



Sedgwick County Association of Cities

AGENDA

Sedgwick County Association of Cities

January 11, 2025

8:30 -10:00 a.m.

Kechi City Hall Community Room– 220 W. Kechi Rd

Kechi, KS 67067

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1. Welcome & Introductions, Mayor Pat Stivers, SCAC Chair
 - City of Kechi Host
 2. Approval of November 16, 2024, SCAC Meeting Minutes: Mayor Pat Stivers
Recommended Action: Approve the Minutes from the November 16, 2024 SCAC meeting
 3. Approval of December 31, 2024 Treasurer's Report: Council Member Gina Gregory, SCAC Treasurer
Recommended Action: Approve the December 31, 2024 Treasurer's Report
 4. HumanKind Ministries and Emergency Winter Shelter Presentation: Dawn Shepler, President/CEO, HumanKind Ministries
Recommended Action: Receive and file
 5. Sedgwick County Update
Recommended Action: Receive and file
 7. Around the County: City and other reports
Recommended Action: Receive and file

Upcoming 2025 Meetings:

- Saturday, March 8, 8:30 am – TBD
- Saturday, May 10, 8:30 am – Park City
- Saturday, July 12, 8:30 am – TBD
- Saturday, September 13 , 8:30 am – TBD

Sedgwick County Association of Cities

<http://www.sedgwickcocities.com>

scac@sedgwickcocities.com

Sedgwick County Association of Cities (SCAC)

Meeting Minutes

Nov. 16, 2024 | 8:30 -10:00 a.m.

Clinic In A Can – 9745 E. 50th St. N. Bel Aire, Wichita, KS 67226

SCAC met at 9:00 AM on Saturday, Nov. 16, 2024, in the Conference room at Clinic in a can in Bel Aire, Wichita, KS. Mayor Pat Stivers (Maize) presided. SCAC members and visitors are shown on the attached list.

Welcome

Mayor Pat Stivers welcomed all members and guests to the meeting. All attendees introduced themselves.

Mayor Benage gave a City of Bel Aire update

- Population grew to 9,500 or a 15% growth in 3 years. There are 19 residential developments or 1,570 units capable of accommodating 6,200 new residents.
- “Clinic in a Can” is located in Sunflower Commerce Park. It also doubles as a fireworks store for 4th of July.
- Walton’s is building a 100,000-square-foot facility on 53rd street.
- Two spec warehousing /manufacturing is being developed on Northeast corner of 53rd and Webb road and another on East on the south side of 53rd. They will add two million square feet to the commerce park.
- WAM is constructing medium-sized, mixed use commercial spaces for rent at northwest of 45th and Webb road.
- A new public works facility across the street from 9745 E. 50th St. N. Bel Aire will begin construction next spring.
- Intergra is still awaiting to hear about CHIPS funding.
- Completed rebuilding of 53rd street from Oliver to Woodlawn and will be adding a 10-foot walk/bike path on the south side of the new road next spring.
- USD 259 is converting Isley to a K-8 school and plans to construct athletic ballfields at Northeast Magnet.
- KDOT completed the master plan for K-254 and moved the intersections of Rock and Webb into the development phase.

Cities in Attendance

Bel Aire, Bentley, Haysville, Kechi, Maize, Mount Hope, Sedgwick, Valley Center, Mulvane.

Approval of Minutes from Sept.14th, 2024

ACTION TAKEN: Motion by Mayor Terry Somers (Mount Hope) to APPROVE minutes from Sept. 14, 2024.

Seconded by Council Member Gina Gregory (Valley Center). **Motion passed 9 – 0.**

Approval of Treasurer's Report

Council Member Gina Gregory (Valley Center) presented the Oct. 31, 2024, Treasurer's Report.

ACTION TAKEN: Motion by Mayor Ashley Coleman (Kechi) to APPROVE Oct. 31, 2024. Treasurer's Report. Seconded by Mayor Russ Kessler (Haysville). **Motion passed 9 – 0.**

Housing by Realtors of South Central Kansas Presentation

- Gentry Thiesen Government Affairs Director for Realtors of South Central Kansas gave a presentation on the current state of housing in Sedgwick County, asked for feedback, recommended policy solutions and resources on how cities can lead.
- RSCK covers 17 counties, has four council members, and processes over ten thousand transactions worth over \$2.65 billion.
- As of Oct. 2024, a house spent twelve days on the market and it took about three weeks to sell a house.
- Current market constraints are high interest in properties, low inventory, limited housing types, managing expectations, rising taxes and increasing insurance rates. Additionally, land availability, zoning, construction costs, and neighborhood opposition is limiting growth.
- Some obstacles are attracting new developers, lack of professionalism in bidding process, builders wanting to build bigger lots for cost reduction purposes, 4% evaluation cap, property tax rates, and a dead market where people stay in their current homes for much longer than anticipated.
- However, people from bigger cities are moving to Sedgwick County and Cities for their comparatively low property tax and affordable cost of living. Builders are keener in developing the suburbs than other construction projects.
- Some cities are working on tax rebates, a combined city and school district tax, rebate sliding scale and offering incentives to alleviate housing crisis.
- In smaller neighborhoods, rental units are extremely attractive.
- Older homes are in the 100k price range. Starter homes are in the 350k price range. Many people are opposed to duplex and single family homes in the same lot.
- There is a lot of duplex hesitancy. But communities are more open to the idea when they can choose from pre-approved design plans.
- May have to change the language of multifamily homes, use "town-homes" and units
- Streamline the process for developers to pitch designs and bid for contracts.
- Updating zoning ordinances, abolish parking minimums, incorporate medium density housing, relax accessory building dwelling units, and create partnerships to improve the housing situation in South Central Kansas
- RSCK pitched for grants, using relators in the planning process, mill levy.
- Legislation on property tax affects all cities due to the impact on funding.

- Organizing The Housing Trap Tour on January 28th, 2025

Sedgwick County Update

- Sedgwick County Chairman Ryan Baty shared the following updates:
- District 2 Jeff Blubaugh and District 3 Stephanie Wise will take office as new Commissioners early January.
- The construction of the new elephant barn will receive \$2.5 million from Sedgwick County's investment account – not property tax. 5 baby elephants are expected in 2025 and baby proofing is needed.
- Legislative platform – the county is against 4% capping on individual property value increases to address the property tax.
- Sedgwick County had to subsidize the TAG office. Will be providing 600k in property tax dollars in 2024 and is expected to subsidize \$1 million in 2025 and \$1.6 million 2026.
- When mill levy is lowered, the sales tax formula is lowered as well and this needs to be changed. So we will be lobbying on this policy.
- RHID policy needs more flexibility to fit the needs to cover the 20 cities.
- Sales tax meeting follow up is scheduled for Dec 6th.

Around the County

Dec. 7, 2024 – Haysville Christmas tree lighting

Valley Center – Free Thanksgiving dinner at 12:00 – 1:30 pm.

City of Sedgwick – Introducing their EMS service on Jan.1, 2025

Clinic in a Can Presentation

ACTION TAKEN: Motion by Mayor Coleman (Kechi) to APPROVE Nov.16, 2024.

Clinic in a Can presentation. Seconded by Mayor Terry Somers (Mount Hope).

Motion passed 9 – 0.

Clinic in a can offers dental, primary care and emergency care in a convenient shipping container.

It meets troop readiness requirements and is being purchased by the National Guard. Very popular with the USA southern command (13 units). The unit is solar powered and costs 150k to build. Most of the costs is for the equipment inside.

The factory produces an average of 20 units a year. Owner Mike Wawrzewski also offered a tour of his facility.

Adjournment

The meeting was adjourned at 10:13 AM.

Upcoming meetings:

- Saturday, January 11, 2025 - Location TBD

Meeting Attendance

NAME	CITY/COUNTY/ORGANIZATION
Jim Benage	Bel Aire
Ashley Coleman	Kechi
Pat Stivers	Maize
Terry Somers	Mount Hope
Tracy Pribbenow	Bentley
Toyia Bulla	Bentley
Greg Davied	Bel Aire
Justin Bruster	Haysville
Austin St. John	Mulvane
Danielle Gabor	Haysville
Gentry Thiesen	RSCK
Gina Gregory	Valley center
Ryan Baty	Sedgwick County
Tania Cole	Sedgwick County
Michelle Bastian	Sedgwick County
Matt Jensby	Kechi
Jeff Blubaugh	Sedgwick County
David Guo	WSU
Jeff Hohnbaum	Maize
Stephanie Newbold	Hugo Wall WSU
Russ Kessler	Haysville
Emily Hamburg	Bel Aire
Bryan Chapman	Sedgwick



Sedgwick County Association of Cities

TREASURER'S FINANCIAL REPORT

For Month Ending December 31, 2024

BEGINNING BALANCE (Nov 1, 2024) **\$10,612.93**

INCOME (Deposits)

Date	Description	Amount
TOTAL INCOME		\$0.00

EXPENSES

Date	Check No.	Description	Amount
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ENDING CASH BALANCE (Dec 31, 2024) **\$10,612.93**

TOTAL OUTSTANDING DEPOSITS

TOTAL OUTSTANDING CHECKS

RECONCILED BANK BALANCE **\$10,612.93**

Respectfully submitted,

Gina Gregory, Secretary/Treasurer, Sedgwick County Association of Cities