



Sedgwick County Association of Cities

AGENDA

Sedgwick County Association of Cities

May 10, 2025

8:30 -10:00 a.m.

Park City City Hall – 1941 E. 61st St. N.

Park City, KS 67219

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1. Welcome & Introductions, Mayor Pat Stivers, SCAC Chair
 - City of Park City Host
 2. Approval of March 8, 2025, SCAC Meeting Minutes: Mayor Pat Stivers
Recommended Action: Approve the Minutes from the March 8, 2025 SCAC meeting
 3. Approval of April 30, 2025 Treasurer's Report: Council Member Gina Gregory, SCAC Treasurer
Recommended Action: Approve the April 30, 2025 Treasurer's Report
 4. 2025 Legislative Session Update: South Central Kansas Delegation Chair Representative Silas Miller and South Central Kansas Delegation Vice Chair Representative Sandy Pickert
Recommended Action: Receive and file
 5. Sedgwick County Update
Recommended Action: Receive and file
 6. Around the County: City and other reports
Recommended Action: Receive and file
 7. Election of SCAC Officers: Mayor Pat Stivers
Chair
Vice-Chair
Secretary/Treasurer
Recommended Action: Take appropriate action

Upcoming 2025 Meetings:

- Saturday, July 12, 8:30 am – TBD
- Saturday, September 13 , 8:30 am – Bentley
- Saturday, November 8, 8:30 am – TBD (consider moving for Veteran's Day Celebrations?)

Sedgwick County Association of Cities

<http://www.sedgwickcocities.com>

scac@sedgwickcocities.com



Sedgwick County Association of Cities (SCAC)

Meeting Minutes

March 8, 2025 | 8:30 -10:00 a.m.

Valley Center Rec Center – 1050 N. Meridian Ave.

Valley Center, KS 67147

SCAC met at 9:00 AM on Saturday, March 8, 2025, in the Valley Center Rec Center.

Mayor Stivers 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 Pat Stivers informed everyone that item 5 on the agenda will be moved to after item 8 since Sedgwick County will have to leave the meeting for item 5.

Cities in Attendance

Bel Aire, Bentley, Goddard, Haysville, City of Sedgwick, Mount Hope, Kechi, Valley Center, Mulvane, Maize, Park City, Wichita, Clearwater, Sedgwick County.

Approval of Minutes from Jan. 11th, 2025

ACTION TAKEN: Motion by Mayor Ashley Coleman (Kechi) to APPROVE minutes from Jan. 11, 2025.

Seconded by Councilmember Gina Gregory (Valley Center). **Motion passed unanimously.**

Approval of Treasurer's Report

Council Member presented the February 28, 2025, Treasurer's Report.

ACTION TAKEN: Motion by Mayor Terry Somers (Mount Hope) to APPROVE February 28, 2025, Treasurer's Report.

Seconded by Mayor Ashley Coleman (Kechi). **Motion passed unanimously.**

Correction of final bank balance to \$12,505.93. Requested suggestions on future allocation of the balance.

Discussion of Elections and Rec Center

Laura Rainwater, Sedgwick County Elections Commissioner, gave an update on Kansas legislation that may affect elections.

A bill that will limit special elections to 3 times a year has passed the House and is currently in the Senate. Special elections typically have low turnout, like the recent Wichita Public Schools Bond Election, and cost the taxpayer a lot of money.

Grace period bill to end the mail-in ballot grace period is currently at the Governor's desk. Governor Kelly previously vetoed this bill, but there may be a veto-proof majority now.

Mayor Jet Truman (Valley Center), discussed the new rec center and said that it is a 30 year dream come true to finally have this facility.

Annual Report on Property Valuations

Mark Clark, Sedgwick County Appraiser, and Ronald Tidwell, Sedgwick County Chief Deputy Appraiser, gave a presentation on 2025 Real Estate Mass Appraisal.

The Appraiser's office duties are to inspect each property in Sedgwick County every six years, discover, list, and value all property that had significant changes, and update appraisals each year to ensure that all properties are valued at fair market value.

Key dates were given.

- Jan 1 – appraisal date
- Mar 1 – Real Property Value Notices Mailed
- Mar 15 - Personal Property Renditions due to Appraiser's Office
- Mar 17 – Real Property Informal Meeting begin
- May 1 – Personal Property Value Notices mailed
- May 20 – Real & Personal Property Appeal Results letters mailed
- Jun 1 – Appraiser certifies values to County Clerk
- Jul 15 – County Clerk certifies abstract to PVD
- Aug 25 – Governing Bodies certify budget to County Clerk (except if exceeding RNR)
- Sept 20 – Governing bodies certify budgets to County Clerk (if a public meeting was held to exceed RNR)
- Nov 1 – County Clerk certifies Tax Roll to County Treasurer

There are multiple variables that impact valuation considerations such as equalization, golden handcuffs, interest rates, inflation, labor shortages, tight supply of housing, tariffs, and supply chain issues.

Parcel growth increased by 1.5% in Sedgwick County for 2025. This growth is mostly from Maize, Goddard, West Wichita, and Bel Aire. Most parcels are residential with the next highest being agricultural then commercial.

Sales activity increased by 2.2% in 2024. New construction (permits excluding roofs, siding, and towers) was up 3.2%.

Residential property represented about 62% of the total assessed value in Sedgwick County and sales have increased by 5%. New dwelling construction has increased by 15.6% in 2024. Median Sale price for all residential property has increased from \$243,200 to \$250,500. It is interesting to note that newly built residential property decreased whereas existing property increased.

Commercial Property represented about 29% of the total assessed value in Sedgwick County and sales have increased by 3.1%. Commercial building permit activity decreased by 13.9%. Since 2019 we have added around 17 million square feet of commercial building to Sedgwick County and around 2 million square feet from 2024 to 2025.

The County Appraiser is the only office in the tax system that gets a grade. That grade comes from state and the Appraiser needs at least 75 points to keep their job. 2 parts of substantial compliance, one is statutory procedure and the other is the sales ratio. We are forced to move values if we are out of compliance. We discuss with KDOR PVD on each sale that should be included in the sales ratio. We were in compliance in 2023 for residential, but we were out of compliance for commercial.

Agricultural land makes up 433,589 acres or 67.1% of the land in Sedgwick County. Agricultural land represents less than 1% of total assessed value in the County.

There are property tax relief programs. Encouraged people to go to the County Clerk for information and fill out forms before the statutory deadline of April 15th.

2025 Valuation Summary.

- Residential Parcels: 12% no change in value, 87% increased in value with a typical change of 9%, 1% decreased in value with a typical change of 6%.
- Commercial Parcels: 19% no change in value, 73% increased in value with a typical change of 11%, 8% decreased in value with a typical change of 3%.
- Agricultural Parcels: 28% no change in value, 14% increased in value with a typical change of 5%, and 58% decreased in value with a typical change of 13%.

Increase in agricultural value was due to tame and native grass, pasture land, and feed. The decrease in values was due to high commodity prices falling off of the 8-year moving average.

Value notices were only mailed to property owners that experienced a change in appraised value or classification from 2024. Encouraged people who didn't get a notice to go to their website to see sales information, cost reports, property record card, and value notices. Explained their smart file portal which makes it easier to appeal. 205,335 property notices were mailed which is about 87% of all properties.

The County Appraiser is required by law to value property in a uniform and equal manner and should not be seen as an adversary. Increases or decreases in property values do not change the amount of tax dollars needed for local services.

Everyone should know the three equation's that determine tax amounts. Appraised value times assessment rate equals assessed value, budget needed divided by assessed value equals mill levy, and assessed value times mill levy is your taxes due.

Explained their information assistance division at 271 W. 3rd St. on the fifth floor or call (316) 660-9000. There is appeal process information, real property values, and real property sales. They will conduct most appeals through the phone and can be in person if necessary.

The international organization, K.A.R. that PVD uses, and statutes that govern compliance requirements prevent them from being able to lower the compliance requirements to slow property appraisal growth.

11,111 sales of residential classification, they have validated 4,444 of those and approximately 92% of houses sold above county appraisal value by an average of 12.5%.

School districts make up anywhere from 40-60% of someone's property tax bill, but all of the legislation at the state level exempts the school districts because they don't want a lawsuit. Every time the school districts takes the state to court the state loses.

Election of SCAC Officers at Next SCAC Meeting (May)

Mayor Pat Stivers (Maize) informed everyone that there will be elections at the next SCAC meeting in May for Chair, Vice-Chair, and Secretary/Treasurer. Historically the Vice-Chair has moved up to the Chair position, but everyone should begin thinking about who they may want to nominate.

Sedgwick County Update

Chairman Ryan Baty gave the Sedgwick County Update.

- Legislative agenda/platform - 16 out of 46 departments at Sedgwick County are on behalf of the state so they follow the legislature heavily to see what bills are coming down the pipeline.
- Elections bill is important, the Wichita Public Schools bond election had a 14% turnout, and most people didn't know what was going on.
- Watching cremains bill that will hopefully provide guidance on what the county should do with unclaimed bodies. Currently there are 550 unclaimed cremains in Sedgwick County being stored. Legislation is unclear currently on what they should do with the cremains, and they cannot hold them in perpetuity.
- Watching the home-based businesses bill that prevents local planning commissions from governing what a home based business can and cannot do. In

the Sedgwick County/Wichita metropolitan area they use conditional use permits to regulate that. The state is trying to do away with these regulations so local government has no say.

- Multiple property tax bills are in the works at the state level. The house just passed a bill that will limit property tax increases up to 3% plus CPI and new construction. If local governments exceed that it goes to a petition of the people, and if they get 10% of the last presidential election turnout in protest votes they have to go back. The senate passed a 3% assessed value increase limit that is not going to pass in the house. Going to have to have serious conversations about budgets and services at the county level.
- About 6 months ago started working with the legislature on the fact that when a County lowers its mill-levy it hurts their sales tax formula. The challenge is that it impacts cities significantly. They have asked to implement a freeze on the current formula and appoint a committee at the house to find an optimal formula.
 - Discussion ensues about getting the Kansas League of Municipalities on the committee for the sales tax formula.

Around the County

Mayor Lily Wu (Wichita) invited everyone to the State of the City on March 16th at 5 p.m. at the former central library.

Tire Dump Day is April 21st and 22nd and will be at the Sedgwick County West Yard by Haysville. Just residential not businesses.

Meridian & 69th will be closed from March 17th for around 4 months.

Sedgwick County Strategic Plan SCAC Focus Group

PPMC facilitated an external focus group, including non-Sedgwick County SCAC attendees to help inform the Sedgwick County strategic plan. Sedgwick County representatives were asked to leave to ensure there was no influence on the feedback provided by SCAC attendees.

Adjournment

The meeting was adjourned at 10:18 AM.

Upcoming meetings:

- Saturday, May 10, 8:30 a.m. – Park City
- Saturday, July 12, 8:30 a.m. – TBD
- Saturday, September 13, 8:30 a.m. – Bentley

Meeting Attendance

NAME	CITY/COUNTY/ ORGANIZATION
Lily Wu	Wichita

Tom Jones	Solid Waste
Ashley Coleman	Kechi
Jet Truman	Valley Center
Russ Kessler	Haysville
Justin Bruster	Haysville
Gina Gregory	Valley Center
Terry Somers	Mount Hope
Bob Rardin	Haysville
Toyia Bulla	Bentley
Tim Bryan	Bentley
Krista Hall	Goddard
Pat Stivers	Maize
Danielle Gabor	Haysville
David Guo	Maize WSU HWS
Nick Gregory	Maize
Matt Stamm	Valley Center
John Lehnherr	Park City
Laura Rainwater	Sedgwick County Elections Commissioner
Stephanie Wise	Sedgwick County Commissioner
Ryan Baty	Sedgwick County Commissioner
Tania Cole	Sedgwick Cty. Assist. Cty. Manager
Terry Osburn	Park City
Charley Davidson	Park City
Jim Schroeder	Park City
Austin St. John	Mulvane
Sarah Gooding	PPMC
Jeff blubaugh	Sedgwick County Commissioner
Bryan Chapman	City of Sedgwick
Brad Richards	PPMC
Jim benage	Bel Aire
Justin Shore	Clearwater
Emily Hamburg	Bel Aire
Travis Babcock	Sedgwick County Management Intern
Mark Clark	Sedgwick County Appraiser
Ronald Tidwell	Sedgwick County Chief Dep. Appraiser



Sedgwick County Association of Cities

TREASURER'S FINANCIAL REPORT

For Month Ending April 30, 2025

BEGINNING BALANCE (March 1, 2025) \$12,505.43

INCOME (Deposits)

Date	Description	Amount
4/4	Deposit	\$100.00

EXPENSES

Date	Check No.	Description	Amount
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ENDING CASH BALANCE (April 30, 2025) \$12,605.43

TOTAL OUTSTANDING DEPOSITS

TOTAL OUTSTANDING CHECKS

RECONCILED BANK BALANCE \$12,605.43

Respectfully submitted,

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

Sedgwick County Association of Cities
Election of New SCAC Officers
May 10, 2025

According to SCAC bylaws adopted on July 13, 2019:

1. All SCAC officers must be elected officials from paid member cities of the 1st, 2nd, or 3rd Class located in Sedgwick County. Elected officers will assume duties beginning July 1 of odd-numbered years.
2. Duties of Officers: The Chairperson shall preside at all meetings of SCAC. The Chairperson is responsible for overseeing the agenda creation and distribution, as well as legislative communications. The Chairperson may appoint special committees, including a nominating committee, to promote the goals and objectives of SCAC.
3. Voting: Issues are passed by majority vote by paid SCAC. members in attendance at the time of the vote. Each City represented shall be limited to one (1) vote per Member City. All cities shall designate their voting member at each meeting.

Since 2019, new SCAC officers have been elected to serve two-year terms, at the May meeting of SCAC in odd-numbered years.

Recommended Action:

Take nominations from the floor to elect a new SCAC Chair, Vice Chair and Treasurer. Term beginning July 1, 2025 and ending June 30, 2027.