple of questions, so Commissioner Welshimer, I think you were first."

**Commissioner Welshimer** said, "Well I do have some infrastructure questions. Sewer service is not there, water service is not there, it's left to be petitions by the owner. What would it cost the owner to bring the sewer and water to their property?"

**Mr. Mac Manning**, City Administrator, City of Kechi, greeted the Commissioners and said, "The sewer service has been brought in, interceptor sewer has been built at the . . . along the south side of 254 and so the sewer at Oliver could be extended up to that. It would probably cost in the neighborhood of around 200 to \$300,000 to extend it to the entire area but it would be off the lateral sewers, but the sewer service is available now and we have also brought a 12 inch water main up to the tracks and there's a hydrant there that could be used for fire protection if they needed it for the houses, so it's within about 500 feet. I think the closest house is about 500 feet and they could draft off that hydrant for water for fire protection."

**Commissioner Welshimer** said, "So you've got water within 500 feet and sewer would take about 200 to 300,000 to bring it . . .?"

**Mr. Manning** said, "Right, that would be taking it all the way up to 53<sup>rd</sup> Street."

**Commissioner Welshimer** said, "How many property owners in this area?"

**Mr. Manning** said, "There's three."

**Commissioner Welshimer** said, "Three."

**Mr. Manning** said, "And most of them are quite satisfied using the septic or lagoon system. Haven't had any problems."

**Commissioner Welshimer** said, "And they've all been contacted and they know this is going to be a property tax increase for them."

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**Mr. Manning** said, "Yes."

**Commissioner Welshimer** said, "And there aren't any services that are listed here that are going to happen immediately."

**Mr. Manning** said, "No, ma'am."

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

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

**Commissioner Parks** said, "You did answer one of my questions about the fire plugs on those mains that I saw that was in your service plan. By the way, the 23 page document that you gave us provided quite a bit of information, good information and I was appreciative of you showing that to us and providing that to us."

The service plan and documentation for those services, I see such things as water mains, fire plugs and even some natural gas in that area that people can hook onto and I'm sure that's through your franchise agreement with Westar."

**Mr. Manning** said, "We provide the gas service."

**Commissioner Parks** said, "You own your own gas service?"

**Mr. Manning** said, "Yes we do."

**Commissioner Parks** said, "Okay, well that was something that was, I guess, easier for you to do then so that even makes it more clear for me that your serving these people with utilities up there and I don't see any people from the City of Kechi here that are complaining about any of the annexations, so that's all I'll comment on now."

**Chairman Unruh** said, "All right. Thank you. Well are there any other question or comment for the representatives from Kechi? All right, thank you gentleman, appreciate it. And any other citizen want to talk, want to speak? All right, at this point I'll close the public hearing and we'll restrict our comment to the bench and I'll just say for the record that this particular parcel is in county commission district #1 and I have had no contact from the citizens regarding this and so I'm going to be supportive of this item."

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Are there any other comment or questions, commissioners? What's the will of the Board?"

**MOTION**

Commissioner Winters moved that the city has extended services as provided for in the service plan.

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 Bob. Next item please."

**APPOINTMENTS**

**E. APPOINTMENTS.**

- 1. RESOLUTION APPOINTING ROBERT LAMKEY (AT LARGE APPOINTMENT) TO THE ARTS COUNCIL BOARD OF DIRECTORS.**

**Mr. Rich Euson**, County Counselor, greeted the Commissioners and said, "Commissioners, we've prepared a resolution appointing Bob Lamkey to the Arts Council. This is for a term of three years and he will serve as a voting member. I'd recommend you adopt the resolution."

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**MOTION**

Commissioner Norton moved to approve the Resolution.

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, “And Mr. Lamkey is here. Would you like to make a comment?”

**Mr. Robert Lamkey**, Member, Arts Council, greeted the Commissioners and said, “Yes commissioner. First I want to disabuse you all thinking I have any artistic skills. I don’t but I am a great appreciator of the arts and quite frankly honestly feel that the arts, support of the arts, development of the arts and management of the arts in our community is part of having a well-rounded community and vital to the quality of life and the attractiveness of our community to those who come to visit and live here and I’m looking forward to engaging in part of the community and an aspect of the community that I haven’t had the opportunity to do before and so I’m looking forward to serving.”

**Chairman Unruh** said, “Well thank you Bob, and your exquisite artistic taste evidenced by your tie today.”

**Mr. Lamkey** said, “Thank you sir.”

**Chairman Unruh** said, “Thank you for your willingness to serve. Thank you. Next item please.”

**2. RESOLUTION REAPPOINTING MEMBERS TO THE SOLID WASTE MANAGEMENT COMMITTEE.**

- Non-voting Chair – Nicki Soice

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- Commissioner, First District – Nancy Larson
- Commissioner, Second District – Clement Dickerson
- Commissioner, Third District – Gil Hoover
- Commissioner, Fourth District – Jeff St. Clair
- Commissioner, Fifth District – Garry Winget
- First Class City – Joseph (Joe) Pajor
- Second Class City – Dee Stuart
- Third Class City – Randy Parker
- Unincorporated Area – Brenda Melby
- General Public – Dean Frankenbery
- Citizens Organizations – Judith Spor
- Private Industry – Steve Dalluge
- Private Recycling Industry – Roger Lyon
- County Recycling – Jo Oliver

**Mr. Euson** said, “Commissioners, we have prepared a resolution that is not the same as your backup on page 47 which would appoint 13 of the 16 members that you have on the county’s Solid Waste Committee and there are three of them that are not being reappointed because the statute requires that those three appointments be preceded by nominations from the city mayors of the cities involved, and so we would recommend that you go ahead at this time and appoint the thirteen and when we get confirmation of the nominations from the cities of the first, second and third class, then we can bring those to you at a later time. I would be happy to read the names of the thirteen that are on the amended resolution if you wish. Otherwise, I would recommend that you adopt the amended resolution.”

**Chairman Unruh** said, “Well, thank you.”

### MOTION

Chairman Unruh moved to approve the Resolution.

Commissioner Welshimer seconded the motion.

**Chairman Unruh** said, “Thank you. Is there any discussion? Commissioner Parks.”

**Commissioner Parks** said, “Do the positions that are provided to us from SCAAC, I would assume that’s where we’re getting that, from the mayors, when that mayor position changes, does that go away or does that person stay in that position? Is it by virtue of their title?”

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**Mr. Euson** said, "It's a two-year appointment and the mayor that . . . actually, the mayor makes the nomination, or in the case of the cities of the first, second and third class the mayors of those classes of cities make the nominations and then the board of county commissioners makes an appointment and the appointment will continue to service even if the mayor changes."

**Commissioner Parks** said, "Okay, that was the question I had. And I had a comment on my appointment from the fourth district, just for clarification of the backup, Jeff St. Clair is not at Central Bank and Trust, that should have been Central Kansas Trust which is a manufacturing plant for home roofs and whatnot and that has now changed to Timber Roots."

**Mr. Euson** said, "Thank you. And you're referring to page 46 in the back up, right?"

**Commissioner Parks** said, "Yes."

**Mr. Euson** said, "We'll make sure we make that correction. Thank you."

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

**Chairman Unruh** said, "Thank you commissioner and the other three appointments, we will encourage those entities to posthaste, we need their recommendation because this committee has important work and they're on a timeline."

**Mr. Euson** said, "Their first meeting is January 7<sup>th</sup>."

**Chairman Unruh** said, "All right, thank you. Is there any further discussion? Madam Clerk, call the vote."

**VOTE**

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

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

**PLANNING DEPARTMENT**

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**F. PLANNING DEPARTMENT.**

**1. MAPD CASE NUMBER PUD2007-04 – REQUEST FOR A PLANNED UNIT DEVELOPMENT FOR THE DEVELOPMENT OF A NEW VIA CHRISTI HOSPITAL AND OTHER MEDICAL USES. GENERALLY LOCATED ON THE NORTHEAST CORNER OF 21<sup>ST</sup> STREET NORTH AND 151<sup>ST</sup> STREET WEST. DISTRICT #3.**

**POWERPOINT PRESENTATION**

**Mr. John Schlegel**, Director, Metropolitan Area Planning Commission, greeted the Commissioners and said, “And in this first case that I’m presenting to you today, this is the Planned Unit Development for the Via Christi West Campus and you can see its location near the intersection of 21<sup>st</sup> Street North and 151<sup>st</sup> Street West. It’s an 114 acre site and initially the Planned Unit Development will consist of one single parcel, although their future plans may involve creating additional PUD parcels along the arterial street frontages.

It’s currently coming to you as a request for rezoning, simply because it’s still in the unincorporated area, although the applicant has every intension of eventually annexing into the City of Wichita, and you can see the Wichita corporate boundaries just to the east, along 21<sup>st</sup> Street, from this site. They will be getting their municipal services provided by the City of Wichita. And I mention that simply to let you know that there are references within the Planned Unit Development document to city standards for landscaping, signage and access management and that’s the reason why those references are in there. This PUD zoning would replace the current SF-20, single-family residential zoning on the site. And you can see on the zoning map before you now the surrounding zoning to the west and the north is rural residential, and to the east and south is all SF-20 zoning.

They are seeking, in this PUD zoning, permitted uses that would allow them to have a hospital, medical offices, medical uses, general office, retail uses related to medical facilities, such as pharmacies, medical supply, uniform supply, florists and gift shops and so forth. Also an ambulance facility, a helipad for medical purposes, possibility of a hotel, restaurants, daycare and senior housing facilities, as well as wellness center and even churches are all uses that they are asking to be allowed in this PUD.

Going to the aerial photo, you can see the site as it stands today. It’s in an agricultural use today and surrounded by agricultural uses. There is a . . . you can see the floodway along here and much of this property is within a floodplain, although it can be developed, even though it is within the floodplain.

One issue that did come up during the planning commission review of this item, at its meeting on

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November 15<sup>th</sup> had to do with the on-site directional signage that they want to have. The sign code was more restrictive than what they wanted to have for this campus-like setting. They wanted to have larger directional signage on this large property, it's 114 acres and ultimately that got worked out with an amendment to Item 8-G on the PUD document, which would allow them to have 24 square foot directional signage, limited to six feet in height consistent with elevations that they've submitted as part of their application.

So when the MAPC heard this item on November 15<sup>th</sup>, they voted unanimously to approve the application for the PUD zoning with the three staff recommendations that are listed in your backup report, including the amendment regarding directional signage. No one was there at that public hearing in front of the MAPC to speak, either for or against this application and we have not received any protests regarding the application and with that I'll be glad to take any questions."

**Chairman Unruh** said, "All right, thank you John. Commissioners, are there any questions of Mr. Schlegel? Commissioner Parks."

**Commissioner Parks** said, "What creek is that that runs through there? Is there anyone . . .?"

**Mr. Schlegel** said, "It's a branch of the Dry Creek."

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

**Chairman Unruh** said, "All right, thank you. I don't see any other questions right now but I notice that we do have representatives here from Via Christi and Mr. Allan Allford is here with a team and did you all want to make a comment?"

**Mr. Allan Allford**, Senior Vice President of Business Development, Via Christi, greeted the Commissioners and said, "I'm the executive in charge of this project. I just wanted to comment that Via Christi is excited to bring healthcare services in this nature and scope to west Wichita. We've done a lot of research indicating that the patients of west Wichita are a bit underserved in terms of full hospital services. We have developed a program, a campus and the healthcare services on this campus that we think will serve them well for years into the future. We've had opportunities to visit with a number of our neighbors around this site, a number of west Wichita business leaders and west Wichita residents in the form of community hearings, town hall meetings. I'd like to report that we've received overwhelming support. We've worked well with the various departments of the county, with County Manager Buchanan's office and we've had multiple conversations with them. We appreciate the support that we've received from that group. And I'd just like to say that we're excited about the development of this project and what we see as Via Christi's development of quality healthcare services in that part of Sedgwick County. Thank you."

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**Chairman Unruh** said, “Well thank you Allan. We do have some folks wanting to ask a question, but you have worked with the neighbors, as far as water issues and flooding issues? That seems to be a hot topic in that particular area.”

**Mr. Allford** said, “Yes, we have. As I’ve said, we’ve been working with our civil engineers, Baughman Company, to develop drainage and flood control strategies, develop the site work and the site planning required to not only deal with the drainage and flood control issues that this site resents to us. We believe we’ve got a plan in place to actually improve the flood control and drainage issues associated with the creeks that abut and go through this property.”

**Chairman Unruh** said, “Okay, very good. Commissioner Winters.”

**Commissioner Winters** said, “Thank you, Mr. Chairman. Allan, thanks for being here today. I would acknowledge that I did have conversations with Mr. Allford some time when they were in the process of putting this together, so I have visited with him about this project and about the size and the importance to West Wichita, so we have had those conversations. One of the things we did talk about in the conversation was the suggestion to have some neighborhood meetings out there to visit with folks and Mr. Allford, we’re certainly appreciative that you all have done that. We know that we have seen some zoning cases, especially those that get around one of the many creeks in the western part of Sedgwick County that sometimes people can become very concerned about, but I think if they know what the plans are and that people are planning correctly, it puts a lot of that to rest, so I think because of your efforts to work with the neighborhoods out there, I have not had one call of concern or protest, so I appreciate very much you all working that and wanting to be a good neighbor to that part of the county so thank you.”

**Mr. Allford** said, “Thank you for those comments, Commissioner Winters.”

**Chairman Unruh** said, “All right, thank you Allan. I don’t see anyone else asking to speak, so commissioners?”

**Commissioner Winters** said, “Mr. Chairman, I would like to know if there’s anyone from the public here today who did have intension of speaking about this.”

**Chairman Unruh** said, “We’re open to hearing that comment if there’s anyone from the public who wants to speak. I do not see anyone. I believe Commissioner Parks.”

**Commissioner Parks** said, “I just wanted to ask John Schlegel, is there a four-corner drainage plan for this development?”

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**Mr. Schlegel** said, “Well they’re working on that now, as they move forward with the design of the project and campus. There’s a representative from Baughman here and anything you wanted to elaborate on answering that question?”

**Commissioner Parks** said, “I’m sure they know the term four-corner drainage plan from other requirements and other jurisdictions.”

**Mr. Phil Meyer**, Agent for the applicant, Baughman Company, greeted the Commissioners and said, “Yes sir. There’s not per se an absolute four-corner lot grading plan like we would do on a residential plan, but we have been working with county engineering on a drainage plan for the whole site and before a building permit is issued, there will be a complete drainage plan.”

**Commissioner Parks** said, “Thank you.”

**Chairman Unruh** said, “Is that all commissioner? All right, thank you. Commissioner Winters.”

**Commissioner Winters** said, “Well, Mr. Chairman if there’s no other questions or comments, I believe this is a very significant project that is occurring in west Wichita which are just on the edge of Wichita, in the county at the present time. It is in my commissioner district and I plan on being very supportive of this. I think it will bring additional services to the citizens of west Wichita and west Sedgwick County and will be a major employer in this part of the community and have a significant impact.”

### **MOTION**

Commissioner Winters moved to approve the zone change to PUD #27 Via Christi West Campus Planned Unit Development, subject to conditions and platting within one year, adopt the findings of the Metropolitan Area Planning Commission; direct staff to prepare an appropriate Resolution after the plat has been approved and conditions have been met, and authorize the Chairman to sign the Resolution.

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, “Gentlemen, thank you and congratulations. Madam Clerk, next item.”

**2. MAPD CASE NUMBER CON2007-00039 – CONDITIONAL USE TO PERMIT “ANIMAL CARE, GENERAL;” THE SALE OF RELATED ANIMAL CARE SUPPLIES AND SIGNAGE IN THE “RR,” RURAL RESIDENTIAL DISTRICT. DISTRICT #3.**

**POWERPOINT PRESENTATION**

**Mr. Schlegel** said, “In this particular case the applicant is seeking this rezoning for five unplatted acres that are located about 1,100 feet south of 29<sup>th</sup> Street North and fronting on the east side of North 247<sup>th</sup> Street West. This is pretty far west of the county. I’ll skip ahead a couple of slides to show you where this site lies in relationship to the west edge of Wichita’s growth area and City of Andale off to the north.

You can see from the zoning map, the entire area is all currently zoned Rural Residential and on the aerial photo you can see that it’s an agricultural area. There are some farmsteads along 29<sup>th</sup> Street which are the closest structures to where this proposal lies. The contract purchaser for this site, who is the applicant, is a large-animal veterinarian doing business as the Heartland Veterinarian Services. They’d like to establish a full service clinic on this site and they’re choosing this location because of its proximity to dairy operations and beef cattle producers in this part of the county. In the future, they may also offer other animal related goods and services, such as fencing and animal handling equipment, feed, tack and other animal related supplies, tools and services for sale as well.

Going to the site plan, the frontage on 247 is over here on the left-hand side of the diagram. Their building would set back about 200 feet off of 247<sup>th</sup> Street. The site plan also shows that they would have pens, chutes, corrals and holding pens that are necessary to house, care and treat large farm animals. They anticipate that they may need to have hay and grain storage also on site for those animals. The clinic, as

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they're currently proposing it, would include both indoor and outdoor dog kennel space. They perceive that there's a need for this type of service in this part of the county. There would also be outdoor unloading and holding pens.

In other words, what they're anticipating as having a full service veterinarian clinic that would include selling pet foods and other small animal supplies that are normally associated with a full-service veterinarian clinic. The category 'General Animal Care' for which they're seeking this conditional use would allow them to provide all the services that they're hoping to be able to provide at this clinic.

The one issue that needs to be addressed by the commissioners I think with this particular conditional use is again a signage question. County sign code is pretty restrictive about signs that allowed with conditional uses, restricting them to eight square feet in area. The applicant would like to have you approve today, as part of this conditional use, a ground sign that would front along 247<sup>th</sup> Street that would be 32 square feet in size and eight feet tall and it would be located right in that location, along the street frontage. They would also like to have your permission to have a wall sign on the building that would not exceed 20% of the building façade facing 247<sup>th</sup> Street. These would be requests that you would have to approve as part of the approval of the conditional use today.

The MAPC heard this request at its meeting on November 15<sup>th</sup> and they are recommending approval of the request, subject to platting within one year and the conditions that are listed out in the agenda backup report and those conditions include granting permission for the 32 square foot sign along 247<sup>th</sup> Street and the building sign not to exceed 20% of the building's frontage.

No one was present other than the applicant at the MAPC hearing and we have not received any protests from any neighbors and with that I'll be glad to take any questions."

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

**Commissioner Parks** said, "The line along there is pretty jagged. Is there a creek or something or another boundary that runs along there?"

**Mr. Schlegel** said, "On the site plan?"

**Commissioner Parks** said, "Yes."

**Commissioner Winters** said, "I don't see a jagged line."

**Commissioner Parks** said, "Okay."

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**Mr. Schlegel** said, "Well let's go back and look at the aerial. Well no, I don't really see anything on the aerial that would indicate that."

**Commissioner Parks** said, "Okay. I must have had the wrong page. Thank you."

**Chairman Unruh** said, "All right, thank you. Any other comment or question from Mr. Schlegel? Commissioner Welshimer."

**Commissioner Welshimer** said, "Well that's about four miles out from the city . . . where the city is now. Is that served by rural water?"

**Mr. Schlegel** said, "Applicant, can you answer that question? Come on up here."

**Mr. Greg Seiler**, Owner, Heartland Veterinarian Services, greeted the Commissioners and said, "I believe that there's rural water there, but we're planning on putting a well there when we build this, as well as on site plan there's a lagoon for now and then there's a lagoon for expansion."

**Commissioner Welshimer** said, "Is the well going to . . . I assume the well is going to provide enough water for you. Those west side wells are not that dependable sometimes."

**Mr. Seiler** said, "I realize that. We did some checking into that and for those people who believe in witching wells out there, which most people do, there are three locations on that property that there's well that could be put. However, the one that we chose is kind of in the middle of that property and the guy said that we should have plenty of water for what we need in there. And if there's rural residential water there, I'm not 100% sure of that. I think that there is, but I don't know for sure."

**Commissioner Welshimer** said, "There should be a rural water district. Thank you."

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

**Commissioner Winters** said, "I was just going to ask if there's anybody else here who would want to speak about this, any citizen. And if there's not then I have a couple of comments."

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**Chairman Unruh** said, "All right. Is there anyone else that would like to speak to this, a citizen? I see none commissioner, so if you want to make your comments."

**Commissioner Winters** said, "All right, thank you very much. Almost similar to the preceding case, I have had conversation with Greg Seiler about his application. We talked about several things and the sign was one of them. As you know, and even Commissioner Welshimer, when we talk about water and sewer and all of that, I think it's our first desire most times to have businesses, small or large, locate within a community that can supply city water and city sewer. But I really believe that this is the type of business that probably needs a rural location. I think a large animal veterinarian clinic is going to sometimes have the kind of traffic that perhaps a city would not necessarily want this business as a high prize for a city location. So I think Mr. Seiler has picked a good location."

I have had no comments or no calls from any of the neighbors that would have any question or concern about this. One of the things of interest, as you'll note in the backup for today's agenda item, there is a serious shortage of veterinarians that work on large animal stock that are both dairy and beef cattle, horses and other large animals, so I think west Sedgwick County is fortunate to have a veterinarian make a commitment to locate in western Sedgwick County and I think this will be a good business for this location that has been selected.

My question, John, would be concerning the signs and unless there's other comments, I'm prepared to make a motion. On our Item F-2, if we move just what's listed here, that includes then the larger signs that he's requested and it's my understanding, I know that I talked to Glen Wiltse with Code Enforcement about these signs and I think it was even at Glen's suggestion that he put this in this process and so I think Glen is aware of this request and does not think that the sign sizes that are being requested is at all out of line with what could be expected. Do you have any other comment about the signage?"

**Mr. Schlegel** said, "No, I would agree. The 32 square foot sign along this street frontage is not going to appear very large at all and what's allowed under the code now, eight square feet, would just disappear in that landscape, so I think the 32 square foot sign is very appropriate for this location."

**Commissioner Winters** said, "All right, so if my motion ends up being what's printed in our agenda, that will include the larger signs. Is that correct?"

**Mr. Schlegel** said, "That is correct. That's condition number three, the MAPC recommendation."

**Commissioner Winters** said, "All right. Well I might even state that."

### MOTION

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Commissioner Winters moved to approve the Conditional Use as recommended by the Metropolitan Area Planning Commission (MAPC), subject to platting within one year, and adopt the findings of the MAPC and that does include item 3, which is the larger signage.

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.”

**G. ISLAND ANNEXATION REQUEST FOR THE CITY OF WICHITA.**

**POWERPOINT PRESENTATION**

**Mr. Robert W. Parnacott**, Assistant County Counselor, greeted the Commissioners and said, “I have a map up on the screen that shows you the location. Island annexations are done by the consent of the landowner or at the request of the landowner involving land that is not immediately adjacent to city limits. You can see this little parcel here, it’s about 47, 48 acre parcel. It’s on the east side of 143<sup>rd</sup> Street East, between Pawnee and Harry.

The landowner would like to be annexed into the city. It’s planned for a residential development of about 40 single-family homes. The plat has already been approved through MAPC and a copy of the plat report is in your backup. The city in turn has to pass a resolution that requests you to make

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the finding that's necessary for them to go forward with the annexation, and that finding is whether or not the proposed annexation will hinder or prevent the proper growth and development of the area or of any other city.

We've shown you on the map that there's no other city that's close by. Derby is of course far down in the south and the west. The parcel is within the 2030 Wichita urban growth area, so it does fit into your comprehensive plans and projections for Wichita's growth. I don't know that I have any other particular information. We do have city services in the area already. Water has been extending to 143<sup>rd</sup> and Harry. They have sewer in design. 143<sup>rd</sup> Street East is already a two-lane paved road, so there's no need for improvements to that road to accommodate this residential development. City fire will be within seven to eight minutes response time. They'll have services for city police out of their Patrol East station at 350 South Edgemoor.

So unless you have any other questions, this is not a public hearing. We do have a representative of the city to speak to answer any questions that might come up. We have a representative of the applicant or the landowner as well, in case there's any particular questions about that development. But you certainly could rely on what you've been presented already in making your finding and approving the resolution that we've prepared for this case."

**Chairman Unruh** said, "All right, thank you Bob. Are there any questions of Mr. Parnacott or any questions of the applicant? Hearing none, commissioners, what's the will of the board?"

**MOTION**

Chairman Unruh moved to Make the required statutory finding as set out below; approve the Resolution 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

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Commissioner Welshimer	Aye
Chairman Unruh	Aye

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

**DIVISION OF PUBLIC SAFETY- DEPARTMENT OF CORRECTIONS**

**H. GRANT APPLICATION TO THE KANSAS JUVENILE JUSTICE AUTHORITY FOR FUNDING OF A PILOT PROJECT TO IMPLEMENT EFFECTIVE RE-ENTRY PRACTICE FOR YOUTH REINTEGRATING FROM THE JUVENILE CORRECTIONAL FACILITIES.**

**Mr. Mark Masterson**, Director, Department of Corrections, greeted the Commissioners and said, "The state Juvenile Justice Authority has received a federal grant to provide offender reentry services for youth making the transition from the Juvenile Correctional Facilities to the community.

The plan is to fund a pilot project that they're calling project start, which stands for Success Through Achieving Reentry. The project will have three pilot sites in the state and operate with grant funding from March 1<sup>st</sup>, 2008 through August 31<sup>st</sup>, 2011.

The pilot sites are to be in Wyandotte County, Sedgwick County and the 25<sup>th</sup> Judicial District out in Garden City. If you approve our participation, we'll receive \$221,691 for the grant period. The funding will provide us with one Intensive Supervision Officer II position, travel and supply costs to carry out the grant services. No local grant match is required. The grant services will include planning, coordination and support with transitions from the institutions. The Juvenile Correctional Advisory Board has reviewed and approved this proposal and recommends it to you. I request your approval to participate as a pilot site and submit the application to the state."

**Chairman Unruh** said, "All right, thank you Mark. We have a comment from Commissioner Winters."

**Commissioner Winters** said, "Thank you Mr. Chairman. Mark, as we hire people, will we be hiring additional staff or do we already have staff availability for this?"

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**Mr. Masterson** said, “When we receive notification of the grant award, we will be coming back to add a position to the staffing table. We will just receive one position. This is a small pilot that will serve 200 people over the term of the grant across the state, but it’s a start in building what they call ‘evidenced based practices’ into the reentry practices that Juvenile provides.”

**Commissioner Winters** said, “So for this timeframe of March of 2008 till August of 2011, then we’ll be able to assess whether this one position has had an impact and whether it needs to be funded in the future or whether it didn’t work.”

**Mr. Masterson** said, “Exact . . . there will be research that’s conducted on these three sites and then a decision will be made from there, but we’re not committed beyond that point.”

**Commissioner Winters** said, “All right, thank you very much.”

**Chairman Unruh** said, “All right, thank you commissioner. Any other comment or question? What’s the will of the board?”

### **MOTION**

Commissioner Winters moved to Approve 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 this Application; and approve the 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

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

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

**I. AGREEMENT WITH WICHITA FESTIVALS, INC. FOR PARTICIPATION IN THE 2008 WICHITA RIVER FESTIVAL (RIVERFEST XXXVII).**

**Mr. Ron Holt**, Assistant County Manager, greeted the Commissioners and said, "I'm here presenting this item. It is an agreement with Wichita Festivals for the 2008 37<sup>th</sup> Wichita River Festival. This River Festival, as you well know, is nationally acclaimed. It's the largest special event in Kansas. It brought last year, 2007, this year's event brought outstanding results for our community. It was a nine-day event with record crowds estimated at more than 370,000 folks with an economic impact to our community of 25.6 million dollars. Over 160 companies and organizations participated as sponsors, providing more than 1.75 million dollars in support of this event.

This festival draws diverse crowds, closely mirroring the population of Sedgwick County. All share in the fun, the concerts, the sporting events, the theatre, the food court and the kids corner. This past year provided to be an exciting place, a safe place, offered great entertainment for families and people of all ages and that continues, not only this past year, but that continues to be the case. In 2006 and 2007, Sedgwick County has provided a general sponsorship in the amount of \$15,000 and that's what this request would be would be a general sponsorship from Sedgwick County in the amount of \$15,000 for the 2008 River Festival. I would be happy to answer any questions and would ask you to approve the agreement and authorize the Chairman to sign."

**Chairman Unruh** said, "Thank you Ron. Commissioners, are there any questions about this agreement with Wichita River Festival? I see none, so what is the will of the board?"

**MOTION**

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Commissioner Winters moved to approve the 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, "Next item please."

**J. AGREEMENTS WITH DELEGATE AGENCIES FOR SEDGWICK COUNTY TO PROVIDE FUNDING.**

• ARTS COUNCIL, INC.	\$13,500
• KANSAS JUNIOR LIVESTOCK SHOW, INC.	\$23,304
• THE KANSAS AFRICAN AMERICAN MUSEUM	\$162,450
• SEDGWICK COUNTY FAIR ASSOCIATION	\$21,500
• WICHITA-SEDGWICK COUNTY HISTORICAL MUSEUM	\$96,573

**Mr. Holt** said, "This request is for approval of delegate agency funding contracts for 2008. We have five of those contracts, the community funding program contracts that we call them are on page 377 of your 2008 adopted budget. These contracts lay out the legal relationship between the county and each of these five agencies. As you note there it's the Arts Council Incorporated for

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\$13,500; the Kansas Junior Livestock Show for \$23,304; the Kansas African American Museum, \$162,450; the Sedgwick County Fair Association for \$21,500; and Sedgwick County Historical Museum, \$96,573. I might indicate that this is funding that remains level since 2003 and these organizations work very well with us. They keep us up to date on what they're doing, why they're doing it and how it impacts the community and be happy to answer any questions. Otherwise, I would ask you to approve the contracts and authorize the Chairman to sign."

**Chairman Unruh** said, "All right, thank you Ron. Level financial agreements and renewals of ongoing relationships."

**Mr. Holt** said, "That is correct."

**MOTION**

Chairman Unruh moved to approve the Agreements 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 Ron. Next item please."

**K. SEDGWICK COUNTY 2008 LEGISLATIVE PLATFORM.**

**Mr. Andy Schlapp**, Director, Government Relations, greeted the Commissioners and said, "Before you today is the 2008 legislative platform. Real quickly and in no priority order, transportation,

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Kansas Affordable Airfares program, this is the third year of a five-year program we have with the State of Kansas. We've met with the Appropriations and Ways and Means people yesterday and they are very excited about what the program is doing, again just to touch on that real briefly, the Mid-Continent Airport has grown, the passenger count has grown since 2000 by 20% and nationally the growth in airports has only been 11, so we're seeing growth larger than the rest of the country is seeing in flying. Two, the amount of savings that citizens and Kansans are having through this program is over \$360,000,000, to date this year is 48.7 million dollars people have saved by flying out of Mid-Continent Airport.

And one of the things that I think is pretty impressive about this program is that tickets cost less today than they did in the year 2000. I mean, we think about all the things that have happened since the year 2000 and the one that really sticks out is fuel costs and people are still paying less for tickets today than they did in the year 2000. That's a pretty spectacular part of this program. So again, we're going to want to have that continued funding there.

Number two is we're going to be ready to start talking about the comprehensive transportation program and those programs that are important to Sedgwick County and that would be a discussion that starts this year.

In economic development, obviously we had a long presentation on the importance of aviation and a little bit later in my presentation I want to talk about what other agencies are doing on aviation and how important the rest of the state sees that vital part of our state economy.

In public safety, jail overcrowding is something that you guys have been wrestling with for years and again, as the legislature goes up and they look at ways to be tough on crime, understanding the impacts to local government and the impacts to us, with our county jail and making sure while we're tough on crime and making sure people serve their time for what their criminal actions, that we do it in a cost effective manner that doesn't bankrupt local government.

Finally, in general government is the LAVTR and the return of those local dollars to counties and cities. Again, I think local government has done a great job of making due without a large sum of money they used to get from the State of Kansas, but the State of Kansas needs to understand it's becoming more and more difficult to keep the status quo without that money being there, and again going back to jail overcrowding, the cost that that's having on us to put more and more people in jail and yet not having the revenues for other programs.

So that's kind of a highlight of what's happening. When we look at aviation and a couple of points I want to make there, I didn't hear this morning is number one, it is the largest export in the United

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States, it's crucial to the national economy. In the State of Kansas, it is by far the largest economy, over \$13,000,000,000 and just to give you perspective on that, one of the things, people look at Kansas and say 'we're an agriculture state' and we are and that economy is very important to the State of Kansas, it's only \$3,000,000,000. We are absolutely a manufacturing state and I don't think people understand and realize that or not.

And third, they are the largest local taxpayers we have. No one comes close to what they pay in local taxes, so again they are crucial to government, they are crucial to the success of the state and we need to make sure that they have a strong presence here. Understanding that and looking at that, if you look at the Unified Legislative Agenda, that was the number one priority they came out with.

We need to have a strong, vital aviation industry, and it's more than south central Kansas, it's more than Wichita, it's Kansas. Kansas cannot survive without that manufacturing base.

Kansas Inc. just came out with their draft study and I have it here. Their top four priorities are about aviation. Aviation training is their number one priority. Their number two priority is aviation research. Their number three priority is making sure they have capital and funds and available for the expansion of manufacturing in the aviation industry, so again, the state is realizing the importance of aviation.

The Department of Commerce is also looking at monetizing some of the funds they have to have some more money available for the expansion of aviation as they move forward. So while we have identified aviation as being a priority for our community and we've been banging the drum for years, everybody else has realized that that is a driving force of Kansas and is doing the same thing, so we're finding a lot of good partners out there as we move forward, so that kind of gives you a brief outline of the priorities we have and again, really with the focus on aviation this year to make sure we can keep our economy strong and vibrant and I would be glad to answer any questions that you have regarding that or the legislative platform."

**Chairman Unruh** said, "All right, thank you Andy. We do have a comment from Commissioner Norton."

**Commissioner Norton** said, "Andy, talk a little bit more about the Unified Legislative Platform. That's not just Sedgwick County's but that's some pieces that are transposed to Visioneering and other partners on what we can agree on are the most important. Sedgwick County's got it's general, Wichita has theirs, small communities has it, but there are some issues we agree on and as I

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articulated earlier, one of those is technical education in the aviation cluster. Would you talk about that just a minute.”

**Mr. Schlapp** said, “Absolutely, it’s a great process that goes on year round, and we go out, not just to places in Wichita, but Hutchinson and Newton and we’ve been to Wellington and to Butler County, to make sure we’re talking to everybody in south central Kansas and get input on what are those issues that are facing this region that we need to address.

Having said that, there are a lot of issues that are important to the region, but they’re kind of more focused on that individual entity, like with the school district, full funding of the school district. Well that really focuses on the school district and not the region, or full funding of WSU’s budget. Again, those don’t get on the Unified Legislative Agenda because those are something that happen all the time and there’s an entity that take care of it.

But what are those issues that the communities wrap their arms around and say ‘these are vital to the growth and success of our region’ and we go through a pretty difficult process to determine what those issues are and what those issues aren’t. And clearly one of the ones that bubbles to the top is the aviation industry and under aviation you have the training, which is crucial, the research which is crucial, and again the thing that we all see is coming with backorders and ten years backorders for the aviation industry is they’re going to have to have some type of expansion, so I think everyone’s realized that that’s an important issue, but I really do think, to your point, that came about because of this partnership we have here at Sedgwick County and everyone coming together and saying ‘this is what’s crucial’.

Just so you guys know, the other issues on the Unified Legislative Agenda is the Kansas Affordable Airfares Program and the whole region hadn’t gotten behind that and explained and showed the state the importance to the state, that would have never happen, so again that collaboration with all our partners is huge. This year we had the WIGMI issue with the KU Medical School and KU is the largest provider of family practice docs in the country, the number one family doc hospital in the country. All those doctors are trained here in Wichita, and all the doctors that serve Kansas come out of Wichita, so again it’s a wonderful program that needs to continue. And finally, the last one is to make sure that the water issues in south central Kansas are addressed and that’s through the Aquifer Recharge throughout the state. There’s money available for above-water lakes and we’re asking the water department to treat underground storage or aquifers like lakes and to also have that money there to assure that people have water in those regions that are served by aquifers.

So that’s kind of what the Unified Legislative Agenda is and just one thing to make this presentation even longer, this year when we go and present in January 10 to the legislative body on what our issues are, we’re going to give a join presentation with the City of Wichita, Sedgwick County and the Chamber of Commerce, again to talk about the importance of aviation as we move forward, so they understand that the Unified Legislative Agenda, while we bring all our partners

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together and we have other issues that may not be on there, we're all unified and we all want to speak with one voice about the importance of those issues to this community and make sure everyone understands the importance to the State of Kansas."

**Commissioner Norton** said, "There is an ask involved to the legislature in the Unified Platform, is there not?"

**Mr. Schlapp** said, "Yes."

**Commissioner Norton** said, "Describe that just briefly."

**Mr. Schlapp** said, "For . . . on the aviation in particular?"

**Commissioner Norton** said, "Yes."

**Mr. Schlapp** said, "Research has received \$5,000,000 a year for the last three or four years. We worked with them to make sure we have one ask this year, that research and training are together, they're not separate and we don't think you can choose one over the other. You can't have research without training and you can't have the training without the research. So the ask is going to be for \$10,000,000 for the next ten . . . next five years."

**Commissioner Norton** said, "Thank you. That's all I have."

**Chairman Unruh** said, "All right, thank you commissioner. Are there any other questions of Mr. Schlapp? What's the will of the board?"

**MOTION**

Commissioner Norton moved to adopt the 2008 Sedgwick County Legislative Platform.

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

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Chairman Unruh

Aye

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

**L. INTERLOCAL AGREEMENT WITH THE CITY OF SEDGWICK UNIFIED SCHOOL DISTRICT #439 AND HARVEY COUNTY PROVIDING FOR A NEIGHBORHOOD REVITALIZATION PROGRAM FOR THE CITY OF SEDGWICK.**

**Mr. Michael D. Pepoon**, Assistant County Counselor, greeted the Commissioners and said, "There is an interlocal agreement for you this morning and it does involve four different entities: Harvey and Sedgwick County; the City of Sedgwick; and USD 439. It's in essence a renewal, this program has been in place for the last five years in the City of Sedgwick and what this agreement will renew this program, extend it beyond January 1.

The purpose is to provide the City of Sedgwick with a neighborhood revitalization program which is allowed under the Kansas Neighborhood Revitalization Act. This act allows cities to develop a program to encourage property owners to rehabilitate properties, to develop properties and improve blighted properties and they encourage us through tax rebates on the increased value of the property.

The City of Sedgwick has adopted a plan. As part of their plan, for instance, if a residential property owner improves the property, the appraiser goes out and they quantify the amount, the increment that's been improved and then that portion of the tax is rebated to the property owner, assuming the property owner has paid his or her taxes on time and then that goes down 20% every year and then after five years the property owner will be paying taxes on the full amount of the property and the improvements.

This agreement, being an interlocal agreement, has to be approved by the Attorney General's Office. I've already sent it up to be, in essence, pre-approved and they've looked at it and they've given their blessing. In that respect it will have to be approved again, formally, before it's effective. It's also been approved by the other three entities as to the agreement and we're the last party to sign. I'll be happy to answer any questions you might have."

**Chairman Unruh** said, "All right, thank you Mike. This is a renewal of an existing program."

**Mr. Pepoon** said, "Right."

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**Chairman Unruh** said, “Okay. And this doesn’t end up repaying citizens who invest in their property the entire cost of their investment. It’s just the increase in the taxes.”

**Mr. Pepoon** said, “Just rebate part . . . all or part of the increase in the taxes that would occur, that eventually goes away.”

**Chairman Unruh** said, “All right, but it’s a reasonable incentive for them to upgrade.”

**Mr. Pepoon** said, “Yes.”

**Chairman Unruh** said, “Any other question or comment, commissioners? Commissioner Parks.”

**Commissioner Parks** said, “I’m familiar with this program and I’ve met with city officials several times on this and have had some phone calls with Mike and I’d be comfortable in making the 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
Commissioner Parks	Aye
Commissioner Welshimer	Aye
Chairman Unruh	Aye

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

**DIVISION OF HUMAN SERVICES- DEPARTMENT ON AGING**

**M. DEPARTMENT ON AGING.**

**1. AGING MILL LEVY CONTRACTS (TWENTY-ONE) FOR SENIOR CENTERS FOR FISCAL YEAR 2008.**

**SENIOR CLUBS**

- CHENEY SENIOR CLUB – CITY OF CHENEY
- CLEARWATER SENIOR CLUB – CITY OF CLEARWATER
- COLWICH SENIOR CLUB – CITY OF COLWICH
- GARDEN PLAIN SENIOR CENTER – THE GATEWAY OF GARDEN PLAIN FOUNDATION
- MAIZE SENIOR CLUB – CITY OF MAIZE
- MULVANE SENIOR CLUB – CITY OF MULVANE
- SEDGWICK SENIOR CLUB – CITY OF SEDGWICK
- VALLEY CENTER SENIOR CENTER – CITY OF VALLEY CENTER
- X.Y.Z. CLUB – CITY OF BENTLEY

**SENIOR CENTER LEVEL 1**

- BEL AIRE SENIOR CLUB – CITY OF BEL AIRE
- BROOKSIDE SENIOR CENTER – BROOKSIDE UNITED METHODIST CHURCH
- MOUNT HOPE SENIOR CENTER – MOUNT HOPE COMMUNITY DEVELOPMENT, INC.
- OAKLAWN/SUNVIEW AREA SENIOR CENTER – OAKLAWN IMPROVEMENT DISTRICT

**SENIOR CENTER LEVEL II**

- HAYSVILLE SENIOR CENTER – CITY OF HAYSVILLE
- PARK CITY SENIOR CENTER – CITY OF PARK CITY

**MULTI-PURPOSE SENIOR CENTER LEVEL 1**

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- **LA FAMILIA MULTI-PURPOSE SENIOR CENTER – LA FAMILIA SENIOR COMMUNITY CENTER, INC.**
- **LINWOOD MULTI-PURPOSE SENIOR CENTER – SENIOR SERVICES, INC.**
- **NORTHEAST MULTI-PURPOSE SENIOR CENTER – SENIOR SERVICES, INC.**
- **ORCHARD PARK MULTI-PURPOSE SENIOR CENTER – SENIOR SERVICES, INC.**

**MULTI-PURPOSE SENIOR CENTER LEVEL II**

- **DERBY MULTI-PURPOSE SENIOR CENTER – CITY OF DERBY**

**MULTI-PURPOSE SENIOR CENTER LEVEL III**

- **DOWNTOWN MULTI-PURPOSE SENIOR CENTER – SENIOR SERVICES, INC.**

**POWERPOINT PRESENTATION**

**Ms. Annette Graham**, Director, Department on Aging, greeted the Commissioners and said, “And I will start with a presentation on the senior centers funding and formula, that is the first agenda item is the aging mill levy contract agreements for the 21 senior centers for 2008.

Okay, these are the senior clubs and you see that they’re at \$5,000 is the amount for their funding and these are all the ones that are being funded for 2008. Senior Center Level I, \$18,000, Level II is \$35,000. For multi-purpose senior centers, Level I at \$57,000, Level II at \$80,000 and Level III at \$115,000 and this is for 2008 funding. and for a senior club these are the requirements under the funding formula. They have to have an attendance level between one to a hundred, three base-line activities that they must present over the year, four special events or projects and eight educational activities and so that’s what they report to us and that we look at to review them on an annual basis and they submit reports twice a year.

For a Senior Center Level I, attendance 101 to 150, must be open four to six hours a day, employ at

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least a part-time director, seven base-line activities, ten special events or projects and 35 educational activities. For the Level II, 151 to 200 attendance, must be open six to eight hours, a part-time director, ten base-line activities, 15 special events or projects and 40 educational activities.

Multi-purpose Center Level I, 201 to 1,000 attendance over the year, that accumulative, must be open at least eight hours a day, have a full-time director, fifteen base-line activities, twenty-five special events or projects and 70 educational. Now those are minimum requirements. Many of those exceed that. For the Level II, 1,001 to 2,500 attendance, eight hours a day still, full-time director, 20 base-line, 25 special events and 75 educational activities. And at the Level III, 2,501 or more, they must receive national accreditation, be open a minimum of eight hours per day, full-time director, 25 base-line, 30 special events, and 100 educational activities.

So those are the requirements that they are required to meet. And so for all of the ones that are being funded at these levels, that's what they are currently meeting. The accreditation however, that's a pretty new . . . that was just initiated last year, so we're giving the ones that are at that level some time to actually met that criteria. So, any questions?"

**Chairman Unruh** said, "I do see a question from Commissioner Norton."

**Commissioner Norton** said, "Annette, several years ago we went through an extensive process to kind of re-categorize, re . . . to figure out where the funding was attached to certain criteria and we thought that we'd come back at some point and re-visit that and look at it. We haven't done that particularly yet, but it looks like it's working pretty well right now. Any feedback on how the criteria is working, how the funding formula is working? Is it adequate for what we're . . .?"

**Ms. Graham** said, "Well this was, last year was this part two implementation, so we kind of upped the criteria again last year, and I think so far it is working pretty good. Some of the questions that have been around, how do they go to the next level, and that's been the question so we've worked on a policy and then shared that with them and we had talked about that when we were developing these policies and the funding formula, that they needed to function at the level two years before they could ask, so kind of that timing has been kind of an issue, the one that we're kind of working on. And then for those that we find that aren't able to function at that level, then what's the process to kind of help give them the technical assistance and help them move up and then . . . so we're still . . . this is year three, so we're just kind of getting into that process and figuring that out and that might be something to look at as we move further into this and kind of revisit that, so it's kind of

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learning as we go along with those processes, since this was third year and last year was the second phase in.”

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

**Chairman Unruh** said, “Thank you. Well I think the plan that we’ve established, the policy we’re following eliminates the arbitrary nature of how we fund, and so on both sides, as a funder or as someone who is a recipient, know what to expect and what the runs are, so it just upgrades what we’re doing, and so I appreciate the fact that you’re managing that and that it’s looking like it’s proving successful. Commissioners, what’s the will of the board?”

**MOTION**

Commissioner Welshimer moved to approve the Contracts 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.”

**2. AGING MILL LEVY CONTRACTS (SEVENTEEN) FOR IN-HOME AND COMMUNITY SERVICES.**

- **ALZHEIMER’S ASSOCIATION OF THE GREAT PLAINS – ADULT CARE CONNECTION**
- **AMERICAN RED CROSS – MEDICAL TRANSPORTATION**

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- **CATHOLIC CHARITIES, INC. – ADULT DAY SERVICE PROGRAM**
- **CATHOLIC CHARITIES, INC. – FOSTER GRANDPARENTS**
- **ENVISION – SENIOR OUTREACH AND SERVICES**
- **GOOD GRIEF OF KANSAS, INC. – WIDOWED PERSONS SERVICES**
- **GUADALUPE CLINIC – HEALTH SCREENING AND PRESCRIPTION VOUCHER PROGRAM**
- **INTERFAITH MINISTRIES – NEIGHBORHOOD PROJECTS**
- **KANSAS LEGAL SERVICES, INC. – PROTECTIVE LEGAL SERVICES FOR THE ELDERLY**
- **MEDICAL SERVICES BUREAU – PLUS MEDICAL SERVICES FOR SENIORS**
- **MENTAL HEALTH ASSOCIATION OF SOUTH CENTRAL KANSAS, INC. – SENIOR COMPANION PROGRAM**
- **SENIOR SERVICES, INC. OF WICHITA – MEALS ON WHEELS**
- **SENIOR SERVICES, INC OF WICHITA – NEIGHBORHOOD CONNECTIONS.**

**The following contracts were listed on the backup agenda and approved by the commissioners.**

**Senior Services Inc.- Roving Pantry.**

**United Methodist Urban Ministry- Commodity Supplemental Food Delivery Program.**

**Senior Services Inc. of Wichita- Senior Employment Program.**

**Wichita Indochinese Center- Asian Outreach.**

**Ms. Graham** said, “Commissioners, these are seventeen contracts for the in-home community service programs and these are programs that help individuals in our community stay in their community longer and retain their home. These programs are things like the Senior Companion Program, the Meals On Wheels, Roving Pantry, Commodity Delivery, Adult Care Connections and others that help these older adults. You see before you the various providers. The total cost is \$536,376. These were approved in the county budget process and I would be happy to answer any questions, recommend you approve the contracts and sign.”

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**Chairman Unruh** said, “All right, thank you. We have a question from Commissioner Norton.”

**Commissioner Norton** said, “Well this is a clear indication that when we talk about the Department on Aging and Central Plains Agency, you don’t deliver all the services, you coordinate a lot of it and we have many, many partners out in the community that are experts in their field, that provide services that we attach to to make sure that we really serve the aged community as well as we possibly can and this is just a good example of all of those groups that have expertise that we draw on to make sure that we provide the best service for our senior population.”

**Chairman Unruh** said, “Thank you. Well, I think I’ll be very supportive of this. They have some unusual names. One of them is Good Grief but it’s not good grief, it’s good grief. All right, well that’s good. Commissioners, is there any other comment? If not, what’s the will of the board?”

**MOTION**

Commissioner Welshimer moved to approve the Contracts 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.”

**3. AGREEMENT WITH THE CITY OF HAYSVILLE FOR CAPITAL IMPROVEMENT PROVISIONS TO THE HAYSVILLE SENIOR CENTER.**

**Ms. Graham** said, “In 2007, the county authorized additional funding of up to \$25,000 for capital improvements to the Haysville Senior Center. The purpose of this was for capital improvements was to achieve the goal stated in the contract that is attached, that the senior center will offer health

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and wellness activities, social and educational activities, to stimulate older adults, promote independence and encourage community inter-connectiveness.

The senior center will be a community focal point for older adults to access information and to provide a state of the art facility with the most advanced, sophisticated and latest structure and amenities to serve the needs of older adults in Sedgwick County. So I would recommend that you approve the agreement and authorize the Chair to sign and be happy to answer any questions.”

**Chairman Unruh** said, “All right, thank you. Commissioner Norton.”

**Commissioner Norton** said, “Well Mr. Chair, I’ve been very supportive of this. Haysville is in the process of building a brand new facility for their seniors. We’ve been very supportive over the years of the program down there, but they have the ability with this new facility to grow the senior services, not only for Haysville, but for the south side. The placement of this particular senior center, just on the north boundary of Haysville, will also serve much of south Wichita and certainly the south part of the county, so I’ve been very supportive of us helping out in some small manner with their capital improvement project down there. It is right at the heart of where the tornado had hit. It’s been part of the expanded program that we put together years ago to refurbish Haysville and now the senior center there will be right at the confluence of their new growth area. It’s right next to a senior housing development of 120 units that’s full and I would urge us to approve the agreement. I will make the motion if it’s ready for that.”

### MOTION

Commissioner Norton moved to approve the Agreement 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

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

**4. TARGETED CASE MANAGEMENT CONTRACT WITH LISA JOLLIFF, AUTHORIZED AGENT FOR CENTRAL PLAINS AREA AGENCY ON AGING FOR FISCAL YEAR 2007-2008.**

**Ms. Graham** said, "This is a contract for targeted case management for the fiscal year 2007 and 2008. And this is the program under the Medicaid Home and Community-based services for those individuals who are appropriate for nursing home but chose to remain in the community and we provide that service through a combination of staff, case managers and contracted. We had previously presented an item with several contracted case managers and this is just another additional one that we're presenting today for that service. Would request that you approve the contract and authorize the chair to sign."

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

**MOTION**

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

Commissioner Winters seconded the motion.

**Chairman Unruh** said, "Is there any discussion? Commissioner Norton."

**Commissioner Norton** said, "Talk about case management for this particular subject. It's been under scrutiny at a lot of different levels, state and federal, to reduce some funding for these kind of programs and that's really in conflict with what we know is best practices, which is keep adults in their homes and get them some management to help them do that. Is that a fair statement?"

**Ms. Graham** said, "Yes, under the Medicaid program at the federal level, there have been a lot of challenges and changes with what is reimbursable and we certainly experienced some issues as related to that. We continue to provide that service and it's continued to be funded. However, there have been some restrictions placed on that and there's still some things pending at this current time

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about how case management is delivered and what is a billable unit.

For instance, one of the things they've changed is travel time is no longer reimbursable and when we live in an area that includes rural parts, as we do in Sedgwick and we also have Butler and Harvey, it can take you quite a while to travel across a couple of counties, but that time is no longer billable but we still have to pay staff when they're providing that service, so there's a multitude of challenges. It is a great service. It's definitely a needed service to help identify those people that are at need, identify their needs and developed a coordinated plan of care to meet their needs and then monitor that for quality and to make sure if their situation changes if their services do, so it's a continual challenge for us."

**Commissioner Norton** said, "And truthfully, case management is an integral part of making sure that there's a connectivity to keeping that person in their home and sustainable. There is a saving that's been documented, if you can keep somebody out of a nursing home and keep them active in their own community and particularly in their home. Describe that real quick."

**Ms. Graham** said, "Well, the average plan of care costs for the Medicaid program is about \$900 a month, versus the nursing home, for Medicaid I think is about \$2,700 and that is a significant cost savings, not to talk about the quality of life difference there too."

**Commissioner Norton** said, "So the program makes sense and some of the changes in reimbursement funding from the federal level through the state makes it problematic to continue some of these programs."

**Ms. Graham** said, "Yes it does, definitely."

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

**Chairman Unruh** said, "All right, thank you. Is there any further comment or discussion? Hearing none, Madam Clerk call the vote."

**VOTE**

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

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Chairman Unruh

Aye

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

**5. CONTRACTS TO PROVIDE SPECIALIZED TRANSPORTATION AS VENDORS FOR THE TRANSPORTATION BROKERAGE.**

- **ABC TAXI CLUB**
- **AMERICAN CAB**
- **CEREBRAL PALSY RESEARCH FOUNDATION/TIMBER LINES**
- **FIRST CLASS**
- **KANSAS ELKS TRAINING CENTER FOR THE HANDICAPPED**
- **THUNDER ENTERPRISES**
- **WISDOM TRAVELS**

**Ms. Graham** said, "What you have before you are seven vendor agreements to provide specialized transportation in the Sedgwick County area. Through our Transportation Brokerage, we schedule rides through that one number for individuals who need services. Those rides are available 24 hours a day, seven days a week. Through this program last year we served over 2,000 individuals to access transportation to medical, social services and work necessary to help them remain independent. These are renewals of contracts. These are vendors that we use that really help expand that service option and make specialized transportation available. And these provides are reimbursed with a variety of funding. We use Sedgwick County dollars, federal dollars, state dollars, so we look at all different types of funding available and help get them on the most appropriate funding source, so I would request that you approve the agreements and authorize the Chair to sign."

**MOTION**

Commissioner Norton moved to Approve the Contracts and authorize the Chairman to sign.

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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."

**6. AGREEMENT WITH REMOTE DATA SERVICES TO PROVIDE MEDICAID BILLING SERVICES FOR THE TRANSPORTATION BROKERAGE.**

**Ms. Graham** said, "This is an agreement with Remote Data Services that provides their Medicaid billing services for our Transportation Brokerage. They provide this service for non-emergency medical transportation that qualifies for Medicaid reimbursement. They are compensated at 3% of all claims that we actually are paid for. They review any non-reimbursed claims and then continue to research those and resubmit those to make sure that we're paid for the maximum amount possible. This is a renewal. We first contracted with them in 1998 and has provided to be a very successful partnership and arrangement, they do great work and we would request that you approve the agreement and authorize the Chair to sign."

**MOTION**

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

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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, "Next item."

**7. AGREEMENTS (ELEVEN) WITH PROVIDERS TO PROVIDE COMMUNITY SERVICES TO PERSONS WITH PHYSICAL DISABILITIES.**

- **THE ARC OF SEDGWICK COUNTY – EPILEPSY RESOURCE CONNECTION**
- **CATHOLIC CHARITIES – ADULT DAY SERVICES**
- **CATHOLIC CHARITIES – FOSTER GRANDPARENTS**
- **CEREBRAL PALSY RESEARCH FOUNDATION (CPRF) – EMPLOYMENT**
- **CPRF – EMERGENCY EQUIPMENT**
- **CPRF – THERAPY**
- **INDEPENDENT LIVING RESOURCE CENTER (ILRC) – FLEX & HOME MODIFICATIONS**
- **ILRC – INFORMATION AND ASSISTANCE**
- **RAINBOWS UNITED – VISION**
- **RESPIRE OUTREACH CARE FOR KANSAS ORG. – RESPIRE**

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**CARE**

- **SENIOR SERVICES, INC. OF WICHITA – MEALS ON WHEELS**

**Ms. Graham** said, “These are agreements with providers in our community that provide services to individuals with physical disabilities. We provide . . . these services are available to individuals of all ages and they promote accessibility, education, job training, work and health and safety for persons with physical disabilities. In 2006, 13,128 individuals were served through the variety of programs and you see them listed and the dollar amount for each of those agreements. This has been reviewed by the advisory board and they have approved on this. The total is \$482,413. That was approved in the budget through the county process and I would request that you approve the agreements and authorize the Chair to sign.”

**Chairman Unruh** said, “Thank you, Annette. Any comment of question? Commissioner Norton.”

**Commissioner Norton** said, “Once again, it just shows that we have multiple partners that provide the services in our community. That’s it’s not that Sedgwick County performs every one of those services but that we try to find the best and most practical use of non-profits and other organizations to deliver those services and here’s just another good example of it. That’s all I have, Mr. Chair.”

**Chairman Unruh** said, “All right, thank you. I see no other comment. What’s the will of the board?”

**MOTION**

Commissioner Norton moved to Approve the Agreements 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

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

**8. LEASE AGREEMENT WITH VIA CHRISTI RIVERSIDE FOR OFFICE SPACE.**

**Ms. Graham** said, "A space study was conducted by the county and it found that there was a need for additional space for the combined Sedgwick County Department on Aging, Central Plains Area Agency on Aging. The growing aging population is certainly an indication of what we anticipate to come over the next ten years, with the anticipation that that population will double for age 60 and above. This growth will necessitate the expansion of both the Sedgwick County Department on Aging, and the Central Plains Area Agency on Aging as there will be more and more people needing some types of services to help them remain in the community and independent and out of nursing home placements.

Our current facilities have no further room for expansion. We are currently located in multiple locations. We have the Historic Courthouse, on the fifth floor, 2121 East 21<sup>st</sup> Street, 1015 Stillwell, 525 North Broadway and this would allow us to consolidate all staff into one location and this would allow for increased efficiency and operations, along with easier access for the public and increased visibility by having that all in one location. The term of this lease is for ten years and it's for 9,804 square feet with an annual rate of \$93,138. I would request that you approve the agreement and authorize the Chair to sign and would be happy to stand for any questions."

**Chairman Unruh** said, "All right, thank you. Commissioners, are there any comment or question about the lease agreement?"

**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

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Commissioner Welshimer           Aye  
Chairman Unruh                    Aye

**Chairman Unruh** said, “Thank you, Annette. You did a day’s work there. Madam Clerk, before we call the next item, I think we need to have an Off Agenda item. Could we have a motion to that effect?”

**MOTION**

Commissioner Norton moved to consider an Off Agenda item.

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, “And the off agenda item relates to the agenda of the Board of Bids and Contracts and Iris Baker is here to present that.”

**REPORT OF THE BOARD OF BIDS AND CONTRACTS’ SPECIAL MEETING ON DECEMBER 18<sup>TH</sup>, 2007.**

**Ms. Iris Baker**, Director, Purchasing Department, greeted the Commissioners and said, “Bid Board meeting held on December the 18<sup>th</sup> resulted in eight items for consideration today.

**1)    SOFTWARE    MODIFICATION    TO    ADD    FUNCTIONALITY    TO  
      COMMANDPOINT CAD SYSTEM- EMERGENCY COMMUNICATIONS  
      FUNDING: EMERGENCY COMMUNICATIONS**

The first item is software modification to add functionality to Commandpoint cad system for Emergency Communications. Recommendation is to accept the quotes from Northrup Grumman in the amount of \$62,166.

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**2) UPGRADE KIT FOR AVANT 3100- FORENSIC SCIENCE CENTER  
FUNDING: NIJ-DNA CAPACITY ENHANCEMENT GRANT**

Item two, an upgrade kit for an Avant piece of equipment at the Forensic Science Center. Recommendation is to accept the quote from Applied Biosystems in the amount of \$30,000.

**3) 2008 RECOMMENDED INSURANCE RENEWALS- RISK MANAGEMENT  
FUNDING: RISK MANAGEMENT**

Item three, 2008 recommended insurance renewals for Risk Management. The recommendation is to accept the insurance premiums listed for an estimated cost of \$521,323.

**4) LEGAL RESEARCH SERVICES- SHERIFF'S OFFICE AND COUNTY  
COUNSELOR'S OFFICE  
FUNDING: SHERIFF'S OFFICE/ COUNTY COUNSELOR'S OFFICE**

Item four, legal research services for the Sheriff's Office and the County Counselor's Office. The recommendation is to accept the quotes from Westlaw, establish contract pricing and execute a three-year contract.

**5) GEOGRAPHIC DATABASE MIGRATION AND ENTERPRISE INTEGRATION-  
TREASURER, COUNTY, CLERK, APPRAISER, REGISTER OF DEEDS AND THE  
DIVISION OF INFORMATION AND OPERATIONS  
FUNDING: TAX SYSTEM EQUIPMENT RESERVE**

Item five, geographic database migration and enterprise integration on behalf of the Treasurer, County Clerk, Appraiser, Register of Deeds and the Division of Information and Operations. Recommendation is to accept the proposal from Woolpert and execute a contract for a negotiated cost of \$532,500 and a five-year maintenance cost in the amount of \$31,920.

**6) PARKING GARAGE MANAGEMENT- FACILITIES DEPARTMENT  
FUNDING: FACILITIES**

Item six, parking garage management services for Facilities Department. Recommendation is to accept the low proposal from Parking Company of America in the amount of \$10,017.76 a month and to establish a three-year contract for a three-year cost of \$360,639.36 with two one-year options to renew.

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**7) CHANGE ORDER- UPGRADE BW AND IMPLEMENTATION OF BW/ SEM FOR DEPARTMENTS OF ELECTED OFFICIALS AND APPOINTED OFFICIALS  
FUNDING: ENTERPRISE RESOURCE PLANNING**

Item seven, change order, upgrade to BW and implementation of BW/ SEM and SAP for the departments of elected officials and appointed officials. The recommendation is to accept the change order with My ITgroup and modify the contract for an estimated cost of \$208,900.

**8) CHANGE ORDER- A & E SERVICES FOR DOWNTOWN ARENA- FACILITIES DEPARTMENT  
FUNDING: ARENA SALES TAX**

And item eight is a change order for architectural and engineering services for the downtown arena for Facilities Department. And the recommendation is to accept the change order and modify the contract with Wilson Darnell Mann in the amount of \$30,567.

Be happy to answer any questions and I recommend approval of these items.”

**Chairman Unruh** said, “All right, thank you Iris, a lot of information. Commissioners, are there any comment or question about the items on the bid board? Commissioner Norton.”

**Commissioner Norton** said, “When was the last time . . . on item number six, when was the last time we put that out for bid? It seems like Ampco has been there for quite a few years.”

**Ms. Baker** said, “The last bid process was about five years ago.”

**Commissioner Norton** said, “Okay, and did we send out more than two bid proposals?”

**Ms. Baker** said, “Yes, we sent to eight. Two responded.”

**Chairman Unruh** said, “Commissioners, any other questions? Commissioner Norton.”

**Commissioner Norton** said, “On item five, that’s a lot of money. Can we have a little more detail on that?”

**Ms. Baker** said, “Would you like technical detail or process detail?”

**Commissioner Norton** said, “Let’s see, you would do the process. Is that correct and Richard will

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do technical. Let's do Richard."

**Mr. Richard Vogt**, Chief Information Officer, greeted the Commissioners and said, "Essentially, this is an upgrade from the way we've been storing our information for the last about 11 years that we've had GIS. And we've stored data in a proprietary system or in itty bitty little files, in thousands and thousands of itty bitty little files and the industry is moving away. Our vendor has pretty much moved away from that. They say 'well, we technically still support that, but nothing new is going to be done for that format'. This move takes us into relational database, where anybody can work on that, any vendor. You know, our programmers will be able to use the data out of there to build application, web pages and things like that. It's going to be much easier to use the data, to get access to the data exchange and share the information with the city. The city moved over last year, so there's many good reasons to move forward but . . . and then they've all kind of come together this year."

**Commissioner Norton** said, "How does it affect the functionality between the five entities that will use that piece of information."

**Mr. Vogt** said, "Well the new tax system, going in, is going to be . . . obviously, tax systems are very geographic dependent and as you look around the country, you see more and more tax systems using maps and mapping technology, parcels, all the different things, splits, combs, all those things are increasingly using the geographic data bases to enhance the customers ability to use it and also those client departments to get information and bring information together on particular types of parcels, zoning, all of those things. So to be able to be viable for those entities, to continue to use mapping, we need to move into this relational database format."

**Commissioner Norton** said, "How long do you suspect that this new enterprise will last before we'll have to do some functionality changes? You know, it's ever evolving. Will this get us five years into the future, ten years?"

**Mr. Vogt** said, "I believe this will be a very long-term solution, because relational databases, when they hit the scene in the early-70s, you know, that same question is probably asked at that time. Well, they've been around for 35 years and still going strong, so I don't see a new format coming out in the future at all. I think we're going to settle in on this format. It doesn't mean there won't be some subtle changes. Some upgrades will have . . . we'll have to do around the edges, but this

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kind of a massive change over, which is a sea change for how we store data, I don't envision this having to change again."

**Commissioner Norton** said, "What are the training implications for all the staffs of the five groups that may have to learn a little bit new system?"

**Mr. Vogt** said, "It's pretty transparent to most of those groups. The GIS department will have some training. There will be requirements for them, but otherwise it's going to be transparent to the other client departments. Now what will really be enhanced is the product that we're bringing in, the new tax system, the new CAMA system and new tax system. Those vendors, you know, they're more used to working with this format than they are with the old format, and so that's going to enhance their ability to provide services to those five departments and that's where they will truly see the benefit."

**Commissioner Norton** said, "Okay. Funding, does it come from all these different departments kicking in, or is it more weighted towards one department or another?"

**Mr. Vogt** said, "No, this is being funded through the new tax system project. Funding has already been identified and allocated, so it doesn't represent any new funding that you guys haven't heard about already."

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

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

**Commissioner Parks** said, "On item eight, I don't know if this is for Iris or Ron Holt. For the change order on this, the funding on that project is from the arena sales tax but is that in the O & M or is that from some other design and infrastructure?"

**Ms. Stephanie Knebel**, Director, Project Services, greeted the Commissioners and said, "The primary funding source that we'll use to create this is from our planning budget. We were already planning on this expenditure. It was already budgeted on our architectural and engineering services internal order."

**Commissioner Parks** said, "Well I just wanted to make sure that that wasn't coming out of O & M."

**Ms. Knebel** said, "Oh, no, it is not."

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

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**Chairman Unruh** said, “All right, thank you. Any other questions? What’s the will of the board?”

**MOTION**

Commissioner Norton moved to approve the recommendation 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**

**N. CONSENT AGENDA.**

- 1. One temporary Construction Easement, two Right-of-Way Easements and one Drainage Easement for Sedgwick County Project 614- 1/2 34, 35, 36; Widen 21<sup>st</sup> Street North between K-96 Bypass and 159<sup>th</sup> Street East. CIP# R-256. District #1.**
- 2. Renewal application with Valley Center Lions Club for the Sedgwick County Adopt a Highway program on Meridian from 61<sup>st</sup> Street North. District #4.**
- 3. Second Amendment to Agreement with the Sedgwick County Zoological Society, Inc. for Sedgwick County funding to the Zoological Society.**
- 4. Resolution stating findings made by the Sedgwick County Board of County**

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**Commissioners at the post-annexation hearing held on December 5, 2007.**

- 5. Renewal of an Agreement with West Sedgwick County – Sunrise Rotary Club to construct a Boundless Playground in Sedgwick County Park.**
- 6. Resolution authorizing the Chief Financial Officer to transfer funds from the Highway fund to the Special Highway Improvement and/or the Special Road, Bridge and Equipment Fund.**
- 7. Amend the 2007 Capital Improvement Program to rename the initial design phase of “Replace Boilers and Hot Water System at the Judge Riddel Boys Ranch (JRBR),” to “JRBR Master Plan” and increase project funding.**
- 8. Resolution authorizing disposal by destruction of Finance-Accounting records consisting of banking, Imprest, JV, AP/PO/PV, routine correspondence and other account records between the years 1979-2003.**
- 9. Resolution authorizing disposal by destruction of Emergency Communications records consisting of terminated employees-department copy, routine correspondence and KORA request/responses between the years 1988-2003**
- 10. Order dated December 12, 2007 to correct tax roll for change of assessment.**
- 11. General Bills Check Register(s) for the week of December 12 – December 18, 2007.**

**Mr. William P. Buchanan**, County Manager, greeted the Commissioners and said, “Commissioners, you have the consent agenda before you and I would recommend you approve it and remind you that there are only 12 days until the sales tax goes away and then the next time I introduce the consent agenda the sales tax will disappear.”

**Chairman Unruh** said, “That is good news. We have a question from Commissioner Parks.”

**Commissioner Parks** said, “I just wanted to comment on number two, that contract had not expired since my name was on that. We figured the legals for that would be up for renewal on that Lions Club. I’ve done that project for that organization for about 15 years, so just wanted to . . .”

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**Chairman Unruh** said, “All right, thank you commissioner. Is there any other comment? We need a motion to approve the consent agenda.”

**MOTION**

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, “We have reached the end of our regular agenda and we need to have a fire district meeting, so commissioners, at this time I will adjourn the regular meeting of the Board of County Commissioners.”

**O. OTHER**

**P. ADJOURNMENT**

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There being no other business to come before the Board, the Meeting was adjourned at 12:24 p.m.

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

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

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

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

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**KELLY PARKS**, Commissioner  
Fourth District

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**GWEN WELSHIMER**, Commissioner,  
Fifth District

ATTEST:

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**Don Brace**, County Clerk

APPROVED:

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\_\_\_\_\_, 2008