



District 3 Citizens Advisory Board Meeting Minutes

July 29, 2025 | 7 p.m.
Goddard District Conference Center
315 S. Main, Goddard

Board Members in Attendance: Joe Brown, Patrick Gaughan, Connor Glenn, Josef Hamilton, Mike Hill, Jeff Longwell, Johanna Pfaff, Kevin McWhorter

County Representatives: Commissioner Stephanie Wise, MAPD Division Manager Philip Zevenbergen, County Manager Tom Stolz

1. ORDER OF BUSINESS

- a. Call to Order – Chair Jeff Longwell
 - i. Chair Jeff Longwell called the meeting to order at 7:03 p.m.
 - ii. Mike Hill motioned to approve meeting minutes from June 10, 2025, and Johanna Pfaff seconded. **The D3 CAB approved the meeting minutes with a vote of 10-0.**

2. PUBLIC AGENDA

- a. The public agenda allows members of the public to address the District 3 Citizens Advisory Board.
 - i. No comments.

3. NEW BUSINESS

- a. Recommended Budget – County Manager Tom Stolz
 - i. County Manager Tom Stolz gave a presentation about the 2026 recommended budget.
 - ii. Jeff Longwell asked what goes into 911 accreditation.
 1. Tom Stolz answered the accreditation looks at the full scope of operations including staffing, work, service, etc.
 - iii. Jeff Longwell asked how the budget compares to last year's budget.
 1. Tom Stolz answered that last year's budget was just below \$600 million.
 - iv. Jeff Longwell asked how much revenue is collected from sales tax.
 1. Tom Stolz answered that it was about \$42 million from the ½% sales tax.
 - v. Jeff Longwell asked what the sales tax revenue goes towards.
 1. Tom Stolz answered that it goes towards public works, more specifically, roads and bridges.
 - vi. Jeff Longwell asked if road construction was paid for solely by bond payments or if it is bond and cash payments combo.
 1. Tom Stolz answered that it was both bond and cash payments for roads and bridges.
 - vii. Jeff Longwell asked if the county is still credit rated AAA.
 1. Tom Stolz answered that the county is still AAA credit rated.
 - viii. Joe Brown asked how much cash the county has on hand.
 1. Tom Stolz answered that the county has enough to operate for 6 months, as that is Kansas law. The county is also the tax-collecting entity for all municipalities in Sedgwick County so at times our "on hand" balance can appear higher.
 - ix. Jeff Longwell asked about what it would cost to lose AAA rating.
 1. Tom Stolz said that it would be bad for taxpayers as borrowing would become more expensive for capital projects.
 - x. Mike Hill asked if the tariffs and activity in Washington were going to effect the county.

1. Tom Stolz answered that there were already cuts to some services, but the state was able to save some programs with alternative funding. He also said that we have not seen an effect of the tariffs yet, but they could drop at any time.
- xi. Kevin McWhorter asked if COMCARE could face some cuts in service due to potential shifts in Medicaid.
 1. Tom Stolz said yes, there are potential cuts that will have to be made depending on how Medicaid is shifted.
- b. CON2025-00085 – MAPD Division Manager Philip Zevenbergen
 - i. APPLICANT: David & Dana Alderete (Applicants)
 1. REQUEST: Conditional Use to permit an Accessory Apartment
 2. CURRENT ZONING: SF-20 Single-Family Residential District
 3. LOCATION: Generally located on the north side of West MacArthur Road, within one quarter mile east of South 135th Street West (13040 W. MacArthur Road).
 4. PROPOSED USE: Accessory Apartment
 5. RECOMMENDATION: Approval with conditions
 - ii. Kevin McWhorter motioned to approve with conditions, and Josef Hamilton seconded. **The D3 CAB approved the zoning case with a vote of 7-0.**
- c. ZON2025-00027 – MAPD Division Manager Philip Zevenbergen
 - i. APPLICANT: Todd Dannenberg, Twin Valley (Applicant)
 1. REQUEST: Zone change from LC Limited Commercial District and GO General Office to LI Limited Industrial District
 2. CURRENT ZONING: LC Limited Commercial District and GO General Office District
 3. LOCATION: Generally located on the north side of Highway K-42 and within 1,500 feet west of South 119th Street West (12420 West K-42)/
 4. PROPOSED USE: To allow for redevelopment with Industrial uses
 5. RECOMMENDATION: Approve
 - ii. Joe Brown asked what industrial actually defines.
 1. Philip Zevenbergen answered that there are different types of industrial, but this area is being added to current industrial zoning.
 - iii. Joe Brown motioned to approve with conditions, and Kevin McWhorter seconded. **The D3 CAB approved the zoning case with a vote of 7-0.**
- d. Upcoming CAB Meeting Dates – Chair Jeff Longwell
 - i. The next meeting will be on September 9, 2025 at the Regional Forensics Science Center

4. BOARD AGENDA

- a. Commissioner Wise discussed the following topics:
 - i. The county is looking at a potential new admin building and are in the due diligence period for the Envision building.
 - ii. There is currently a CIP ask for the Regional Forensics Science Center to expand.
 - iii. 988 celebrated its 9-year anniversary.
 - iv. Water quantity and quality discussions are ongoing.
 - v. There is an upcoming tri-government meeting between City of Wichita, Sedgwick County, and Wichita Public Schools.
- b. Joe Brown asked if the state would add any new funding.
 - i. Commissioner Wise said no.

5. ADJOURNMENT

- a. The meeting adjourned at 8:25 p.m.

*The next Citizens Advisory Board Meeting will be **Sept. 9, 2025, 7 p.m.**
at Goddard District Conference Center, 315 S. Main, Goddard, KS.*