



*Sedgwick County...
working for you*

District 3 Citizens Advisory Board Meeting
Minutes

Monday, March 9, 2020
7 p.m.

Goddard School District
Conference Center

Board members in attendance: Sharon Aislieger, Nancy Hinten, Janice Manlove, Pat Gaughan, David Wright

County representatives: Commissioner David Dennis, Mark Clark, Bob Kovar

ORDER OF BUSINESS

1. **Call to Order** – Meeting called to order by Janice Manlove, 7:00 pm.
2. **Approval of April Minutes** – Nancy Hinten moved to accept the minutes. Seconded by David Wright, passed unanimously.

PUBLIC AGENDA

None

NEW BUSINESS

1. **Appraiser Update: Real Property Trends – Appraiser Mark Clark**

<https://www.sedgwickcounty.org/appraiser/>

Mark Clark and Bob Kovar from the Appraiser's Office gave an update on Real Property trends in Sedgwick County.

The Appraiser's Office is driven by Kansas statutes. They use a mass appraisal system run by the Kansas Department of Revenue Property Valuation Division (PVD). The Appraiser reports to PVD but is appointed by the Board of County Commissioners. Through the statute, the Appraiser's Office is required to update appraisals for every property yearly.

The appraiser reviews residential, commercial, and agriculture parcels.

There are less homes and buildings being built because material costs have increased after multiple natural disasters (hurricanes, wild fires). Construction, especially commercial construction, is taking longer because they don't have the skilled labor needed to keep up with the project demand.

The 2019 median ratio was 89.6% for residential properties which is not compliant. PVD wants the ratio to be between 90-110%. Sedgwick County has a history of conservatively appraising homes, using the median sale price increase of approximately 6% as the average for the County; this should bring the median ratio to just over 95% and within PVD compliance.

Sharon asked if the Appraiser's Office looked at permits first, or if they have to go to all homes no matter what.

They get a copy of the permit and they physically go out to the property. If the project is complete within the year, they do not need to go back out.

Janice brought her appraisal information for her home and specifically asked about land value. She has .95 acres, in 2018 the land was appraised at \$8,500, 2019 it jumped to \$15,700, and for 2020 it is estimated to be \$17,900. She also asked how they take into account the interior finishes.

The Appraiser's Office looks at sales of similar properties, extracts the improvement amount and what is left is considered the land value. Owners can submit pictures as part of their appeal, especially of the inside, if they believe that will help them convey their reasoning in the appeal process.

The question was brought up wanting to know if the jump in home appraised values meant that the tax levy would go down, stay flat, or increase.

Commissioner Dennis mentioned that the County currently has a tax lid of 29.83 mills, which can only increase for needs for public safety and a few others. There is currently legislation to remove the tax lid, but impose more restrictions on adjusting the levy, requiring public notice and hearings to adjust the levy.

BOARD AGENDA

Citizens Advisory Board Members

Janice wanted to know how commission districts are determined after the Census is complete.

Commissioners and staff will work together to draw new boundaries. They try to split the population as even as possible between the five districts. Each district represents approximately 100,000 people.

Comments from Commissioner Dennis

- Small cities area of influence, previous commissioner(s) wanted the planning department to reduce the area of influence around cities.
 - Areas outside of their influence, the city has no say as to what happens.
 - Commissioner Dennis would like planning staff to re-visit this, and have cities give input as to what their area of influence should be. This way, cities have greater input on what goes on closer to their city limits.
- County has started budget meetings.
 - There were two half-day workshops in February. They were given a “long sheet” that shows the budget projections for the next five years and they are projecting a deficit. County has work to do to make sure that doesn’t happen.
 - Getting ready to begin budget meetings with divisions/ departments.
- County is required to meet with all townships once a year.
 - During this year’s meeting, the roads around the ICM ethanol plant were discussed. Trucking companies do not like using the route the County paved, as access onto K-96 is not ideal and is dangerous. County is looking at costs associated with paving an alternative route.
 - Townships also are not maintaining roads as they should around new development. They receive the tax dollars and are responsible for maintaining the roads.
 - Sharon asked who oversees townships and how often are they required to meet.
 - Townships officials are elected and are their own governing body.
- The County and City of Wichita held an En Banc meeting.
 - Determined there was a continued need for ICT-1 they are still analyzing data to see where they can make adjustments.
 - They also discussed the mental health coalition. Commissioner Dennis mentioned that they need an executive director, someone that is working on relationships and funding in the community.
 - Pat asked if the state was going to be a funding source.
 - Commissioner thinks we can get \$10 million this year. We need to have a small version of what many have visited in San Antonio.
- Commissioner went to Topeka to testify on two bills.
 1. Nuisance abatement: they are ensuring that farm equipment is not part of the nuisance, but health and safety hazards are. This year they took pictures of properties in Sedgwick County that are of concern.
 2. Urban Area: Johnson County is the other county in the state with the urban designation. We are working on the last piece to be able to set up a

board similar to theirs, which a 25 person board is appointed by many different people / entities.

- He attended the National Association of Counties meeting in DC.
 - Over 3,000 counties in the USA, many have the same problems that we have.
 - Jail inmates losing Medicaid is a problem all over, President Trump said that was going to be addressed/ fixed.
 - Our Sheriff starts the re-application process for inmates when they are close to being released so they can go back out and have their benefit ready, or close to ready.
 - General Col. Powell spoke to the group about leadership, and had 13 points for leadership.
 - Jim Davenport is the County's lobbyist in DC.
 - Jason Watkins lobbies for the County at the State level.

ADJOURNMENT

Pat Gaughan made a motion for adjournment, Sharon Ailsieger seconded. Janice Manlove adjourned the meeting.

Next meeting will be at 7 p.m. on Monday, April 6, at the Goddard School Conference Center.