



## District 2 Citizens Advisory Board Meeting Minutes

Tuesday, March 14, 2023 | 6 p.m.  
Haysville Community Library  
210 S. Hays Ave., Haysville, KS 67060

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**Board Members in Attendance:** Martha Pint, Dr. William Hammers (on Zoom), Spencer Dean, Tabitha Lehman, Tony Martinez, Gage Hunt, Dr. Susan Norton

**County Representatives:** Commissioner Sarah Lopez, Treasurer Brandi Baily, Appraiser Mark Clark

1. Call to Order:
  - a. Martha Pints called the meeting to order at 6:05 pm.
2. Roll Call Vote:
  - a. Board members in person and on Zoom identified themselves by saying, "Here." Jessica Atherton was on Zoom but couldn't hear well, so she left the meeting.
3. Approval of Minutes:
  - a. Spencer Dean made a motion to approve the December 13 meeting minutes. Tony Martinez seconded the motion. The motion carried unanimously.
4. Public Agenda:
  - a. No public comment here.
5. New Business:
  - a. Presentation by Brandi Baily, Sedgwick County Treasurer.
    - i. Brandi gave an overview of the Treasurer's Office and its duties.
    - ii. The Treasurer described a foreclosure auction in December 2022, selling 64 parcels with delinquent tax bills.
      1. The sale generated more than a \$1 million.
      2. Most bids came from residents in Sedgwick County.
      3. Martha Pint asked why the Treasurer thought the auction was so successful, and Brandi Baily said bidders kept driving the prices up on each parcel.
      4. Another foreclosure auction is scheduled for August, 2023.
    - iii. The Treasurer described operations at the tag office and efforts to improve customer service.
      1. Residents needing to renew a plate, get a replacement decal/plate, process a lien release, refund, one-day permit for inspections, 60-day permits, or temporary and permanent disabled placards/plates can just walk into either tag office. They don't need an appointment.
      2. Customers who want to reserve a spot in line can use the Qless system, which notifies a person 19 minutes prior to reaching the front of the line.
      3. The Qless system opens at 8:30 a.m. after those in line when the tag offices open are served. The line of people usually stretches around the building! Slots for the day in Qless are usually full by 9 a.m. Customers have the option of making an appointment for a specific time later in the month.
      4. Customers are encouraged to give feedback on their experience by scanning a QR code posted by each clerk's window at the tag office.
    - iv. The Treasurer said a survey is underway until May 10, 2023, asking Sedgwick County residents for feedback on how to make tax bills easier to read and understand.
  - b. Presentation by Mark Clark, Sedgwick County Appraiser
    - i. The Appraiser described the duties of his office.

1. Appraisal staff inspect each property within Sedgwick County every six years.
  2. They must list all property that had significant changes.
  3. Staff update appraisals each year to assure all properties are value at fair market value. Inflation, labor shortages, a tight supply of housing, and supply chain issues affected property valuations this year.
  4. The Appraiser does not set tax rates or collect money.
- ii. Mark Clark summarized his findings this year.
1. New construction in all classes increased from 6,175 in 2021 to 7,007 in 2022.
  2. Residential property represented about 60% of the total assessed value in Sedgwick County.
  3. Residential property sales fell from 14,200 in 2021 to 12,261 in 2022.
  4. The median sale price increased from \$203,000 to \$225,000 in 2022.
  5. Commercial property sales represented about 29% of the total assessed value in Sedgwick County.
  6. Commercial property sales fell from 697 in 2021 to 677 in 2022.
  7. Agricultural property is 67.5% of the land in Sedgwick County but represents less than 1% of the total assessed value. This shows it is undervalued.
  8. Of residential parcels, 19% saw no change in value, 80% increased, and 1% decreased.
  9. Of commercial parcels, 42% saw no change in value, 52% increased, and 6% decreased.
  10. Of agricultural parcels, 19% saw no change in value, 22% increased, and 59% decreased.
- iii. Mark Clark explained the appeals process for valuations.
1. Only property owners who experience a change in the appraised value or classification from 2022 will receive a valuation notice.
  2. Approximately 181,800 notices were mailed in 2023.
  3. Property owners can appeal their appraisal by filling out the form on the back of their valuation notice and returning it to the Appraiser's Office within 30 days of the date on the notice.
  4. Appeal meetings begin March 16, 2023, and will be done over the phone.
- iv. Mark Clark wants to make more people aware of property tax refunds available for low-income residents, seniors and disabled veterans who qualify.
1. Residents can learn more about the Homestead Refund, SVR Homestead Refund, and Safe Seniors Refund at the Sedgwick County Clerk's Office. Forms are available, and staff can help you fill them out.
- v. Mark Clark answered questions from CAB members.
1. Tabitha Lehman asked about personal property renditions and when late fees apply. The Appraiser said they need to be postmarked by 3/15/2023.
  2. Martha Pint asked how many appeals his office receives? Mark Clark said they had 781 filed by 3/13/2023 and expect about 5,000 total. Typically about half of property owners who appeal win.
  3. Tony Martinez asked what kind of documentation do property owners need to show to win an appeal? Chief Deputy Appraiser, Ronnie Tidwell, said photos, repair estimates, comparable sales reports, and other paid appraisals help their case.
  4. Tony Martinez asked if overall property valuations ever go down? Mark Clark said yes, in 2012, because of the economy.
- vi. Ronnie Tidwell explained how field service staff work.
1. They always wear a shirt bearing the Sedgwick County logo and carry an ID from the appraiser's office.

2. Staff won't ask to come into a home or business unless they are expected by the owner.
  3. If the property owner is not around, staff leaves a yellow door hanger to let them know the appraiser's office had stopped by.
6. Discussion of Future Agenda Items by Stephanie Birmingham, Strategic Communications
  - a. Tonya Buckingham, the Register of Deeds, and the new Election Commissioner, Laura Rainwater, are scheduled to speak at the April 11 meeting.
  - b. Stephanie asked if CAB members would like to hear from Dawn Cano from Youth Educational Empowerment Program about the work they are doing on fentanyl awareness and suicide prevention among teens. The group said yes.
  - c. Members suggested asked Assistant County Manager, Tania Cole, to give a presentation on legislative issues and the bills Sedgwick County is following.
7. Other
  - a. Commissioner Lopez talked about Integra Technologies building a new, \$1.8 billion semiconductor factory in Bel Aire.
    - i. The company is expected to create 2,500 jobs, and employees will earn an average salary around \$51,000.
    - ii. Sedgwick County committed \$100,000 per year for five years to help train people to work at Integra. Sedgwick County will also help with the infrastructure of the roads around the proposed site.
    - iii. Martha Pint asked if child care will be provided. Commissioner Lopez didn't know, but said if Integra wins federal funding through the Creating Helpful Incentives to Produce Semiconductors Act (CHIPS), child care will likely be required.
8. Adjournment
  - a. The meeting adjourned at 7:10 p.m.